



CITY COUNCIL MEETING

Welcome to the City of Niceville City Council Meeting. The public may address the City Council in person and must attend in person to speak during public hearings. If you are a person with a disability who needs accommodation to participate in this meeting or if you have any questions, please contact the City Clerk's Office at 279-6436. If you are deaf/hard of hearing and require the services of an interpreter, please call the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours of advance notice, prior to the scheduled meeting, for accommodation.

AGENDA

February 10, 2026

City Council Chambers - 208 Partin Drive North

6:00 PM

A. Meeting Call to Order and Roll Call

Invocation and Pledge to the Flag of the United States of America

B. Approval of the Agenda with Additions or Deletions

C. Consent Agenda

C-1: Approval of Minutes of January 13, City Council Meeting

C-2: Bills Payable (No Attachment)

D. Awards, Proclamations, and Presentations

D-1: Youth Council Update (No Attachment)

E. Public Hearings (First Reading of Title and Public Hearing)

E-1: Fair Housing Public Information Meeting – Dennis Dingman, Summit Professional Services, Inc.

E-2: 1st Public Hearing for 2025 Community Development Block Grant (CDBG) Application – Dennis Dingman, Summit Professional Services, Inc. – Request that the Council make a motion to proceed with an FFY 2025 Community Development Block Grant in the Regular Category.

E-3: Ordinance No. 26-03-01 - An ordinance adopting additional amended budget changes for the City of Niceville for the fiscal year commencing on October 1, 2025; an ordinance adopting and approving additional appropriations set forth in said budget for the fiscal year commencing October 1, 2025; and providing for an effective date.

Public Hearings (Second and Final Reading of Title and Public Hearing)

F-1: Ordinance No. 26-01-01 – An ordinance of the City of Niceville, Florida; creating Chapter 21, titled “Electric Bicycles, Motorized Scooters, and Micromobility Devices”; and providing for enforcement, severability, conflicts, codification, and an effective date.

F-2: Ordinance No. 26-02-01 - 2300 N Partin Dr & Adjacent Vacant parcel Rezoning- This is a request to amend the Official Zoning Map from Public, Civic, Institutional (PCI) zoning district to Multi-family Residential (R-3) zoning district and to change the Future Land Use Map from Public, Civic, Institutional (PCI) to Medium Density Residential (MDR). The subject property is located at 2300 N Partin Dr and adjacent and can be identified by parcel ID numbers: 05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000. The proposed Ordinance sites are approximately 6.21 (+/-) & 6.24 (+/-) acres in size.

F-3: Ordinance No. 26-02-02 - An ordinance adopting amended budget changes for the City of Niceville for the fiscal year commencing on October 1, 2025; an ordinance adopting and approving the appropriations set forth in said budget for the fiscal year commencing October 1, 2025; and providing for an effective date.

F-4: Resolution No. 26-01-01- A resolution of the City of Niceville, Florida, appointing members to the City of Niceville’s Urban Forestry Committee; and providing for an effective date.

F-5: Resolution No. 26-02-01 – A resolution of the City of Niceville, Florida, approving the Interlocal Agreement for the Fire Administrative Services between the City of Niceville, Florida and the City of Valparaiso, Florida; and provide for an effective date.

F-6: Resolution No. 26-02-03 – A resolution amending the Interlocal Agreement between Okaloosa County, Florida and the City of Niceville, Florida for the redevelopment of Meigs park to include proposed improvements, additional funding, responsibilities of the parties, and ongoing maintenance thereof; and providing for an effective date.

G. Reports

G-1: City Manager’s Report (No Attachment)

G-2: Police Chief’s Report

G-3: Fire Chief’s Report

G-4: Public Works Director’s Report

G-5: Code Enforcement

G-6: Building Report

G-7: Finance Report

H. New Business

H-1: Request to award Invitation to Bid (ITB) 26-01 the Greenbelt Sewer Upgrade project to the lowest, responsive bidder, ECSC, LLC. and request to approve and authorize the City Manager to sign a contract in the amount of \$307,558.25.

I. Open Forum

J. Adjournment



C-1

MINUTES
REGULAR COUNCIL MEETING
CITY OF NICEVILLE, FLORIDA
JANUARY 13, 2026

The Niceville City Council met in regular session at 6:00 PM, January 13, 2026, in the Council Chambers, 208 N Partin Drive. All Council members and the Mayor were present. Also present were City Manager, David Deitch; City Clerk, Wendy Farmer; City Attorney, Steven Hall; Police Department, Chief Mark Hayse; Fire Department, Chief Alex Kukulus, Public Works Director, Johnathan Laird, and Community Development Director, Chris Frassetti. There were approximately 70 visitors in the audience, including other city employees. Mayor Henkel called the meeting to order at 6:00 PM, Councilman Stauffer offered the prayer, and Mayor Henkel led the Pledge of Allegiance.

A. Meeting Call to Order and Roll Call

Invocation and Pledge to the Flag of the United States of America

B. Approval of the Agenda with Additions or Deletions

There were no additions or deletions

C. Consent Agenda

C-1: Approval of Minutes from December 9, 2025, City Council Meeting

C-2: January 5, 2026, Planning Commission Minutes (Information Only)

C-3: Bills Payable (No Attachment)

Councilman Schaetzle moved approval and Councilman Rominger seconded. No one spoke for or against.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

D. Awards, Proclamations, and Presentations

D-1: Youth Council Update

Councilman Tolbert informed the Council that the Youth Council had a new member show up today and they had an update on four items. First was that the youth members would be attending the Legislative Action Days for one day in Tallahassee. Second was their ongoing support of the Autism 5K run. Third was their recycling initiative. The final one is a pivot from a previous project. They have decided to have a safety initiative to coincide with the pending approval of the micro-device ordinance and helmet requirement. This will help get the word out regarding the 16 and under helmet requirement. They will also be working with Shannettra Francis, the City Public Information Officer, to get the word out into the schools.

D-2: Proclamation: Holy Family Catholic Academy Schools Week

Mayor Henkel read and presented the proclamation to Jenna Gabel and Felisha Carnley of the Holy Family Catholic Academy.

D-3: Proclamation: Celebrating America's 250th Anniversary, National Society Daughters of the American Revolution.

Mayor Henkel read and presented the proclamation to Christie Pratt and Mitzi Henley of the National Society Daughters of the American Revolution.

D-4: Proclamation: Arbor Day 2026

Mayor Henkel read the Arbor Day proclamation.

E. Public Hearings (First Reading of Title and Public Hearing)

E-1: Ordinance No. 26-01-01 – An ordinance of the City of Niceville, Florida; creating Chapter 21, titled “Electric Bicycles, Motorized Scooters, and Micromobility Devices”; and providing for enforcement, severability, conflicts, codification, and an effective date.

Mrs. Farmer read Ordinance 26-01-01 by title. Councilman Stauffer moved approval and Councilman Rominger seconded. Mr. Deitch explained he made changes to Section 21-2, Paragraph B, changing the age for wearing helmets to 16 and below and changing the language to say at a minimum it must be a bicycle helmet. Paragraph “M” was inserted into Section 21-2 to address obtaining permission from private property owners before operating on private property. Those were the only two changes made by the direction of the Council. He noted that the City of Crestview had passed the original version of this ordinance and the City of Valparaiso and Okaloosa County will move forward with this version in the future.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

E-2: Ordinance No. 26-02-01 - 2300 N Partin Dr & Adjacent Vacant parcel Rezoning- This is a request to amend the Official Zoning Map from Public, Civic, Institutional (PCI) zoning district to Multi-family Residential (R-3) zoning district and to change the Future Land Use Map from Public, Civic, Institutional (PCI) to Medium Density Residential (MDR). The subject property is located at 2300 N Partin Dr and adjacent and can be identified by parcel ID numbers: 05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000. The proposed ordinance sites are approximately 6.21 (+/-) & 6.24 (+/-) acres in size.

