



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
NOVEMBER 20, 2025
OFFICIAL MINUTES**

- I. CALL TO ORDER**
Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, November 20, 2025, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) Third Avenue (AVE), Room 200, Okeechobee, Florida (FL), followed by the Pledge of Allegiance.
- II. ATTENDANCE**
Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Karyne Brass, Board Members Mac Jonassaint, Jim Shaw and Alternate Board Member Dora Roberts were present. Board Members Phil Baughman, Carl Berlin, Jr., Doug McCoy and Alternate Board Member Jackie Dunnam were absent. Chairperson Hoover moved Alternate Board Member Roberts to voting position.
- III. AGENDA**
- A.** Modifications were made to the published agenda, add under New Business item V.B., Number 1 to be reflected as Administer of Oath and then renumber the remaining.
 - B.** Motion by Member Jonassaint, seconded by Vice Chairperson Brass to adopt the agenda as amended. **Motion Carried Unanimously.**
 - C.** No comment cards were received for public participation for issues not on the agenda.
- IV. MINUTES**
- A.** Motion by Vice Chairperson Brass, seconded by Member Jonassaint to dispense with the reading and approve the October 16, 2025, Regular Meeting minutes [as presented in Exhibit 1]. **Motion Carried Unanimously.**
- V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:03 P.M.**
- A.** Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 25-008-SSA, to reclassify from Single-Family Residential (SFR) to Multi-Family Residential (MFR) on 0.711± acres located at 1004 Northwest (NW) 4th Street and the lot West of 1004 NW 4th Street, Lots 15 to 18, of Block 21, NORTHWEST ADDITION TO OKEECHOBEE, Plat Book 1, Page 25, Okeechobee County Public Records.
 - 1. City Planning Consultant Marissa Fewell, Morris-Depew Associates, Inc., (attended electronically via Microsoft Teams), briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation for the subject property consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the surrounding pattern of land use, therefore recommending approval.
 - 2. Mr. Jeffrey Sumner, PE on behalf of the property owner, Marmelemy Villas, LLC, as well as Mr. Osiel Luviano, son of managing member, Mr. Pascual Torres-Luviano, were present and available for questions. Mr. Luviano provided some background information on himself and his construction business. He explained that these proposed units would be rental units for hopefully teachers, nurses and law enforcement folks as housing is very much needed here in Okeechobee. Some of the income from these units will be reinvested back into the community.
 - 3. Secretary Burnette read into the record two emails received from Jack and Deborah Hennessee, 405 NW 10th AVE, voicing their objections to the requested FLUM Amendment and Rezoning [copies have been made part of the Official Minute packet]. In addition, their daughter, Ms. Stephanie McGrath, 18706 Mach One Drive, Port Saint Lucie, FL, was present and further explained her parents' concerns. Secretary Burnette also stated for the record, 22 Surrounding Property Owner notices were mailed, (with one being returned unable to forward), advertisements and two signs were posted on the subject parcel, with only the noted objections above received to date.
 - 4. No Ex-Parte disclosures were offered.

V. PUBLIC HEARING ITEM A CONTINUED

5. Motion by Vice Chairperson Brass, seconded by Member Jonassaint to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Application No. 25-008-SSA, as presented in [Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for December 16, 2025.

QUASI-JUDICIAL ITEM

- A. Rezoning Petition No. 25-005-R, requests to rezone 0.711 acres from Residential Single Family-One (RSF-1) to Residential Multiple Family (RMF), located at 1004 NW 4th Street and the lot West of 1004 NW 4th Street. The proposed use is to construct a seven-unit apartment building.
 1. Notary Public Patty Burnette administered an oath to Mr. Jeffrey Sumner, 410 NW 2nd Street, Okeechobee, FL, Mr. Osiel Luviano, and Ms. Marissa Fewell, Morris-Depew Associates, Inc., 2914 Cleveland Avenue, Fort Myers, FL, who responded affirmatively.
 2. City Planning Consultant Fewell briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to RMF for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the pattern of land use, therefore recommending approval.
 3. Mr. Sumner and Mr. Luviano were present and available for questions. Member Jonassaint inquired as to how the design of the proposed building would not negatively impact the surrounding neighbors. Mr. Luviano commented the proposed architectural design would be built according to the City's LDRs and would include landscaping.
 4. Secretary Burnette read into the record two emails received from Jack and Deborah Hennessee, 405 NW 10th AVE, voicing their objections to the requested FLUM Amendment and Rezoning [copies have been made part of the Official Minute packet]. In addition, Secretary Burnette stated for the record, 22 Surrounding Property Owner notices were mailed, advertisements and two signs were posted on the subject parcel with only the noted objections above received to date.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Member Jonassaint, seconded by Vice Chairperson Brass to recommend approval to the City Council for Rezoning Petition No. 25-005-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for December 16, 2025, and January 20, 2026.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:42 P.M.

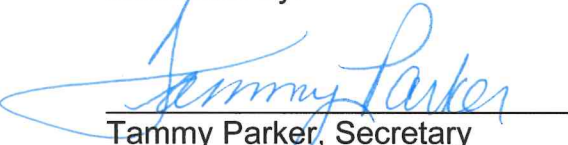
VI. CITY ADMINISTRATOR UPDATE

No updates provided at the time.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 6:21 P.M.

Submitted by:



Tammy Parker, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board 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.