



**CITY OF OKEECHOBEE**  
**BOARD OF ADJUSTMENT MEETING**  
**55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974**  
**AUGUST 19, 2021**  
**LIST OF EXHIBITS**

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<b>Draft Minutes</b>	Summary of Board Action April 15, 2021
<b>Exhibit 1</b>	Special Exception Petition No. 21-005-SE



**CITY OF OKEECHOBEE, FLORIDA  
BOARD OF ADJUSTMENT MEETING  
APRIL 15, 2021  
DRAFT 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, April 15, 2021, at 6:00 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, Vice Chairperson Doug McCoy, Board Members Karyne Brass, Rick Chartier, Felix Granados and Mac Jonassaint were present as well as Alternate Board Members Joe Papasso and Jim Shaw. Board Member Phil Baughman was absent with consent. Chairperson Hoover moved Alternate Board Member Papasso to voting position.

**III. AGENDA**

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Board Member Brass, seconded by Vice Chairperson McCoy to approve the agenda as presented. **Motion Carried Unanimously.**

**IV. MINUTES**

- A.** Motion by Board Member Brass, seconded by Vice Chairperson McCoy to dispense with the reading and approve the March 18, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:03 P.M.**

- A.** Special Exception Petition No. 21-004-SE.
  - 1.** No Oath for testimony was administered.
  - 2.** City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 3.** The property owner did not attend.
  - 4.** No public comments were offered.
  - 5.** No Ex-Parte disclosures were offered.
  - 6.** Motion by Board Member Chartier, seconded by Alternate Board Member Papasso to approve Special Exception Petition No. 21-004-SE which requests to allow drive-through service in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283 (1)) located at 104 SE 6th Street for the proposed use of a drive-up window for an existing restaurant with the following special conditions: the design and operation continue with no intercom system, and that primary use of the window should be for payment and pickup of orders. **Motion Carried Unanimously.**

**CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:17 P.M.**

**VI.** Chairperson Hoover adjourned the meeting at 6:17 P.M.

Submitted by:

\_\_\_\_\_  
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.

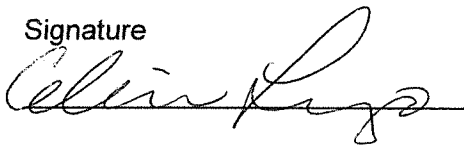
<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>		Date: <u>5-13-21</u>	Petition No. <u>21-005-SE</u>
		Fee Paid: <u>500.00</u>	Jurisdiction: <u>BOA</u>
		1 <sup>st</sup> Hearing: <u>7-15-21</u> <u>8-19-21</u>	2 <sup>nd</sup> Hearing: <u>N/A</u>
		Publication Dates: <u>8-4-21</u> & <u>8-11-21</u>	
		Notices Mailed: <u>6-30-21</u> <u>8-4-21</u>	
<b>Rezone, Special Exception and Variance</b>			
<b>APPLICANT INFORMATION</b>			
1	Name of property owner(s): Jesus Es Mi Redentor		
2	Owner mailing address: 1651 SW 32nd Avenue, Okeechobee, FL 34974		
3	Name of applicant(s) if other than owner Celina and Ignacio Lorenzo		
4	Applicant mailing address: 1651 SW 32nd Avenue, Okeechobee FL 34974		
	E-mail address: clorenzo1977@outlook.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: 1803 SW 3rd Avenue, Okeechobee FL 34974 - Start at SW 21st Street and Highway 441 S to the west, turn north onto SW 3rd Avenue, the property will be 0.2 miles on the right.		
8	Describe current use of property: Vacant building formerly used as a daycare.		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. 2,700 sf building with associated parking  Source of potable water: OUA      Method of sewage disposal: OUA		
10	Approx. acreage: 0.328 Acres      Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Day Care      East: Single Family Residence South: Single Family Residence      West: Vacant		
14	Existing zoning: SFR - 1 <u>RSF1</u> Future Land Use classification: Single Family		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? ( <input checked="" type="checkbox"/> ) No ( <input type="checkbox"/> ) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: ( <input type="checkbox"/> ) Rezone ( <input checked="" type="checkbox"/> ) Special Exception ( <input type="checkbox"/> ) Variance		
17	Parcel Identification Number: 3-28-37-35-0050-00360-0090		

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
✓ 20	Last recorded warranty deed: September 30, 2020
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the denial of this application.

Signature



Printed Name

Celina Lorenzo

Date

5/12/2021

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 9820

[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

No Filing History

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## Fictitious Name Detail

### Fictitious Name

**JESUS ES MI REDENTOR**

### Filing Information

**Registration Number** G20000123940  
**Status** ACTIVE  
**Filed Date** 09/23/2020  
**Expiration Date** 12/31/2025  
**Current Owners** 2  
**County** OKEECHOBEE  
**Total Pages** 1  
**Events Filed** NONE  
**FEI/EIN Number** NONE

### Mailing Address

1651 SW 32ND AVE  
OKEECHOBEE, FL 34974

### Owner Information

LORENZO, CELINA H  
1651 SW 32ND AVE  
OKEECHOBEE, FL 34974  
**FEI/EIN Number:** NONE  
**Document Number:** NONE

LORENZO MARTINEZ, IGNACIO  
1651 SW 32ND AVE  
OKEECHOBEE, FL 34974  
**FEI/EIN Number:** NONE  
**Document Number:** NONE

### Document Images

[09/23/2020 -- Fictitious Name Filing](#)

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Fictitious Name Search

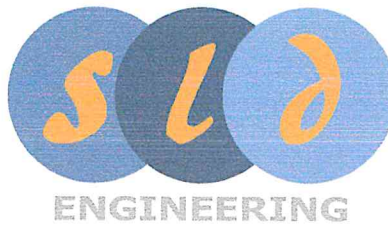
No Filing History

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: House of Worship on a lot less than 5 acres.  90-103(5)
B	Are there similar uses in the area? No ( <input checked="" type="checkbox"/> ) ( <input type="checkbox"/> ) Yes If yes, briefly describe them: There was a previous use at this same location the current owners are hoping to reestablish.
C	If a business, briefly describe the nature of the business, number of employees, hours of operation, and any activities to be conducted outside of a building: This is going to be a small church with a small staff with services on Sunday and Wednesday. No activities are planned outside the building on a regular basis.
D	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the special exception or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips, and level of service on all adjacent roadway links with and without the project.
E	Responses addressing the standards and required findings for a special exception as described below. Attach additional sheets as necessary.

### STANDARDS FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(b), LDR page CD70:19]

Applicants are required by Sec. 70-373(b) to address the following issues in his/her presentation before the Board of Adjustment. Staff strongly recommends that the Applicant include, in his/her application, materials that address each of these issues in order to allow Staff and the Board of Adjustment sufficient time to adequately consider the Applicant's request.

1. Demonstrate that the proposed location and site are appropriate for the use.
2. Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed.
3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.
4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems.
5. Demonstrate how the utilities and other service requirements of the use can be met.
6. Demonstrate how the impact of traffic generated will be handled, off site and on site.



May 12, 2021

City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

Jesus Es Mi Redentor - City of Okeechobee, House of Worship Special Exception

**Standards for granting a special exception:**

1. Demonstrate that the proposed location and site are appropriate for the use.

*This parcel was previously a house of worship that ceased for more than a year and lost their special exception. The applicants are requesting to reestablish the same special exception previously granted.*

2. Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood or explain why no specific design efforts are needed.

*The building is existing and was previously used for what is requested and will work for that use again.*

3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.

*The property is existing, so no additional landscaping was planned.*

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems.