Mrs. Farmer read Ordinance 26-02-01 by title. Councilman Tolbert moved approval and Councilman Schaetzle seconded. Mr. Frassetto stated that staff is recommending approval and the Planning Commission also recommended approval after their meeting. The staff found it consistent with the surrounding area's uses. The applicant owner is proposing future

development, which is predicated this request. There were public comments from adjacent property owners with concerns over buffers and easements around the property, some of them protecting some of their properties. Mr. Frassetto also explained some of the discussions were based on a previously approved development that was never constructed, approximately 15 years or so ago. The future proposed development would be of a lower intensity than what was proposed then. Councilman Tolbert asked if the current property was non-conforming. Mr. Frassetto replied yes and stated there are two parcels there. The existing use of the senior living center is a non-conforming use, and the northern parcel is currently vacant. Councilman Tolbert asked if it was known how long it had been non-conforming and why it is non-conforming. Mr. Frassetto replied he did not have an exact date of when it changed, but it was conforming at some point in the last 15 to 20 years. Mathew Zinke, Jenkins Engineering, stated he was the engineer for the original project back in 2009 when Valparaiso Realty sold it to Park Living LLC. There was the existing assisted living facility that is out there now and there were also two four-story independent living facility buildings that were approved at the time. Those ended up not being built. The Huffs, who bought the land with investors, are now wanting to develop the parcel to the north. He added the concept right now is to construct duplexes that are single-story and would still be independent living facilities.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

E-3: Ordinance No. 26-02-02 - An ordinance adopting amended budget changes for the City of Niceville for the fiscal year commencing on October 1, 2025; an ordinance adopting and approving the appropriations set forth in said budget for the fiscal year commencing October 1, 2025; and providing for an effective date.

Mrs. Farmer read Ordinance 26-02-02 by title. Councilman Rominger moved approval and Councilwoman Alley seconded. Mr. Deitch explained the following funds were received by grants: \$68,500 for the police department, \$350,000 for Crossings Boulevard, and \$396,800 for the Deer Moss Creek fire station design and engineering. The funds in this ordinance are solely due to grants or appropriations received recently that were not budgeted during the fiscal year 2025-2026 budget process. The one exception is regarding the parks surtax of \$300,000. This is to cover additional expenses associated with the Meigs Park Field of Dreams project. The construction costs from the contractor came in considerably higher than Okaloosa County or the City of Niceville had anticipated, therefore we are splitting the cost. Okaloosa County is absorbing a little more of the cost. Councilman Tolbert asked if this was for cost overruns and how we would prevent them. Mr. Deitch replied, the City of Niceville would be performing in-house work to reduce our costs, but the funds would be to cover some of those contingency fees for unexpected costs.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

E-4: EAR Based Amendment to the Comprehensive Plan – Ordinance 26-XX-XX - An ordinance of the City of Niceville, Florida; providing for amendments to the Comprehensive Plan; deleting

Chapters 1 through 5 pertaining to administrative matters; substantively amending Chapter 12 pertaining to recreation and open space; deleting Chapters 15 through 17 pertaining to level of service; consistency with other plans, and public school facilities; substantively amending Chapter 13 pertaining to intergovernmental coordination; substantively amending Chapter 8 pertaining to transportation; substantively amending Chapter 9 pertaining to housing; substantively amending Chapter 11 pertaining to coastal management and conservation; substantively amending Chapter 7 pertaining to future land use; substantively amending Chapters 10 and 14 pertaining to infrastructure and capital improvements; deleting Chapter 6 pertaining to concurrency; non-substantively amending Chapter 18 pertaining to private property rights; and providing for enforcement, severability, conflicts, and codifications; and providing for an effective date.

Mrs. Farmer read Ordinance 26-XX-XX by title. Councilman Tolbert moved approval and Councilman Schaetzle seconded. Mr. Frassetto explained this was a process that started last year. The last action before the Council was in August 2025 when it was voted on to submit the proposed amendment to the State for their review. Senate Bill 180 went into effect while we were in the middle of the process. In October we were notified that they felt it was null and void based on language within the new statute and directed us to make some changes. They also directed us to take it back through the public hearing process before resubmitting. Councilman Schaetzle asked if this would be coming back next month. Mr. Frassetto replied it would not be next month as it must go back through the initial phase for amendment to the State. They will have their review time, which could be a few months before it is brought back. Councilwoman Alley asked if he thought it would be approved due the new Senate bill? Mr. Frassetto replied we were given specific changes to make, which were to put it back to the previous language.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

F. Public Hearings (Second and Final Reading of Title and Public Hearing)

F-1: Ordinance No. 26-01-02 - Kelly Preserve, LLC Rezoning - This is a request to amend the Official Zoning Map from General Commercial (C-2) zoning district to Single or Multi-family Residential (R-2) zoning district and to change the Future Land Use Map from Commercial (C) to Mixed-Use (MU). The subject property is located on Kelly Rd and can be identified by parcel ID number: 01-1S-23-0000-0000-0084-0000 and 01-1S-23-0000-0082-0040. The proposed Ordinance site is approximately 1.31 (+/-) acres in size.

Mrs. Farmer read Ordinance 26-01-02 by title. Councilman Stauffer moved approval and Councilwoman Alley seconded. Mr. Frassetto explained this was a request to go from C-2 commercial to R-2 multi-family and amend the future land use map to mixed use. There have been no changes made since the first reading, and we have not received any public comment.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-abstained; Stauffer-yes. Motion passed.

F-2: 774 Woods Drive Variance - This is a request to reduce the West side setback from 10' to 6' to construct an addition. The subject property is located at 774 Woods Dr and can be identified as Parcel ID Number 17-1S-22-1100-0000-0190. The site is approximately 0.31 (+/-) acres in size.

Mrs. Farmer read the 774 Woods Drive variance by title. Councilman Rominger moved approval and Councilwoman Alley seconded. Mr. Frassetto explained this was a request for a reduction of a setback on the property. This went through the Planning Commission at their last meeting, and they did recommend approval. There was some discussion regarding the extent of this request. This item talks about a seven to seven and half foot setback, whereas within the request we specified six feet due to the shape and location of the proposed garage addition. It is actually six feet, which would be the full extent of the area requested. Councilman Schaetzle asked if there was a retention pond on one side of the property. Mr. Frassetto replied yes, there is City property to the west. Councilman Schaetzle asked if there would be any concern that Public Works or other contractors would not be able to access the water retention pond if this variance was approved. Mr. Frassetto replied this would not affect our property. John Sidor, 774 Woods Drive, stated he was available for any questions. Councilman Schaetzle asked if his intention was to install a third open carport and not an enclosed garage. Mr. Sidor replied it would be a third bay garage, enclosed with a roofline, and would match the existing facade.

Council Vote: Tolbert-no; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

F-3: 1057 John Sims Parkway Variance - This is a request for the reduction of required parking for a proposed commercial project from 28 to 21 parking spaces. The subject property is 1057 John Sims Parkway and can be identified as Parcel ID Number 08-1S-22-0000-0087-0030. The site is approximately 1.01 (+/-) acres in size.

Mrs. Farmer read the 1057 John Sims Parkway variance by title. Councilman Schaetzle moved approval and Councilman Tolbert seconded. Mr. Frassetto explained this property has been going through the development review process for a new bank, and during the process, the design professionals did not notice the parking count was less than required by the Land Development Code. In working with them, it was explained to them that their option was to go through the variance process. Councilman Tolbert stated he felt they had great logic since banking has turned more into online banking and remote banking type services. He then asked if the City would be updating the Land Development Code on this. Mr. Frassetto stated he was currently working through the update. Councilwoman Alley asked if they would tear down the existing building and Mr. Frassetto replied yes. Councilman Rominger asked if the parking spots would be smaller and Mr. Frassetto replied no, the standard was not changing, just the number. Ms. Jacqueline Pachay, Dynamic Engineering Consultants, stated the required parking spaces is 28 and they are requesting 21 spaces. She went over the sources they provided regarding surrounding banks with similar or same zoning.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

F-4: Resolution No. 26-01-01- A resolution of the City of Niceville, Florida, appointing members to the City of Niceville's Urban Forestry Committee; and providing for an effective date.

Mr. Deitch requested the Council continue this resolution until next month due to a change needing to be made to one of the names. Councilman Tolbert asked if it could be approved with a strikethrough of the name. Attorney Hall replied the committee has been created and now we are looking for an official action to appoint members to the committee. Councilman Tolbert added he would like to send out a request for public involvement versus us finding someone. Attorney Hall stated it does specifically state the Council will make the appointment, so we will give it a month and bring it back with a recommendation from the manager on the top three.

Councilman Tolbert made a motion to continue Resolution No. 26-01-01 to the February meeting with the provision that the City advertises for and solicits nominations and Councilman Stauffer seconded. Discussion followed regarding the applicant requirements to live in the city limits.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

F-5: Resolution No. 26-01-02 – A resolution of the City Council of the City of Niceville, Florida, adopting the five-year Capital Improvement Plan (CIP) for Fiscal Years 2026 through 2030; providing for conflicts; and providing for an effective date.

Mrs. Farmer read Resolution 26-01-02 by title. Councilwoman Alley moved approval and Councilman Rominger seconded. Mr. Frassetto explained this item relates to the Comprehensive Plan discussion earlier. The CIP was included in the proposed Comprehensive Plan amendment last August, however since that process has taken longer than expected we stressed the need to adopt the CIP due to grants that require the project to be in the CIP. We were concerned that without it being adopted it could potentially hurt our chances of obtaining grants.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

G. Reports

G-1: City Manager's Report

Mr. Deitch wished everyone a Happy New Year. Then he thanked everyone for their efforts during the holidays both with the City's *A Very Niceville Christmas* and the Rotary's Christmas Parade. The Rotary has put on a great parade for many decades, and Mr. Deitch thought this year was even more spectacular than in years past.

There will be a Townhall Meeting on January 21st from 6 PM to 7:30 PM in the Community Center.

There will be an Arbor Day Celebration on January 23rd from 9 AM to 1 PM. There will be tree giveaways, educational booths from the UF Extension Office, Steve's Bees, Florida Forest Service, Fish and Wildlife Conservation, and the Blackwater River State Forest. There will also be kid-friendly activities. Coca-Cola will be providing free drinks and hot dogs. In celebration of Arbor Day, we will be planting an autumn blaze maple tree behind the library.

Mr. Deitch stated he wanted to get ahead of a couple of issues that have come up. It came up at the Board of County Commissioners meeting last week, the legislative delegation hearing, and while he is not on social media, it is his understanding that there are comments regarding the City of Niceville cameras. He gave the following information regarding the school zone cameras and the Flock cameras.

School Zone Cameras

In accordance with Florida Statute 316.1896 in 2023 the City of Niceville partnered with Altumint for the installation and operation of our school zone cameras to enhance the safety of our kids as they travel to and from school. Altumint is a 100% USA owned and operated company.

In August 2025, which had 15 school days, the Police Department approved 1114 violations. An average of 75 violators per day. During this month, the average violator speed on Palm Boulevard, which has a school zone speed of 15 mph, was between 33 and 35 mph and on Partin Drive, which has a school zone speed of 20 mph, was between 38 and 40 mph.

In September 2025, which had 21 school days, the Police Department approved 1260 violations. An average of 60 violators per day. During this month, the average violator speed on Palm Boulevard, which has a school zone speed of 15 mph, was between 34 and 36 mph and on Partin Drive, which has a school zone speed of 20 mph, was between 41 and 44 mph.

In October 2025, which had 22 school days, the Police Department approved 880 violations. An average of 40 violators per day. During this month, the average violator speed on Palm Boulevard, which has a school zone speed of 15 mph, was between 34 and 35 mph and on Partin Drive, which has a school zone speed of 20 mph, was between 41 and 43 mph.

In November 2025, which had 14 school days, the Police Department approved 581 violations. An average of 41 violators per day. During this month, the average violator speed on Palm Boulevard, which has a school zone speed of 15 mph, was between 33 and 36 mph and on Partin Drive, which has a school zone speed of 20 mph, was between 42 and 44 mph.

In December 2025, which had 15 school days, the Police Department approved 983 violations. An average of 65 violators per day. During this month, the average violator speed on Palm

Boulevard, which has a school zone speed of 15 mph, was between 34 and 35 mph and on Partin Drive, which has a school zone speed of 20 mph, was between 40 and 42 mph.

So, while the average speed of violators is more than double the posted speed limit during this period, the number of speeders is trending down, with a more than 50% reduction in speeders between September and November.

These cameras have not, and will never, cost Niceville residents one penny as all costs are paid for from a portion of the fines. Since August 1, 2025, we have sent the State, which receives 23% of each fine approximately \$94,221. We have sent the school district, which receives 12% of each fine approximately \$49,155. We have received approximately \$20,481 for our crossing guard program and for the City we have received approximately \$139,490 from these fines. These civil citations will not affect a driver's licenses or their insurance if they pay the fine.

I want to reiterate; these cameras are only operational on school days when school is in session. They are not operational at night, on weekends, or during school breaks. Additionally, a civil citation will only be issued if the vehicle operator is going at least 11 mph over the posted speed limit. Finally, these cameras take a picture of the rear license plate on the back of vehicles and do not identify the driver. All information is deleted once the case is closed.

Flock Cameras

In accordance with Florida Statute 316.0777 in 2021 Niceville contracted with Flock for the installation of Flock cameras in Niceville. The city currently has 19 cameras around Niceville. Seven were installed in 2022, four in 2023, and eight in 2024. Each of our camera's costs \$3,500 per year, however, eight of those cameras are paid for by Altumint. So, the City's annual cost of the remaining 11 Flock cameras is \$38,500.

Flock is an Atlanta based company that was founded in 2017. Approximately 6,000 law enforcement agencies across the United States use automated license plate reader cameras as they are a proven tool specifically designed to help prevent and solve crimes. The use of this tool has been used to aid the Niceville Police Department in the investigation of hit and run vehicles, road rage incidents involving firearms, grand thefts, shoplifting, and in identifying an organized crime ring.

While the Niceville Police Department participates in Flock Safety's nationwide network to support cross-jurisdictional investigations, all data remains under our local control. Law enforcement agencies can access our camera data only with permission from our agency administrator. If approved, an agency must provide credentials, agency information, and valid investigatory reasons for accessing the information. In addition, all requests and queries are logged and auditable by our agency administrator.