*This request is to reestablish a previous special exception for a house of worship on less than 5 acres so no hazards are anticipated by this use.*

5. Demonstrate how the utilities and other service requirements of the use can be met.

*This is an existing building with all utilities connected. No additional services are required.*

6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

*Traffic will enter and leave from the south off SW 3<sup>rd</sup> Avenue. There is ample capacity on the existing roadway system especially since the church typically operates outside of peak times. There is sufficient parking onsite to meet the need of the proposed church.*



**Findings required for granting a special exception:**

1. The use is not contrary to the Comprehensive Plan requirements.

*This parcel is zoned Residential Single Family - 1 and has a Future Land Use of Residential Single Family and this special exception request is in the Single Family Residential – 1 Zoning Sec 90-103(5).*

2. The use is specifically authorized as a special exception use in the zoning district.

*According to the City of Okeechobee, Code of Ordinances Section 90-103 (5), House of Worship, on a lot less than five acres. The use is authorized.*

3. The use will not have an adverse effect on the public interest.

*This building has previously been used as a church and will have no negative impact to the public interest by reestablishing that use.*

4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.

*Yes, this parcel is currently developed and has previously been used as what is being requested so the urbanizing land use has been established and the use is compatible with other parcels in the vicinity.*

5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.

*This change will not negatively impact property values or living conditions, nor deter development of adjacent property as all adjacent property is mostly developed around this parcel.*

6. The use may be required to be screened from the surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.

*There were no plans to change the existing landscaping.*

7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.

*This use will not overburden public facilities including streets and as stated previously the utilities already servicing this site are sufficient for the proposed use.*

8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.

*The site is already developed and there are no flooding or drainage issues in the area with none anticipated. There are no impacts to public safety anticipated by the addition of this use on the site.*

Sincerely,



Steven L. Dobbs, P. E.  
President





#20

Prepared by and return to:

**DONNA JONES**  
Sherrard Law Group  
34 Southeast 5th Street  
Stuart, FL 34994  
(772) 283-9322  
File No 20-153

Parcel Identification No 3-28-37-35-0050-00360-0090

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 30th day of September, 2020 between Faith Christian Center of Okeechobee, Inc., a Florida Corporation now known as **Resurrection Life World Outreach Church, Inc.**, a Florida Corporation, whose post office address is **10795 SW Civic Ln, Bt St. Lucie, FL 34987**, of the County of Saint Lucie, State of Florida, Grantor, to **Jesus Es Mi Redentor**, **Okeechobee FL 34974** whose post office address is **1651 SW 32nd Ave Okeechobee, State of Florida**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee, Florida, to-wit:

Lots 9 and 10, Block 36, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 17, public records of Okeechobee County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

Print name:

**Donna Jones**  
**Penny A Fraser**

WITNESS

Print name:

**Penny A Fraser**

Faith Christian Center of Okeechobee, Inc., a Florida Corporation now known as **Resurrection Life World Outreach Church, Inc.**, a Florida Corporation

BY:

**Donnelyn Khourie** President

STATE OF FLORIDA  
COUNTY OF MARTIN

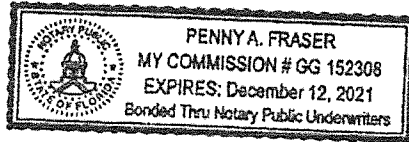
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 30th day of September, 2020 by Donnellynn Khourie President of Faith Christian Center of Okeechobee, Inc., a Florida Corporation now known as Resurrection Life World Outreach Church, Inc., a Florida Corporation, on behalf of the Corporation.

Penny A. Fraser

Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: ☒

Type of Identification Produced: FLDL



Jesus Es Mi Redentor  
Legal Description

(O.R.F. 2020011388)

LOTS 9 & 10 BLOCK 36, FIRST ADDITION TO SOUTH OKEECHOBEE ACCORDING TO THE PLAT THEREOF RECORDED IN  
PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA

**PROPERTY ADDRESS:**

1803 SW 3RD AVENUE  
OKEECHOBEE, FLORIDA 34974

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 20 FT.

(INTENDED DISPLAY SCALE)

**BOUNDARY SURVEY**

LOCATED IN SECTION 28  
TOWNSHIP 37 SOUTH  
RANGE 35 EAST

**LEGEND:**

(C)	CALCULATED DIMENSION
(P)	PLATTED DIMENSION
(F)	FIELD
C/L	CENTERLINE
FND	FOUND
ID	IDENTIFICATION
O.R.F.	OFFICIAL RECORDS FILE
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
OHU	OVERHEAD UTILITY LINE
⊙	UTILITY POLE
⊠	WATER METER

**LEGAL DESCRIPTION:**

(O.R.F. 2020011388)  
LOTS 9 AND 10, BLOCK 36, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
4. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
5. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
8. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST LINE OF SW 3RD AVENUE, SAID LINE BEARS N00°13'47"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
9. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
10. ADJOINING PROPERTY INFORMATION IS SHOWN PER PLAT.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE x PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0480c, WITH AN EFFECTIVE DATE OF 07/16/15.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

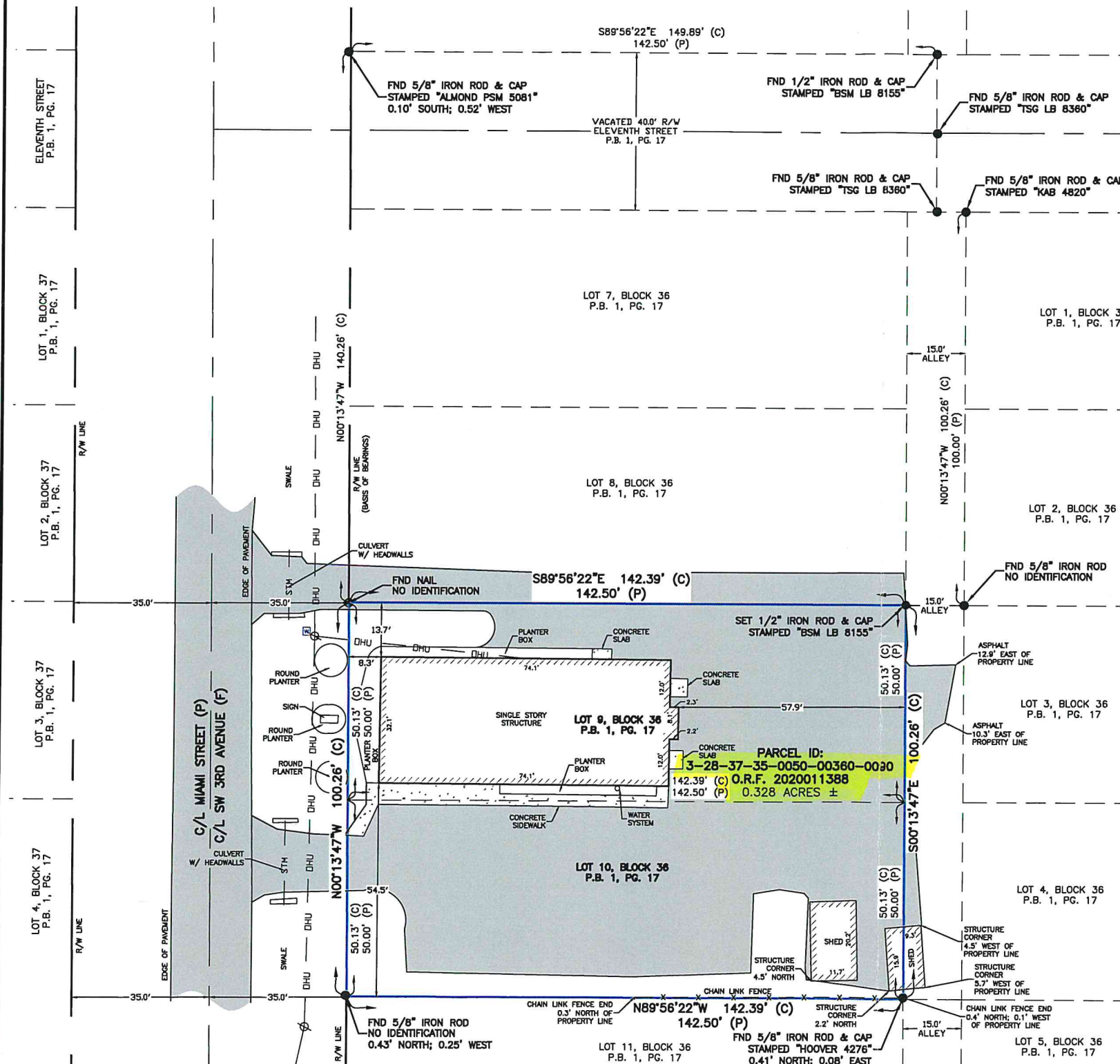
FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) CELINA LORENZO & IGNACIO
- 2) JESUS ES MI REDENTOR
- 3) STEVE DOBBS ENGINEERING