Flock can access the cameras when they receive alerts for maintenance. Flock employees do not access our data except in tightly controlled, audited circumstances for support or

maintenance. Flock employees are required to complete Criminal Justice Information Services (CJIS) training and background checks to have access to Niceville Police Department data.

All rights, titles, and interest in the collected data belong to Niceville and are retained solely by Niceville. Flock does not own and shall not sell our data. Additionally, in accordance with the Florida Statute 316.0777, information cannot be released as part of a public records request.

Captured data is retained for 30 days and deleted when the data is not designated as evidence in a criminal investigation. User queries, which contain the user profile, are retained indefinitely to allow the Agency Administrator to conduct audits to ensure user compliance. Our cameras do not use facial recognition software, do not identify the driver or passengers, and do not track people in real time. Our cameras also do not capture cellphone data.

These cameras are not “Red Light” or “School Zone Cameras” that issue citations to drivers. They are only used as an investigative tool to prevent and solve crime. They are not a tool used to issue traffic citations as this is explicitly prohibited by Florida Statute 316.0777.

Councilman Schaetzle asked if we had any red-light cameras or intentions on installing them. Mr. Deitch replied no, unless otherwise directed by the Council.

Councilman Tolbert stated that in December when he drove down Palm Boulevard, the school lights were flashing around 7 PM. He asked if the lights were tied to the camera system. Mr. Deitch replied he was not aware of that issue, but the cameras operate regardless of the light, and they will only operate during the posted times.

Councilman Stauffer questioned the amounts the City received, he was wondering if the \$21,000 was what Niceville received and \$139,000 was the total. Mr. Deitch explained that the City received \$20,481 for the crossing guard program and an additional \$139,490 for the City. The breakdown for the percentages are as follows: The State of Florida – 23%, Okaloosa County School System – 12%, the crossing guard program (ran by the City)- 5% and the City of Niceville – 60%.

G-2: Police Chief's Report

Chief Mark Hayse briefed on the status of department operations.

During the month of December, the Police Department responded to 2,228 calls for police assistance. There was a total of 34 traffic crash reports written involving 64 vehicles and one pedestrian. A total of 47 traffic citations and 250 traffic warnings were issued, 10 misdemeanors, and eight felony arrests were made. There was a total of 18 tows: five AA Auto Clinic, six Roadside Assistance, and seven White's Wrecker Service.

During the month of December there were 1006 approved citations from the speed cameras. 239 were rejected for various reasons. The breakdown was 240 on Northbound Palm

Boulevard, 225 on Southbound Palm Boulevard, 133 on Northbound Partin Drive, and 408 on Southbound Partin Drive.

During the month of December there was a total of 223 animal calls: 25 animal complaints, cruelty, neighbors care of animals, coyotes, barking and lost dogs; 198 checks on the kennel.

Update on December Events:

1. Coffee with a Cop sponsored by Live Oak Fiber at Black Rifle.
2. Christmas Parade
3. A Very Niceville Christmas
4. Honor Guard participated in Wreaths Across America.
5. Cocoa with 1st Responders Adoption Event to adopt out the dogs.
6. Collection of money for Toys for Tots.
7. Officers collected their own donations to help families in need in the area.
8. Started an annual award ceremony that will be discussed more next month.

G-3: Fire Chief's Report

Chief Alex Kukulus briefed on the status of department operations.

During the month of December, the Niceville Fire Department responded to 148 emergency incidents. There were no overdose/poisoning calls.

They have received notice that the Insurance Service Office (ISO) will be back around March. The department will be compiling the data for the last several years to present to them. He is hopeful of retaining the class 2 rating.

At the end of last year, the department went through an internal process to select a Firefighter of the Year with the department. The process involves nominations from within the organization and then selected by their peers. Chris Stokes was nominated by his Lieutenant and overwhelmingly chosen by his peers. Mr. Stokes has been with the department since 2024 and is a Firefighter EMT. He is pursuing classes and intends to join the paramedic program. It is notable as a new firefighter to be selected as the Firefighter of the Year. He has a positive attitude, a drive to continually train, and raises his hand to be a part of things. Chief Kukulus presented Firefighter Stokes with an award.

We have been in conversation with one of Niceville's retired Fire Inspectors, Mike Valenzuela, to become the Fire Departments Chaplain. First and foremost, he will be a service to our firefighters to make sure they focus on their mental health and wellness. He will be a regular presence around the firehouse for when or if anyone is dealing with some challenging issues. Secondly, he will be available to our community as well. However, we cannot guarantee he will always be available. We are also collaborating with the Police Department and other fire departments to expand the program in the future. There will be an all-staff meeting Thursday to officially announce Chaplain Valenzuela and get the program started.

The future EMS Division Chief has been identified, and he will come on board later this year. This will allow us to run a paramedic program as he is affiliated with a college in Southern Florida. The program will be an in-house run program, allowing us to have several employees attend at one time instead of sending one at a time to college. So far, we have seven to ten employees interested in the program, which is an eight to ten month program. Hopefully by the end of this year there will be an adequate number of paramedics to start the Advanced Life Support (ALS) program.

The City of Niceville has offered the City of Valparaiso a contract for administrative services in the absence of their Fire Chief. Chief Kukulius would be acting as their Interim Fire Chief, the Battalion Chiefs will be available to them, the administrative staff will be available to them, and this will also include Fire Marshall services. It will be a month-to-month arrangement and looks to be at least six months to begin with. The contract will be brought to the Council next month as there was not time to have it advertised for this meeting. Councilwoman Alley asked how many firefighters Valparaiso has. Chief Kukulius replied he believed there were eight full-time and four part-time firefighters. Councilman Schaetzle asked if they would be actively looking for a new Fire Chief. Chief Kukulius replied that it was an open question. He thought they might put that on hold for now.

G-4: Public Works Director's Report

Water and Sewer

Okaloosa County has laid 11,900 feet of reuse pipeline on SR293, with 3,100 feet left to go on the main line. They will have 1,000 feet to run from SR293 into our pond on the Eglin Golf Course. It looks like we will be able to pump around March.

Aqua Meter, our meter project company, has 26 remote telemetry units (RTU) left to install. They will then start the lead service line audit, which is required by the Department of Environmental Protection (DEP). Anything before 1987 must have their connections verified that they do not have any copper hooked up to galvanized pipe.

The curbing and asphalt on Plumosa Palm are complete.

The greenbelt sewer from College Boulevard to Cherrywood Court will go out for bid. The pre-bid meeting was held Monday, and the bid opening is scheduled for January 26th.

Griner Well Drilling should be here next week to start the repairs on Well #6.

The generator for Kildare Circle Lift Station #63 will be here at the end of the month.

Calls: 34 water calls and 24 sewer calls; made 4 water taps and 4 sewer taps; 286-line spots.

Stormwater:

We are currently working on the engineering and design of the Turkey Creek Stormwater and paving South which will be North of the bathrooms. The park was closed for three hours

yesterday due to an injured bear under the boardwalk. Florida Fish and Wildlife Conservation Commission (FWC) responded and handled the situation.

We have repaired the drainage issue on Underwood Way.

We have repaired a drainage issue on 27th Street and Hickory Avenue.

We have repaired the washout parking lot south of the Children's Park.

Streets:

We have installed a new crosswalk at the intersection of Juniper Avenue and Abner Way.

We updated the crosswalks and STOP bars around Plew Elementary. This project is complete.

The curbing on Hill Lane has been completed. We are hoping to start on the sidewalk Monday and then we can finish the paving.

The pre-con meeting for the Valparaiso Boulevard sidewalks will be January 23 at 11 AM with Shivers Construction. Councilman Stauffer asked how long it would take. Mr. Laird responded he was not sure but thought it would take longer than expected, it now includes more drainage work than expected.

The multi-use path from Forest Road to College Boulevard had been halted for a bit due to Live Oak Fiber working in the same area, however they have started back.

Within the next two weeks we will be replacing the broken sidewalks from College Boulevard to Highway 285. We will start in the Cottonwood area and move South.

The new speed bump on Powell Drive is complete.

Emerald Coast Striping will be updating the striping at the intersection of Redwood Avenue and Highway 20.

At the end of this month, we will be starting the renovation of the bathrooms at Turkey Creek South and will have portables on site. This project is a result of a \$10,000 donation by the Mid-Bay Rotary Club.

The Shinning Penny for Public Works this month is: Lynne Waltz. She works countless hours helping the City and donates all her time. She does a great job with the Christmas decorations and the Egg Dash. Mr. Laird thanked her for all she does for the City. Mrs. Waltz replied that she could not do what she does without the city employees. The Parks Department, Repair and Maintenance, and Electrical Shop help her at Christmas and the Parks Department will be there to help her with the Egg Dash. Mayor Henkel stated Mrs. Waltz, and the employees have done a tremendous job for a number of years.

G-5: Code Compliance update:

28 total cases: 21 closed, 3 open, and 4 courtesy notices.

G-6: Building Report

No presentation, but attachment was included with agenda packet.

G-7: Finance Report

No presentation, but attachment was included with agenda packet.

H. New Business

H-1: Resolution No. 26-01-03 – A resolution of the City Council of the City of Niceville, Florida, supporting alternative 1B as the preferred design of the “Around the Mound Project”: providing for an effective date.

Mrs. Farmer read Resolution 26-01-03 by title. Councilman Rominger moved approval and Councilwoman Alley seconded. Mr. Deitch explained this was a request from his Fort Walton Beach (FWB) counterpart to provide support for their effort to go back to the Florida Department of Transportation (FDOT) and ask them to reconsider their decision on the Around the Mound Project. Okaloosa County has already offered a letter of support to FWB. Councilman Tolbert, the Traffic Planning Organization (TPO) representative, stated he was surprised to see this because what was publicly advertised was an option 1A or a no bid. This is a case where FWB is a little late coming in with a change. He understood why a county would offer a letter of support to one of their municipalities but was not sure a neighboring city that does not touch FWB should be offering the same letter. Councilman Schaetzle asked Councilman Tolbert if he thought FDOT would listen to their request for a new option. Councilman Tolbert replied he thought they would, but it could create a delay. Councilman Stauffer asked who in FWB was asking for the letter of support? Mr. Deitch explained it was the City Manager on behalf of the Council.

Council Vote: Tolbert-no; Schaetzle-yes; Alley-yes; Rominger-no; Stauffer-yes. Motion passed.

H-2: Resolution No. 26-01-04 – A resolution of the City of Niceville, Florida, accepting State funding in the amount of \$32,150 for the installation and maintenance of landscape improvements in the medians along SR85, SR20, and SR 397; authorizing execution of the joint participation agreement with the Florida Department of Transportation; providing for severability; and providing for an effective date.

Mrs. Farmer read Resolution 26-01-04 by title. Councilman Schaetzle moved approval and Councilman Rominger seconded. Mr. Deitch explained this \$32,150 grant will be used to cover the cost of our highway beautification project for trees and plants. This will go from the

intersection of SR20 and SR85 over to the intersection in front of Walmart. Trees and shrubbery will be put in the median on SR85 as you go north to Crestview, before SR293. On Government Avenue, they will go by the new Okaloosa Gas building. This is a 100% grant from FDEP to cover the cost of materials, installation, and two years of maintenance for approximately 35 plants and trees. As part of the grant, a resolution is required from the legislative body accepting the grant.

Council Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Rominger-yes; Stauffer-yes. Motion passed.

I. Open Forum

Council Comment:

Councilwoman Alley stated she had just attended the Florida Realtor Convention and explained the Council needs to stay on top of the property tax issue that is going through the committees right now. She added, whether or not there is a decision on how to replace it, that does not stop it from being put on the ballot.

Public Comment:

Tommy Mayville, 1726 Bayshore Drive, stated he could not say enough about the City of Niceville. He explained he had a sewer issue on an easement and the Sewer Department came out and fixed it. They were amazing and went above and beyond. He also stated if you are speeding through the school zones, to slow down. The Council is doing a fantastic job.

J. Adjournment

There being no further discussion, the meeting adjourned at 7:39 PM.

Daniel Henkel, Mayor

ATTEST:

Wendy Farmer, City Clerk



E-1

Fair Housing Training Agenda For the Local Elected Officials and the Public

I. Purpose of This Meeting

Educate local elected officials and general public concerning fair housing requirements

II. Laws That Protect Fair Housing

- Local Ordinance
- State Law (Statute 760.23(1), Florida Statutes)
- Federal Law (Civil Rights Act of 1968, amended 1988)

III. Recognizing Discrimination

Under the Fair Housing Act, It is Against the Law to:

- Refuse to rent to you or sell you housing
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes in certain neighborhoods only
- Advertise housing to preferred groups of people only
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny you property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to make certain modifications or accommodations for persons with a mental or physical disability, including persons recovering from alcohol and substance abuse, and HIV/AIDS-related illnesses
- Fail to design and construct housing in an accessible manner
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with their fair housing rights

Based on these factors...

- Race
- Color
- National origin
- Religion
- Sex
- Familial status (families with children under the age of 18, or who are expecting a child), or
- Handicap (if you or someone close to you has a disability)

IV. Several ways to make a complaint

- 1) Fill out an online form at https://www.hud.gov/program_offices/fair_housing_equal_opportunity/online-complaint;
- 2) You can call toll-free 1-800-669-9777 and for the hearing impaired, please call TTY (800) 927-9275; or
- 3) Complete the online form and mail to:

Atlanta Regional Office of FHEO
U.S. Department of Housing and Urban Development
Five Points Plaza
40 Marietta Street, 16th Floor
Atlanta, Georgia 30303-2806

- 4) You can write HUD a letter with:
 - Your name and address
 - The name and address of the person your complaint is about
 - The address of the house or apartment you were trying to rent or buy
 - The date when this incident occurred
 - A short description of what happened
 - Then mail it to the Fair Housing Hub closest to you



E-2

CITY OF NICEVILLE
FFY 2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FIRST PUBLIC HEARING – February 10, 2026

Purpose of the Hearing

- Two public hearings are required to ensure the public can voice opinions on the proposed grant application.
- This hearing is held to outline the types of grants that are possible; a second hearing will be held to review the draft grant application before it is submitted to FloridaCommerce.
- The FFY 2025 grant application due date is still to be determined.

Program Overview

The Florida Small Cities Community Development Block Grant Program is a competitive grant program that awards funds to eligible cities, counties, towns, and villages. An eligible city must have a population under 50,000, and an eligible county must have a population under 200,000.

CDBG Program Objectives

- Provide benefit to low- and moderate-income persons;
- Prevent or eliminate slum or blight conditions; or
- Meet a need of recent origin having a particular urgency.

Regular Categories and Activities - \$750,000

A local government *may have only one of these grants open* at any given time.