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD E. BARNES III, PROFESSIONAL SURVEYOR AND MAPPER # 7074

FIELD WORK DATE	05/05/21
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	BHM
CHECKED BY:	REB
JOB #:	21-180

**BSM & ASSOCIATES**  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324 LB 8155

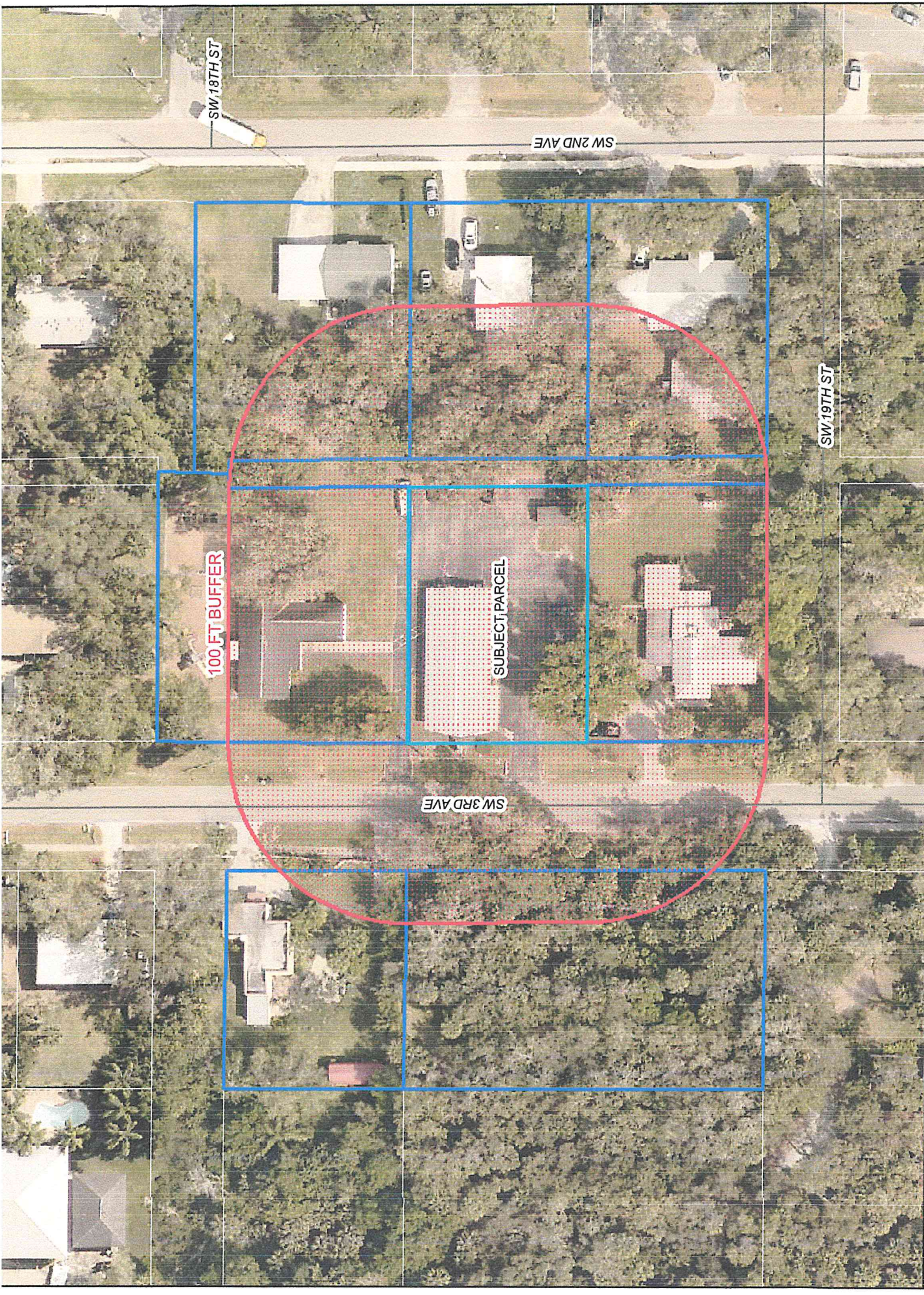




# 23

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-28-37-35-0A00-00004-0000	RICHARDSON BARBARA JANE	4570 LEETA LN		SARASOTA	FL	34234
3-28-37-35-0050-00320-0010	BROOKS MATTHEW	1700 SW 3RD AVE		OKEECHOBEE	FL	34974-6147
3-28-37-35-0050-00320-0040	GRIFFITH IVA J	1708 SW 3RD AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00320-0060	AMAYA GUILLERMA	1712 SW 3RD AVE		OKEECHOBEE	FL	34974-6147
3-28-37-35-0050-00330-0010	WIDNER ROBERT L	124 HOPEWELL CHURCH RD		MOULTRIE	GA	31788
3-28-37-35-0050-00330-0030	HARRELL IDA (DEC)	1706 SW 2ND AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00330-0050	FRAZIER MARILYN J REVOCABLE TR	%GARY FRAZIER CO-TRUSTEE	1423 SW 19TH TERRACE	OKEECHOBEE	FL	34974-4841
3-28-37-35-0050-00330-0070	SILVAS CELESTINA G	1703 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00330-0090	VARGAS PATRICIA GRAJEDA	1705 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00330-0110	MURPHY CASSIE NICOLE	1709 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00340-0070	PORTER PROPERTIES MANAGEMENT	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
3-28-37-35-0050-00340-0110	JKST HOLDINGS LLC	PO BOX 873		PORT SALERNO	FL	34992-0873
3-28-37-35-0050-00350-0070	CASO BART F JR	511 CYPRESS CROSSING		WELLINGTON	FL	33414
3-28-37-35-0050-00350-0090	CASO BART F JR	511 CYPRESS CROSSING		WELLINGTON	FL	33414
3-28-37-35-0050-00350-0110	CHILDREN'S ACADEMIES OF	6801 LAKE WORTH RD STE 336		GREENACRES	FL	33467-2974
3-28-37-35-0050-00360-0010	HOWARD DELBERT	1804 SW 2ND AVE		OKEECHOBEE	FL	34974-6168
3-28-37-35-0050-00360-0030	GOMEZ JOSE T	PO BOX 3049		OKEECHOBEE	FL	34973
3-28-37-35-0050-00360-0050	HINES ROBERT L	1810 SW 2ND AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00360-0070	COVARRUBIAS ARACELLY	3104 S 23RD ST		FORT PIERCE	FL	34982-6438
3-28-37-35-0050-00360-0110	BERRY JANET	1805 SW 3RD AVE		OKEECHOBEE	FL	34974-6148
3-28-37-35-0050-00370-0010						
3-28-37-35-0050-00370-0030	HOOKER CHRISTINA P	P O BOX 1291		OKEECHOBEE	FL	34973
3-28-37-35-0050-00380-0010	HOOKER CHRISTINA P	P O BOX 1291		OKEECHOBEE	FL	34973
3-28-37-35-0050-00380-0050	BURDESHAW BENJAMIN E	1910 SW 3RD AVENUE		OKEECHOBEE	FL	34974-6151
3-28-37-35-0050-00390-0010	HOLLEY ROBERT	1902 SW 2ND AVENUE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00390-0040	FELDMAN HELEN P	1906 SW 2ND AVE		OKEECHOBEE	FL	34974-6145
3-28-37-35-0050-00390-0070	PERVISS JAMES	1903 SW 3RD AVENUE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00390-0090	BRANTLEY MARVIN S	1935 SW 3RD AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00390-0110	BRANTLEY MARVIN S	1935 SW 3RD AVENUE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00400-0070	CHILDREN'S ACADEMIES OF	6801 LAKE WORTH RD STE 336		GREENACRES	FL	33467-2974
3-28-37-35-0050-00400-0090	FLOOD JACQUELYN L	1905 SW 2ND AVE		OKEECHOBEE	FL	34974-6104
3-28-37-35-0050-00400-0100	CORTEZ WOLFGANG B	1781 NE 50TH CT		OKEECHOBEE	FL	34972-8632
3-28-37-35-0120-00250-0010	ARRANTS RAYMOND A	399 SW 18TH ST		OKEECHOBEE	FL	34974-3447
3-28-37-35-0120-00260-0010	ARRANTS RAYMOND	399 SW 18TH STREET		OKEECHOBEE	FL	34974
3-28-37-35-0120-00260-0030	HOOKER CHRISTINA P	P O BOX 1291		OKEECHOBEE	FL	34973





**OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE**

THIS MAP HAS BEEN COMPILED FROM THE  
MOST RECENT AERIAL PHOTOGRAPHY  
AND FIELD SURVEYS. THE OKEECHOBEE COUNTY PROPERTY APPRAISER'S  
OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS CONTAINED HEREIN.



**Affidavit Attesting to the Completeness and Accuracy  
of the List of Surrounding Property Owners**

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 22, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 12<sup>th</sup> day of

May, 2021.

  
Signature of Applicant

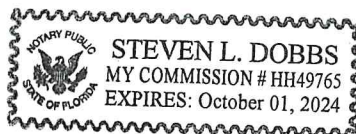
5/12/2021  
Date

Celina Lorenzo

\_\_\_\_\_  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of May, 20 21, by Celina Lorenzo, who is personally known to me or produced \_\_\_\_\_ as identification.



  
Notary Public Signature



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

RSF/SF

**2020 Certified Values**

updated: 5/6/2021

Parcel: << **3-28-37-35-0050-00360-0090 (35930)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

Owner	JESUS ES MI REDENTOR 1651 SW 32ND AVE OKEECHOBEE, FL 34974-5433		
Site	1803 SW 3RD AVE, OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 9 & 10 BLOCK 36		
Area	0.325 AC	S/T/R	28-37-35
Use Code**	CHURCHES (7100)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$13,720	Mkt Land	\$13,720
Ag Land	\$0	Ag Land	\$0
Building	\$76,336	Building	\$78,774
XFOB	\$10,094	XFOB	\$10,121
Just	\$100,150	Just	\$102,615
Class	\$0	Class	\$0
Appraised	\$100,150	Appraised	\$102,615
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$100,150	Assessed	\$102,615
Exempt	OTHER \$100,150	Exempt	02 \$102,615
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/30/2020	\$120,000	2020011388	WD	I	U	17
4/9/1999	\$0	0420/1385	WD	I	U	02 (Multi-Parcel Sale) - show
2/13/1964	\$0	0079/0553	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	CHURCH (9100)	1970	2392	2664	\$78,774

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
ASPH 2	COM SLB WLK	1921	\$5,313.00	11426.00	0 x 0	PD (25%)
CONC B	COM SLB WLK	2000	\$291.00	224.00	0 x 0	PD (50%)
WFY W4	WD FLR SHG	2008	\$1,405.00	160.00	16 x 10	PD (50%)
AFY W4	MTL FLR SHG	2008	\$3,112.00	240.00	20 x 12	PD (80%)



July 23, 2021

City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

**Subject: Jesus Es Mi Redentor – Special Exception Response to Additional Information**

Dear Mr. Smith:

Please find below the questions received by email on June 23, 2021, concerning the above referenced project. Your comments on in regular type and responses are in italics:

1. Form 5 of Appendix A of the City LDC requires a site development plan to be submitted with special exception applications. Please provide a site plan which includes existing and proposed structures, a seating plan for the main auditorium, a parking layout, landscaping, and tabulation of building coverage and impervious surfaces.

*Please see attached the tabulation of building coverage for the site, the survey will serve as the site plan since no new facilities are planned. The parking layout is approximately 10 spaces on the south property line and 8 spaces on the east property line. Also included in a seating plan for the auditorium. As is obvious, this site does not meet most of the requirements for this approval. This parcel was established as a House of Worship prior to the implementation of the City's LDRs. It was sold to the Child Care facility to the north and incorporated into their operation and now the current owner want to return it to the previous House of Worship use.*

2. Form 5 of Appendix A of the City LDC requires an impact analysis to be submitted with special exception applications. Please provide a public facility impact analysis, including a traffic statement.

*Please find attached a traffic statement for the existing facility to be used as a church.*

3. The application lists the building square footage at 2,700 sf building, though the survey depicts a structure that is closer to 2,400 sf. Please clarify

*The property appraiser list the building size as 2,700 sf which includes overhangs, but the building is apparently 2,400 sf indoors.*

4. The application states that there have been no prior special exception approvals, though the responses provided to 70-373(b) indicates that there was a prior special exception approval. Please clarify.

*This church was established prior to the implementation of the City's LDR, which is why there have been no special exception approvals on this property.*

5. Additionally, as this is a special use exception request, there are additional concerns regarding the appropriateness of the site for the use. All three of the existing structures on the property do not meet the setback requirements of Section 90-105(b)(2) or Section 90-696(3), and does not meet the maximum impervious surface allowed by Section 90-105(c)(2). However, if no modifications

1062 Jakes Way, Okeechobee, FL 34974

**Phone:** (863) 824-7644 **Cell:** (863) 634-0194

**Email:** sdobbs@stevedobbsengineering.com **Website:** www.SteveDobbsEngineering.com

to those structures or the amount of impervious area is proposed, then no variances will be necessary. However, this parcel does not meet the minimum lot area requirements of Section 90-105(a)(2) or the minimum lot area and width requirement of Section 90-696(2). If the Board of Adjustment ultimately decides to approve this special exception request, I will be recommending that the granting of a variance to the minimum lot requirements will also be necessary in order for a house of worship to be allowed at this site.