- **Housing Rehabilitation** – Assists low- and moderate-income residents with physical improvements that address code, safety, and other rehabilitation items. In some cases, severely damaged structures may be demolished and replaced.
- **Neighborhood Revitalization** – Assists communities with infrastructure improvements, such as paving, fire protection, drinking water, sewer, flood and drainage, handicap accessibility in public facilities, and other similar activities. It is required that no less than 51% of the residents who benefit from these activities be low to moderate income.
- **Commercial Revitalization** – Provides funds to address improvements to downtown or commercial districts, including water, sewer, sidewalks, parking, building facades, etc.

RECOMMENDED MOTION

“MOTION TO PROCEED WITH AN FFY 2025 COMMUNITY DEVELOPMENT BLOCK GRANT IN THE REGULAR CATEGORY.”



E-3



STAFF MEMORANDUM

Date: January 30, 2026
From: David Deitch City Manager
To: Niceville City Council
RE: Second Amendment to FY2026 Budget – Ordinance Number 26-03-01

Action Requested:

Motion to approve additional amendments to the Fiscal Year 2026 budget for the General Fund.

Background:

We are proposing changes to accounts in the General Fund. The changes are identified below:

General Fund Revenues:

- Stanton K-9 Foundation Review Panel. Grant funds to enable the Police Department to purchase a K9 Service Animal replacing K9 Officer Blue who was lost in the Line of Duty.
- Funding for up to three (3) police vehicles to be provided from School Zone Speed Camera fine revenue. The \$210,000 is a place holder in the budget. If that amount is not reached, it would not be spent. The intention is to spend funds that have been received and are available in the revenue account from the speed cameras. Also, with the added caveat that should leftover vehicles from state contract be unavailable, after searching, the department would intend to order vehicles, only with available revenue funds, not to exceed the appropriation. If the ordered vehicles could not be received by the fiscal year end the department would ask to have the funds carried over, but only in the school zone camera money and not elsewhere in the budget.

General Fund Expenditures:

- Increase Police Department K9 Unit operating expenditures for the acquisition of a new K9 Service Animal.
- Acquisition and upfitting for three (3) police vehicles at an approximate unit price of \$70,000.

The result of these budget amendments is neutral, since budgeted revenues and budgeted expenditures are equal.

Funding Source: No additional funding is required to implement this ordinance.

Recommendation: Motion to approve Ordinance 26-03-01.

ORDINANCE NO. 26-03-01

AN ORDINANCE ADOPTING ADDITIONAL AMENDED BUDGET CHANGES FOR THE CITY OF NICEVILLE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025; AN ORDINANCE ADOPTING AND APPROVING ADDITIONAL APPROPRIATIONS SET FORTH IN SAID BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF NICEVILLE, FLORIDA:

Section 1: The Adopted Budget for the fiscal year commencing October 1, 2025 and ending September 30, 2026 for the City of Niceville, Florida, is amended as follows and is hereby officially adopted:

General Fund FY2026 Adopted Budget Revenues

Account	Adopted Budget	Revision	Amended Budget
001.000.331.510.00	68,500	15,000	83,500
001.000.351.100.10	50,000	210,000	260,000
General Fund Total Revenues	21,023,545	225,000	21,248,545

General Fund FY2026 Adopted Budget Expenditures

Account	Adopted Budget	Revision	Amended Budget
001.200.521.520.03	0.00	15,000	15,000
001.200.521.640.00	15,000	210,000	225,000
General Fund Total Expenditures	21,023,545	225,000	21,248,545

Section 2: This Ordinance shall become effective as provided by law.

PASSED AND ENACTED in regular session upon the second and final reading by the City Council of the City of Niceville, Florida this 10th day of March, 2026.

Daniel Henkel, Mayor

ATTEST:

Wendy Farmer, City Clerk



F-1



STAFF MEMORANDUM

Date: January 5, 2026
From: David Deitch (City Manager)
To: Niceville City Council
RE: E-Bike Ordinance – Ordinance Number 26-01-01

Action Requested:

Approval of Ordinance 26-01-01, a critical public safety measure that establishes clear, uniform rules for the operation of e-bikes, motorized scooters, and other micromobility devices within the City of Niceville.

Background: The popularity of electric bicycles (e-bikes), motorized scooters, and similar micromobility devices has exploded in recent years as convenient, eco-friendly options for transportation and recreation. However, the complete absence of local regulations in both the City of Niceville and Okaloosa County, combined with outdated and incomplete State law, has created a dangerous void.

This regulatory gap has directly contributed to a sharp rise in accidents involving these devices. Nationwide and across Florida, e-bike and scooter injuries have skyrocketed, with national e-bike injuries increasing over 3,000% from 2017 to 2022 alone. In our own region:

- Okaloosa County has recorded numerous serious and fatal incidents involving electric bikes and scooters in recent years, including a fatal collision in 2025 where a 21-year-old Fort Walton Beach resident was struck and killed while riding an e-bike.
- Statewide, Florida continues to lead the nation in bicycle and micromobility-related fatalities and severe injuries, with vulnerable road users bearing the brunt of collisions caused by speeding, sidewalk riding, and lack of awareness.

Without rules governing speed, sidewalk use, helmet requirements, lighting, and safe operation, our streets, sidewalks, trails, and neighborhoods remain at unnecessary risk. Residents, pedestrians, children, and motorists are all endangered by this unregulated environment.

Recognizing this urgent threat to public safety, Okaloosa County and every municipality in the county have collaboratively developed this identical proposed ordinance. Adoption by Niceville will create seamless, county-wide consistency, eliminate confusion, and send a unified message that safety comes first.

Funding: None required. This ordinance imposes no fiscal impact on the City.

Options:

1. Approve Ordinance 26-01-01 (Recommended) – Immediately implement proven safety regulations and align Niceville with the rest of Okaloosa County.
2. Deny the ordinance – Leave our community exposed to continued preventable injuries and fatalities.
3. Postpone action – Delay life-saving protections and risk further tragedy.
4. Modify the ordinance – Potentially create inconsistency with the County and neighboring cities, undermining the regional approach.

STAFF RECOMMENDATION

Approve Ordinance 26-01-01 as presented. This ordinance represents a proactive, commonsense step to educate users, clarify rules of the road, and prevent the next serious injury or loss of life in our community.

ORDINANCE NO. 26-01-01

AN ORDINANCE OF THE CITY OF NICEVILLE, FLORIDA; CREATING CHAPTER 21, TITLED “ELECTRIC BICYCLES, MOTORIZED SCOOTERS, AND MICROMOBILITY DEVICES”; AND PROVIDING FOR ENFORCEMENT, SEVERABILITY, CONFLICTS, CODIFICATIONS, AND AN EFFECTIVE DATE.

SECTION 1: AUTHORITY. The authority for enactment of this Ordinance is Section 166.021, Florida Statutes, and the City Charter.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the public has a growing interest in using personal micromobility devices, including electric bicycles and motorized scooters for transportation and recreational purposes; and

WHEREAS, the City of Niceville City Council supports the safe use of low-cost, energy-efficient micromobility devices on City roads and rights-of-way; and

WHEREAS, Florida Statute 316.2128(1) grants micromobility device and motorized scooter operators, "all of the rights and duties applicable to the rider of a bicycle," including the right to operate motorized scooters on sidewalks, streets, and trails; and

WHEREAS, Sections 316.2128 and 316.20655, Florida Statutes, regulate micromobility devices and authorize the City, under certain circumstances, to adopt an ordinance governing the operation of micromobility devices on streets, highways, sidewalks, and sidewalk areas under the City’s jurisdiction; and

WHEREAS, Florida Statute 316.2128(1), further allows local governments to adopt ordinances governing the operation of micromobility devices and motorized scooters on streets, highways, sidewalks, and sidewalk areas under the local government's jurisdiction; and

WHEREAS, The City Council of the City of Niceville on January 13, 2026, held an advertised public hearing for the first reading of this proposed Ordinance, which provided for comments and public participation in process in accordance with the requirements of state law; and

WHEREAS, The City Council has considered the creation of Chapter 21 of the Code of Ordinances of the City of Niceville Florida and received public comment at an advertised public hearing for the final reading of the proposed Ordinance on February 10, 2026 and the Council is now ready to create Chapter 21.