*If this is approved and the Board requests the variance, the owner will see the required variance.*

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

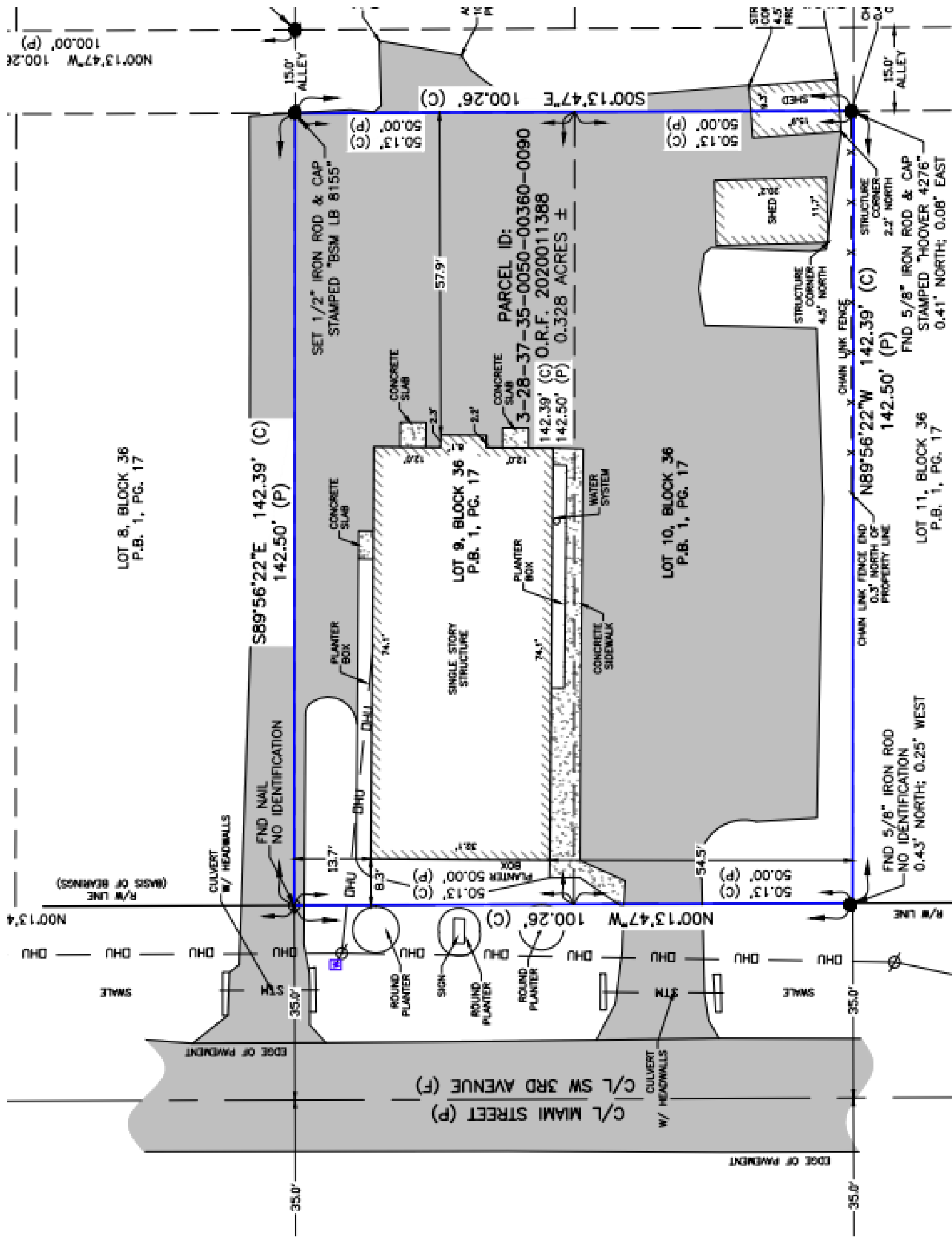
**Steven L. Dobbs Engineering**

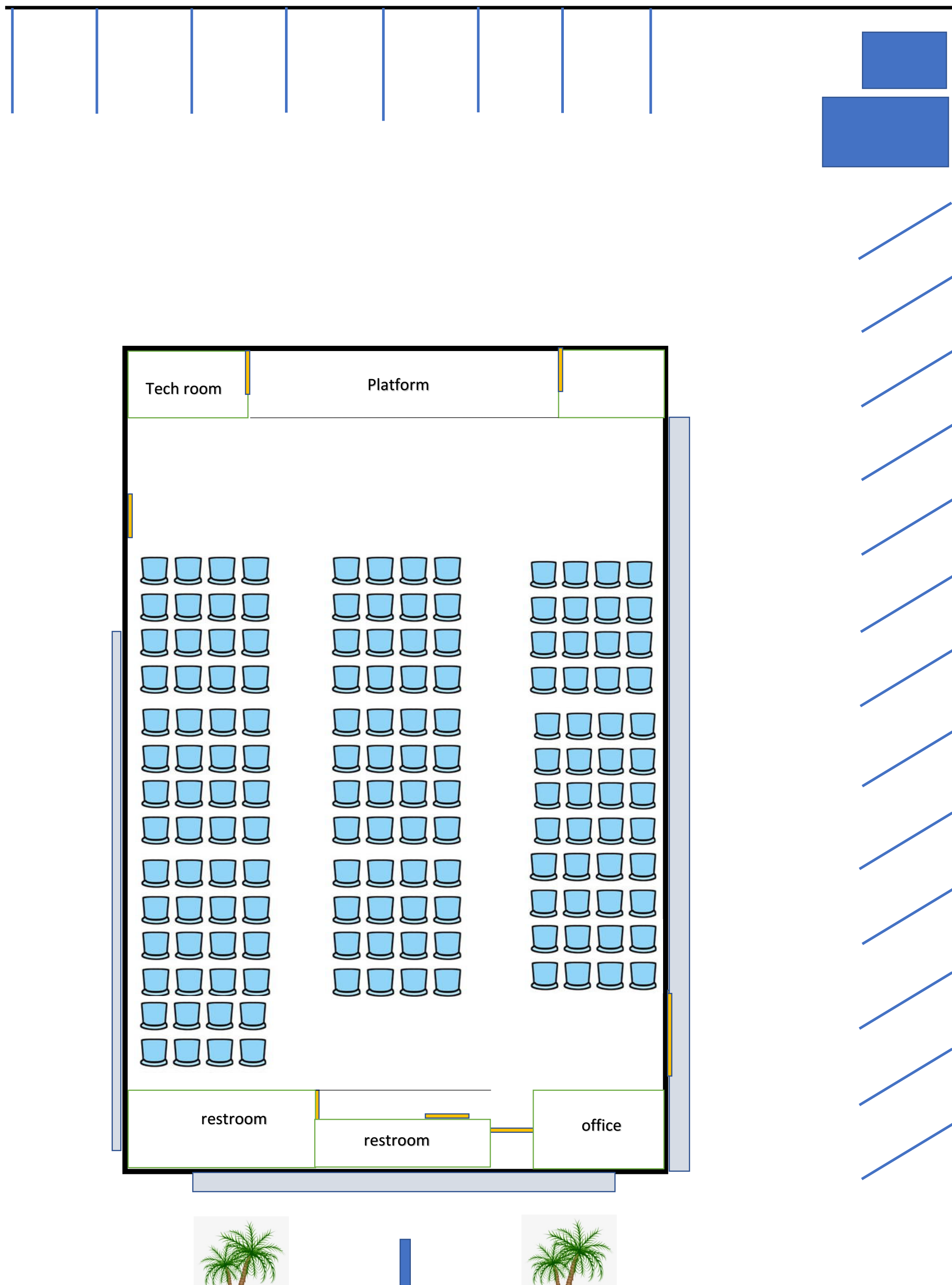
A handwritten signature in blue ink that reads "Steven L. Dobbs". The signature is written in a cursive, flowing style.

Steven L. Dobbs, P. E.  
President

CC: Celina Lorenzo  
File







Project Name: Jesus Es Mi Redentor  
 Owner Name: Celina Lorenzo  
 Owner Address: 1651 SW 32nd Avenue, Okeechobee, FL 34974  
 Owner Phone: 772-828-5394  
 Engineer Name: Steven L. Dobbs Engineering, LLC  
 Engineer Address: 1062 Jakes Way, Okeechobee, FL 34974  
 Engineer Phone: 863-824-7644  
 Architect Name: N/A  
 Architect Address:  
 Architect Phone:  
 Planner Name: N/A  
 Planner Address:  
 Planner Phone

Future Land Use: Single Family Residential  
 Zoning: Single Family Residential

Min Lot Width: 75.0 ft  
 Proposed lot Width: 100.0 ft

Min Lot Size: 20,000.0 sf  
 Proposed lot size: 14,250.0 sf

Project Size 14,250 SF

Total Dwelling Units: 0

Setbacks:

Front	Req	25
	Provided	0
Side	Req	20
	Provided	0
Side	Req	20
	Provided	99.9
Rear	Req	20
	Provided	92.5

Parking:

Sanctuary	1 space per 3 seats	3 per parking space
		153 seats
Required Parking:		51 spaces

Handicapped Parking 1 space per every 25 spaces minimum 1

Required Handicapped Parking	2
Hanicapped Parking Provided	1

Total Parking Required	51
Parking Provided	18

Coverage

Residential Allowed	25%
Proposed	17%

Impervious Area

Allowable Impervious Area:	55%
Proposed ISR	85%



May 12, 2021

City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

**Subject: Jesus Es Mi Redentor**

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to reestablish the pre previous use of a church from the current use as a childcare facility.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8<sup>th</sup> Edition). The results indicate the proposed 2,700 sf church (ITE code 560) generates 25 total daily trips with 1 AM peak hour trips with 1 PM peak hour trip. This use will not impact the current transportation system negatively.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

**Steven L. Dobbs Engineering**

Steven L. Dobbs, P. E.  
President

CC: Celina Lorenzo  
File



**Instructions:**

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

**Trip Generation Rates from the 8th Edition ITE Trip Generation Report**

NA: Not Available

KSF<sup>2</sup>: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA	Daily Rate for Saturday.
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA	
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA	
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA	
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA	
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA	
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA	Caution- Only 1 Study.
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA	
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA	Caution-Only 1 Study.
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA	
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour.
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA	Caution- Only 2 Studies
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA	
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA	
Miniature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA	
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA	Caution- Only 2 Studies.
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA	
Movie Theater w/o matinee 443	KSF <sup>2</sup>	78.06	6.16	94%	6%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA	
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA	
Movie Theater w/ matinee 444	KSF <sup>2</sup>	NA	3.80	64%	36%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA	
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA	
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA	
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA	
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA	
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Casino/Video Lottery Establishment 473	KSF <sup>2</sup>	NA	13.43	56%	44%		0	0	NA	NA	
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA	
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA	
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA	
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA	
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA	
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA	
Racquet Club 491	KSF <sup>2</sup>	14.03	1.06	NA	NA		0	0	NA	NA	
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA	
Health Club 492	KSF <sup>2</sup>	32.93	3.53	57%	43%		0	0	NA	NA	Caution- Only 1 Study
Bowling Alley 494	KSF <sup>2</sup>	33.33	3.54	35%	65%		0	0	NA	NA	Caution- Only 1 Study.
Recreational Com. Center 495	KSF <sup>2</sup>	22.88	1.45	37%	63%		0	0	NA	NA	Caution- 1 study.
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA	
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA	
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Elementary School 520	KSF <sup>2</sup>	15.43	1.21	45%	55%		0	0	NA	NA	
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA	
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA	Caution- Only 2 studies.
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA	
Middle/ JR. High School 522	KSF <sup>2</sup>	13.78	1.19	52%	48%		0	0	NA	NA	
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA	
High School 530	KSF <sup>2</sup>	12.89	0.97	54%	46%		0	0	NA	NA	
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA	
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA	
Junior/ Comm. College 540	KSF <sup>2</sup>	27.49	2.54	58%	42%		0	0	NA	NA	
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA	
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA	
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA	
Church 560	KSF <sup>2</sup>	9.11	0.55	48%	52%	2.7	25	1	1	1	For Weekday
Synagogue 561	KSF <sup>2</sup>	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.



## **Staff Report**

## **Special Exception Request**

*Prepared for: The City of Okeechobee*

*Applicant: Celina and Ignacio Lorenzo*

*Petition No.: 21-005-SE*

*Address: 1803 SW 3<sup>rd</sup> Avenue*

*Description: House of Worship*



1375 Jackson Street # 206 Fort Myers, FL 33901

## General Information

Owner	Jesus Es Mi Redentor 1651 SW 32 <sup>nd</sup> Ave Okeechobee, FL 34974
Applicant	Celina & Ignacia Lorenzo 1651 SW 32 <sup>nd</sup> Ave Okeechobee, FL 34974 clorenzo1977@outlook.com
Contact Person	Steven L Dobbs – Consultant 863.634.0194
Site Address	1803 SW 3 <sup>rd</sup> Avenue
Parcel Identification	3-28-37-35-0050-00360-0090
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <a href="https://www.cityofokeechobee.com/agendas.html">https://www.cityofokeechobee.com/agendas.html</a>	

## Future Land Use, Zoning and Existing Use of Subject Property

	Existing	Proposed
Future Land Use	Single Family Residential	Single Family Residential
Zoning	Residential Single Family - One	Residential Single Family - One
Use of Property	Vacant building formerly used as daycare chapel	House of Worship
Acreage	0.328	0.328

## Future Land Use, Zoning, and Existing Use on Surrounding Properties

<b>North</b>	Future Land Use	Single Family Residential
	Zoning	Residential Single Family - One
	Existing Use	Single Family Residence
<b>East</b>	Future Land Use	Single Family Residential
	Zoning	Residential Single Family - One
	Existing Use	Single Family Residence
<b>South</b>	Future Land Use	Single Family Residential
	Zoning	Residential Single Family- One
	Existing Use	Single Family Residence

West	Future Land Use	Single Family Residential
	Zoning	Residential Single Family - One
	Existing Use	Vacant

### Description of Request and Existing Conditions

The matter for consideration by the City of Okeechobee Board of Adjustment is a Special Exception for a House of Worship on a lot less than 5 acres. This parcel was previously used in conjunction with the adjacent parcel to the north. A daycare was operated on the adjacent parcel and the subject property was used as a chapel for the daycare. The previous owner discontinued those uses and now the current owner of this parcel is applying for this special exception to allow the operation of a church.

The property is designated Single Family Residential on the Future Land Use Map and zoned Residential Single Family – One (RSF-1). City Code Section 90-103(5) lists 'house of worship, on a lot less than five acres' as a special exception use in the RSF-1 district and Section 90-696 provides additional requirements for a house of worship.

The property is approximately 0.328 acres, with an existing 2,400 square foot main structure as well as two small accessory structures. The applicant is not proposing any modifications to the property at this time but has provided a conceptual site plan which depicts 18 on-site parking spaces and a seating plan showing 152 seats in the auditorium, potentially with space for additional seats. The existing site contains numerous nonconformities:

- The lot does not meet the minimum lot area (20,000 sf) required by the RSF-1 district standards for uses other than single family dwellings.
- The lot does not meet the minimum lot area (40,000 sf) or the minimum lot width (150') required by the Section 90-696 house of worship supplemental use standards.
- The principal structure does not meet the front (25') and side (20') setbacks required by the RSF-1 district standards for uses other than single family dwellings.
- The principal structure does not meet the front (40') and side (50') setbacks required by the Section 90-696 house of worship supplemental use standards.
- There are two sheds at the rear of the property. One shed does not meet the side (20') and rear (20') setbacks required by the RSF-1 district standards. The other shed is built partially on the subject property, but mostly within the public alley at the rear of the property.
- The site exceeds the maximum (55%) impervious surface area allowed by the RSF-1 district standards and contains no landscaping other than the planters around the principal structure.
- Planters and signage exist in the SW 3<sup>rd</sup> Avenue public right-of-way and the asphalt for the parking area extends into the public alley at the rear of the property.
- City Code Section 90-512(4) requires 1 parking space for every three seats in the main auditorium. For the 152 seats depicted on the submitted conceptual site plan, 51 parking spaces would be required; though there are only 18 on-site spaces.