NOW, THEREFORE, be it ordained by the City Council of the City of Niceville, Florida as follows:

SECTION 3. RECITALS. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 4. CODE OF ORDINANCES. Chapter 21, of The Code of Ordinances of the City of Niceville is hereby created to read as follows:

Sec. 21-1. – Definitions.

The following definitions shall apply throughout this chapter:

Bicycle: Every vehicle propelled solely by human power, having two tandem wheels, and including any device generally recognized as a bicycle though equipped with two front or two rear wheels. The term does not include a scooter or similar device. (F.S. § 316.003 (4))

Bicycle Lane: shall mean a portion of a roadway designated for the preferential or exclusive use of bicycles and designated by a bicycle symbol pavement marking and signage in accordance with Florida Department of Transportation and standards and the Manual of Uniform Traffic Control Devices. (F.S. § 316.003 (5))

Bicycle Path: shall mean any road, path, or way that is open to bicycle travel, which road, path, or way is physically separated from motorized vehicular traffic by an open space or by a barrier and is located either within a public or publicly accessible right-of-way or within an independent right-of-way. (F.S. § 316.003(6))

Electric Bicycle or E-Bike: means a bicycle or tricycle equipped with fully operable pedals, a seat or saddle for the use of the rider, and an electric motor. This term includes devices defined as electric bicycles pursuant to section 316.003(23), Florida Statutes, as may be amended. However, this term does not include “wheelchairs” or “other power-driven mobility devices” as defined under the ADA, 28 CFR s. 35.104, as may be amended.

Micromobility Device: means motorized scooters and electric bicycles as defined herein and shall include any motorized transportation device which is incapable of traveling at speeds greater than twenty (20) miles per hour on level ground. This term shall also include those devices defined in section 316.003(41), Florida Statutes, as may be amended. However, this term does not include “wheelchairs” or “other power-driven mobility devices” as defined under the ADA, 28 CFR § 35.104, as may be amended.

Motorized Scooter or E-Scooters: means any vehicle or micromobility device, other than an electric bicycle, that is powered by a motor with or without a seat or saddle for the use of the rider, which is designed to travel on not more than three wheels, and which is not capable of propelling the vehicle at a speed greater than twenty (20) miles per hour on level ground. This term includes those devices defined as motorized scooters pursuant to section 316.003(48), Florida Statutes, as may be amended. However, this term does not include “wheelchairs” or “other power-driven mobility devices” as defined under the ADA, 28 CFR s. 35.104, as may be amended.

Operator: Any person riding, driving, or otherwise in actual physical control of a micromobility device.

Pedestrian: Any person afoot. (F.S. § 316.003(57))

Right-Of-Way: means land devoted to or required for use as a roadway, sidewalk, or other associated feature, and includes, without limitation,

(i) all existing or dedicated road rights-of-way and

(ii) all proposed dedications of road rights-of-way set forth on official grading and drainage plans approved pursuant to tentative plats.

Sidewalk: means that portion of a right-of-way between the curbline, or the lateral line, of a roadway and the adjacent property lines, intended for use by pedestrians. (F.S. § 316.003(82))

Sec. 21-2. – Operations.

(a) Operators of micromobility devices shall comply with all applicable State, County, and City laws, rules, and regulations as may be applicable to such devices.

(b) Operators of an E-Bike, E-Scooter, or other micromobility device, who are 16 years of age or younger, must wear, at a minimum, a bicycle helmet that is properly fitted and is fastened securely upon the operator’s head by a strap and that meets the federal safety standards for bicycle helmets, final rule, 16 C.F.R. part 1203.

(c) It shall be unlawful for any person to operate any E-Bike, E-Scooter, or other micromobility device in a careless manner. Careless operations of an E-Bike, E-Scooter, or other micromobility device shall include, but is not limited to:

(i) Operation of an E-Bike, E-Scooter, or other micromobility device with more than one person on the micromobility device, unless such micromobility device is specifically designed to carry more than one person; or

(ii) Operation of an E-Bike, E-Scooter, or other micromobility device while simultaneously using a cellphone, wearing earbuds or similar devices not used to aid in hearing; or

(ii) Operation of an E-Bike, E-Scooter, or other micromobility device at a speed greater than is reasonable and prudent under the conditions, having regard to the actual and potential hazards then existing including, but not limited to; or

(i) the safety of the operator or any other person or property; or

(ii) Failing to yield to pedestrians; or

(iii) Weaving in and out of pedestrian or vehicular traffic; or

(iv) Any occurrence where inadvertence to the safe and normal operational procedures of the E-Bike, E-Scooter, or other micromobility device causes or is likely to cause damage to any person or property;

(d) An operator of an E-Bike, E-Scooter, or other micromobility device shall yield the right-of-way to pedestrians and shall deliver an audible signal before overtaking and passing a pedestrian.

(e) An operator of an E-Bike, E-Scooter, or other micromobility device shall take such precautions as may be necessary to avoid an accident or collision with a person or property.

(f) E-Bikes, E-Scooters, and other micromobility devices are permitted to operate on public sidewalks, walkways, paths, or trails. The maximum speed of a micromobility device on a public sidewalk, walkway, path, or trail shall not exceed a speed that is reasonably prudent for the current conditions or environment.

(g) Micromobility devices may be operated within designated bike lanes of a roadway, if available; or if no bike lane is available, on the roadway, as close as practicable to the right-hand curb or edge of the roadway except under any of the following situations:

1. When overtaking and passing another bicycle or vehicle proceeding in the same direction.

2. When preparing for a left turn at an intersection or into a private road or driveway.

3. When reasonably necessary to avoid any condition or potential conflict, including, but not limited to, a fixed or moving object, parked or moving vehicle, bicycle, pedestrian, animal, surface hazard, turn lane, or substandard-width lane, which makes it unsafe to continue along the right-hand curb or edge or within a bicycle lane.

(h) When operating an E-bike, E-scooters, or other micromobility device on a roadway or on a sidewalk, when sidewalks are on both sides of the road, operators shall travel in the same direction as the flow of vehicular traffic. E-bikes, E-Scooters, or other micromobility devices operated on roadways shall not be operated against the flow of vehicular traffic.

(i) An operator of an E-bike, E-Scooter, or other micromobility device must adhere to the same right-of-way laws and regulations as bicycles.

(j) At a signalized intersection, an operator of an E-bike, E-scooter, or other micromobility device on a sidewalk, walkway, path, or trail must obey the instructions of any applicable pedestrian control signal. If no pedestrian signal is provided, the operator may proceed in accordance with the signal indications for the parallel roadway traffic flow.

(k) All E-Bike, E-Scooter, or other micromobility devices shall comply with the lighting standards set forth in Section 316.2065(7), Florida Statutes as may be amended, which requires a reflective front white light visible from a distance of at least 500 feet, and a reflective rear red light visible from a distance of at least 600 feet.

(l) E-Bike motors shall not be modified to allow for higher speed than the E-Bike is designed to attain. (F.S. § 316.20655(4))

(m) E-Bikes, E-Scooters, or other micromobility devices may not be operated on private property without the express permission of the property owner.