### Consistency with Land Development Regulations

Section 70-373(b) requires that the Applicant address the following standards for granting a Special Exception during their presentation to the Board of Adjustment. The Applicant has submitted, as part of the submission, brief statements and information addressing these standards. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments follow and are shown in Arial typeface.

(1) *Demonstrate that the proposed location and site are appropriate for the use.*

**Applicant Response:** This parcel was previously a house of worship that ceased for more than a year and lost their special exception. The applicants are requesting to reestablish the same special exception previously granted.

**STAFF COMMENTS:** City staff has no record that any special exception was ever granted to this property. The structure was built in 1970 and the daycare/chapel use may have predated the current zoning regulations.

As described above, the site does not meet most of the City's requirements for a house of worship. Most concerning is the lack of parking (roughly one third of what should be required for the proposed seating plan), which could cause attendees of the church to utilize the local roadways of this predominantly single family neighborhood for street parking. As this segment of SW 3<sup>rd</sup> Ave is only about 20 feet wide, street parking could become a disturbance to local residents and other travelers.

(2) *Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed.*

**Applicant Response:** The building is existing and was previously used for what is requested and will work for that use again.

**STAFF COMMENTS:** The subject property was used for a chapel in conjunction with the daycare that was operating on the northern adjacent parcel. The City's Business Tax Receipt department had been aware of the daycare use but staff only recently learned of the chapel use when the prior property owner made inquiries to staff prior to selling the property to the current owners. If the property was used as a stand-alone church, the City staff have no record of it.

The existing site and buildings have not been designed to be compatible with adjacent uses or the neighborhood. The site is nearly completely impervious with no stormwater drainage facilities, there are no landscape buffers or fencing, and the parking facility is likely insufficient to accommodate the parking needs of the congregation.

(3) *Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.*

**Applicant Response:** The property is existing, so no additional landscaping was planned.

**STAFF COMMENTS:** This site is nonconforming to the City's current code, which requires landscape buffers for parking facilities.

- (4) *Demonstrate what is proposed to reduce the impacts of any potential hazards, problems or public nuisance generated by the use or explain how the nature of the use creates no such potential problems.*

**Applicant Response:** The request is to reestablish a previous special exception for a house of worship on less than 5 acres, so no hazards are anticipated by this use.

**STAFF COMMENTS:** As stated above, the City has no record that a special exception was ever approved for this property and there is a potential for the overflow parking to become a nuisance at this location.

- (5) *Demonstrate how the utilities and other service requirements of the use can be met.*

**Applicant Response:** This is an existing building with all utilities connected. No additional services are required.

**STAFF COMMENTS:** Agreed.

- (6) *Demonstrate how the impact of traffic generation will be handled off site and on-site.*

**Applicant Response:** Traffic will enter and leave from the south off SW 3<sup>rd</sup> Avenue. There is ample capacity on the existing roadway system especially since the church typically operates outside of peak times. There is sufficient parking onsite to meet the need of the proposed church.

**STAFF COMMENTS:** The applicant has submitted a traffic statement that the estimates provided by the Institute of Transportation Engineers indicate that 25 daily vehicle trips would be generated by a church of this size. This is not a significant increase in trips, and we agree that peak activity times for churches are typically offset from the peak vehicle trip generation times for other uses.

When reaching a conclusion on a Special Exception request, the Board of Adjustment shall consider and show in its record the following findings as set forth in Section 70-373(c)(1)-(8). The required findings are listed below followed by the Applicant's statements in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments follow and are shown in Arial typeface.

- (1) *The use is not contrary to the Comprehensive Plan requirements.*

**Applicant Response:** This parcel is zoned Residential Single Family -1 and has a Future Land Use of Residential Single Family, and this special exception request is in the Single Family Residential-1 Zoning Sec 90-103(5).

**STAFF COMMENTS:** Future Land Use Policy 2.1(a) does list houses of worship as a permitted use in the Single Family Residential Future Land Use category.

- (2) *The use is specifically authorized as a special exception use in the zoning district.*

**Applicant Response:** According to the City of Okeechobee, Code of Ordinances Section 90-103(5), House of Worship, on a lot less than five acres. This is authorized.



**STAFF COMMENTS:** We agree that 'house of worship, on a lot less than five acres' is listed as a special exception use in the Residential Single Family-One zoning district. However, the lot and structure do not meet the minimum requirements of the house of worship supplemental use standards.

- (3) *The use will not have an adverse effect on the public interest.*

**Applicant Response:** This building has previously been used as a church and will have no negative impact to the public interest by reestablishing that use.

**STAFF COMMENTS:** Potential adverse effects due to overflow parking are possible.

- (4) *The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.*

**Applicant Response:** Yes, this parcel is currently developed and has previously been used as what is being requested so the urbanizing land use has been established and the use is compatible with other parcels in the vicinity.

**STAFF COMMENTS:** The site does not meet the minimum requirements for the use and there are potential compatibility issues due to insufficient parking and buffers. However, as churches are permitted in residential areas, allowing a church at this location should not be detrimental to the land use patterns.

- (5) *The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.*

**Applicant Response:** This change will not negatively impact property values or living conditions, nor deter development of adjacent property as all adjacent property is mostly developed around this parcel.

**STAFF COMMENTS:** If the proposed church attracts a large congregation which creates parking nuisances in the neighborhood, it could potentially affect living conditions and deter development of the vacant parcels across the street.

- (6) *The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.*

**Applicant Response:** There were no plans to change the existing landscaping.

**STAFF COMMENTS:** There is sufficient space around the perimeter of the site to install hedges or fences to provide buffering.

- (7) *The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.*

**Applicant Response:** This use will not overburden public facilities including streets and as stated previously the utilities already servicing this site are sufficient for the proposed use.

**STAFF COMMENTS:** Agreed.



- 8) *The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

**Applicant Response:** This site is already developed and there are no flooding or drainage issues in the area with none anticipated. There are no impacts to public safety anticipated by the addition of this use on the site.

**STAFF COMMENTS:** If there are existing flooding or drainage issues caused by the imperviousness of this site, allowing this use should not create additional problems.

### Recommendation

The site does not meet most of the requirements for a house of worship and therefore, staff cannot recommend approval of this request. However, if testimony is presented which convinces the Board that this special use exception request should be approved, then the Board may wish to consider some of the following conditions of approval that would increase the compatibility of this use with the surrounding neighborhood and reduce some of the nonconformities:

1. Parking for the church must be confined to the subject parcel. No street parking for the church is permitted.
2. Place a limit the amount of seating that may be provided.
3. Require either fencing or landscape buffering including installation and maintenance of specific hedge species (e.g. clusia, cocoplum, simpson stopper, silver buttonwood, etc.) along perimeters to ensure screening.
4. Require removal of both sheds to create additional parking and eliminate those nonconformities.

Submitted by:



Ben Smith, AICP

Sr. Planner

August 7, 2021

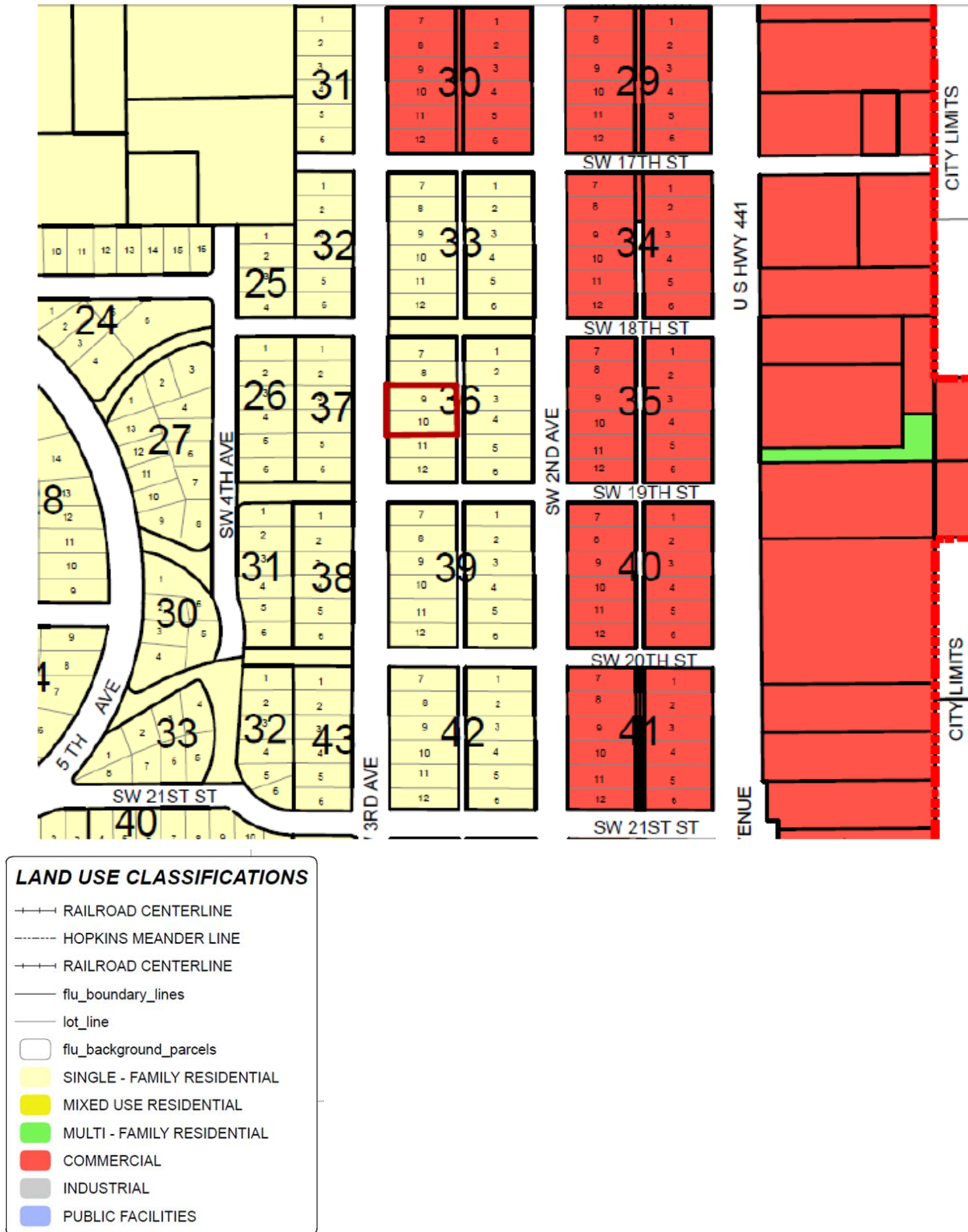
Board of Adjustment Hearing: August 19, 2021

Attachments: Future Land Use Map

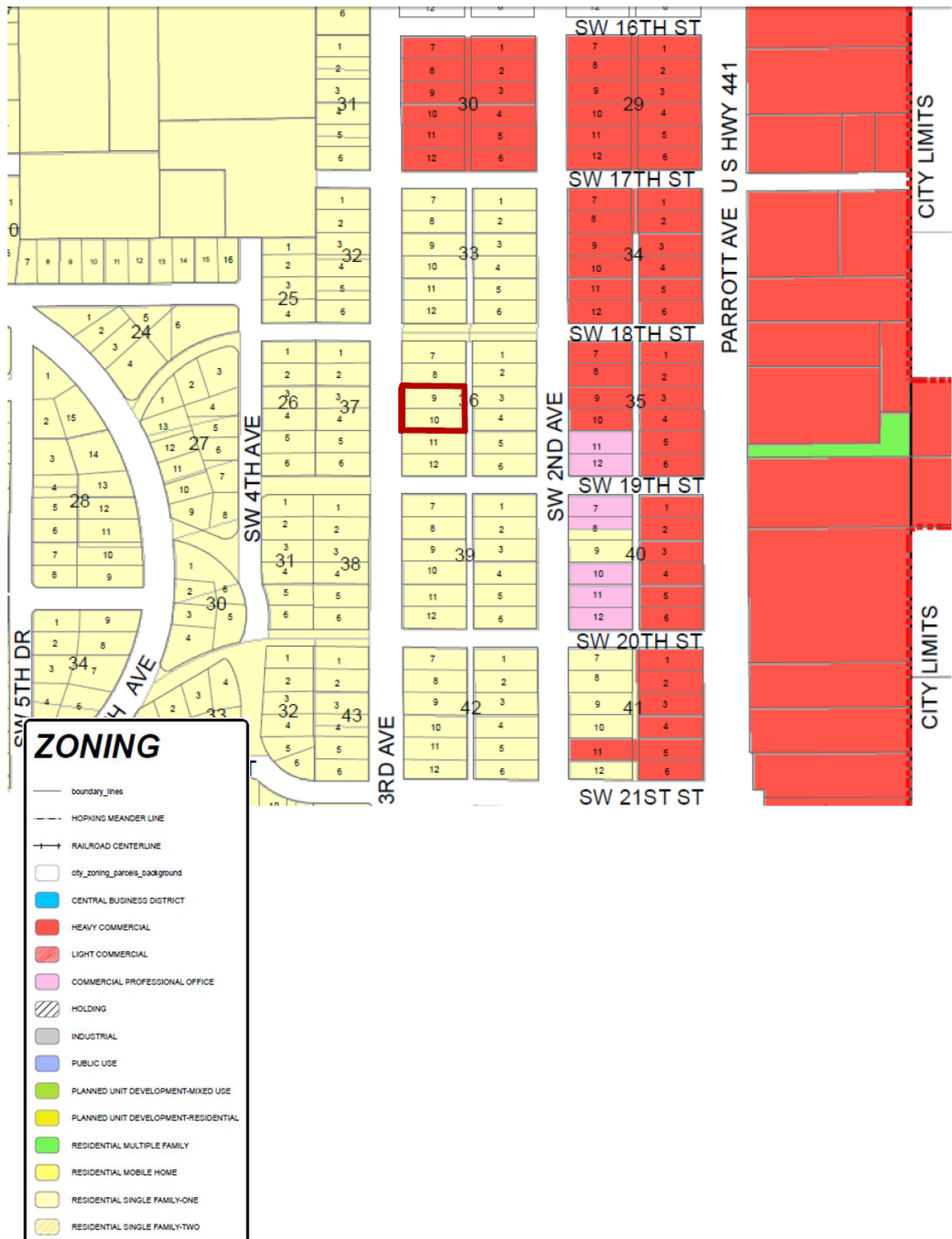
Zoning Map

Aerial Photograph Showing Existing Land Uses

**FUTURE LAND USE  
SUBJECT SITE AND ENVIRONS**



## ZONING SUBJECT SITE AND ENVIRONS



## AERIAL SUBJECT SITE AND ENVIRONS