Sec. 21-3. - Parking.

(a) E-Bike, E-Scooter, or other micromobility devices shall be equipped with a kickstand and always parked upright.

(b) A person shall not park an E-Bike, E-Scooter, or other micromobility device:

(i) in a manner that obstructs any ingress or egress from any building or parking area, or in a manner that prevents any sidewalk, walkway, path, or trail from maintaining at least three (3) feet of walkway clearance; or

(ii) in a manner that obstructs or interferes with pedestrian or vehicular traffic; or on an accessibility ramp for persons with disabilities, or any part thereof, or in any manner that would restrict the movement for persons with disabilities; or

(iii) within a motor vehicle parking space not designated for micromobility device use; or

(iv) within fifteen (15) feet of any fire hydrant or in a manner that blocks any other emergency facility; or

(v) on any public property, except in areas designated for micromobility device parking; or

(vi) on any private property without the permission of the property owner.

(c) A person may not attach, secure, store, or park an E-Bike, E-Scooter, or other micromobility device to or upon public property in a manner that may cause injury or damage to any person or thing or in a manner that renders the public property unusable or impassable. E-Bikes, E-Scooters, or other micromobility devices may only be secured to facilities designed to secure and store these devices.

(d) Except as expressly allowed by the City Manager or his or her designee, any E-Bike, E-Scooter, or other micromobility device left unattended on public property, including in parks or rights-of-way, for one (1) week or more shall be deemed abandoned and subject to the provisions of Chapter 705, Florida Statutes.

Sec. 21-4. - Penalties.

A violation of any Section of this Chapter shall be deemed a non-criminal infraction, subject to a maximum civil penalty of \$500.00.

(1) Upon a first offense, the violator shall be issued a written warning advising of the violation; provided, however, no civil penalty shall be assessed for a first offense.

(2) Upon a second offense, a civil penalty of \$150.00

(3) Upon a third offense, a civil penalty of \$350.00

(4) Upon a fourth or subsequent offense, a civil penalty of \$500.00

SECTION 5. SEVERABILITY.

In the event any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of City Council that such invalidity shall not affect any other provisions of the Ordinance which may be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are declared severable.

SECTION 6. CODIFICATION. It is the intention of the Niceville City Council that the provisions of this Ordinance shall become a part of the City’s Code of Ordinances; and that sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “chapter”, “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Code is accomplished, sections of this Ordinance may be renumbered or re-lettered and the correction of typographical errors which do not affect the intent may be authorized by the City Manager, without need of public hearing, by filing a corrected or recodified copy of the same with the City Clerk.

SECTION 7. EFFECTIVE DATE. The provisions of this Ordinance shall take effect as provided by law.

PASSED AND ENACTED in regular session upon the second and final reading by the City Council of the City of Niceville, Florida this 10th day of February, 2026.

Daniel Henkel, Mayor

ATTEST

Wendy Farmer, City Clerk

Approved as to legal form and sufficiency
for the City of Niceville, only.

Steve Hall, City Attorney



F-2



City of Niceville

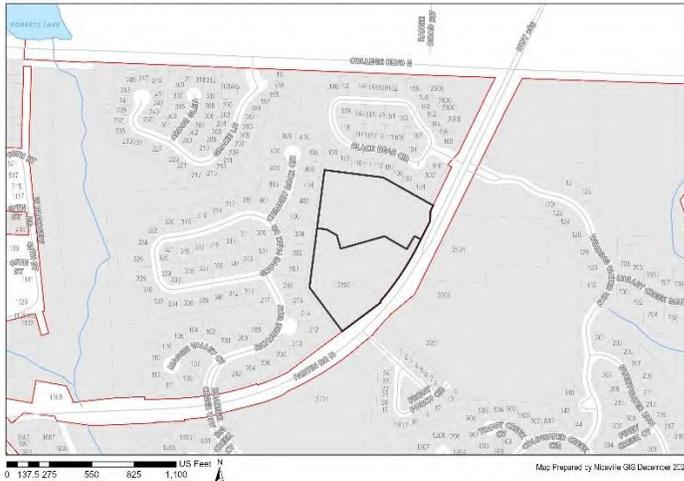
Zoning and Future Land Use Map Amendment

Community Development

Staff Analysis



Rezoning: 2300 Partin Drive N
PIN:05-1S-22-256B-0026-0000, 05-1S-22-256B-0040-0000



PROJECT TITLE:

2300 Parting Drive N & Adjacent Vacant Parcel Rezoning

PROPERTY INFORMATION:

- **Parcel ID #:**
05-1S-22-256B-0026-0000
05-1S-22-256B-0040-0000
- **Owners:**
C and C, LLC
ZHB, LLC
Partin Place Senior Living, LLC
- **Acreage: 12.45 +/-**

REZONING REQUEST:

The applicant is requesting an ordinance amending the Official Zoning Map from Public, Civic, Institutional (PCI) zoning district to Multi-family Residential (R-3) zoning district and to change the Future Land Use Map from Public, Civic, Institutional (PCI) to Medium Density Residential (MDR).

PUBLIC NOTICE:

Newspaper Ad Dates:

December 22, 2025

Mailed Notice:

To owners abutting and within 300 feet on December 19, 2025

Sign Notice:

Posted on property on December 16, 2025

Hearing Dates:

Planning Commission – January 5, 2026

City Council – January 13, 2026

RECOMMENDATION & SUMMARY OF CONSISTENCY REVIEW

STAFF: Recommends approval based on existing land use, proposed use of the property, and surrounding area.

PLANNING COMMISSION: Recommended approval 6 - 0.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed land use change is consistent with the currently adopted Comprehensive Plan as it relates to the Future Land Use Element. This proposed rezoning and future land use map amendment would provide for consistency with existing land use of the property.

COMPREHENSIVE PLAN POLICIES:

Policy 7.A.2.1 - During the land use plan amendment process the compatibility of adjacent future land use categories shall be considered as well as the potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 7.A.2.10 – – Medium Density Residential (MDR) Land Use Category. The MDR category is established to accommodate a maximum density of fifteen (15) dwelling units per acre. Permitted housing types are single-family detached homes, including zero-lot-line and cluster developments, manufactured homes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities, and independent living facilities are also permitted.

- a. Performance standards shall be established in the LDC to address townhomes, condominiums and apartments. These standards shall control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will screen these developments from low-density residential zoning districts.
- b. Multi-family development of more than 25 units shall provide recreational facilities to meet the needs of the population of the development

LAND DEVELOPMENT CODE REGULATIONS:

7.04.06 The R-1B, R-2, and R-3 single-family and multi-family residential districts are established for the purpose of providing a mixture of single-family, duplex, and low-intensity multi-family dwellings with a maximum density of fifteen (15) dwelling units per acre. The zoning regulations and performance standards are intended to promote design which is in character with the density, intensity and scale of the existing surrounding or adjacent neighborhoods.

NEIGHBORHOOD CHARACTERISTICS:

Direction	Zoning	Adjacent Existing Land Uses
North	R-1	SFR
South	PCI, C-1, PUD	School, Cemetery, SFR
East	PCI	Church
West	R-1	SFR

ALLOWED DEVELOPMENT AFTER CHANGE:

Multi-family residential, duplex, and low-intensity multi-family dwellings with a maximum density of fifteen (15) dwelling units per acre.

ALLOWED DEVELOPMENT WITHOUT CHANGE:

Development will have to fall within the category of the following, public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; public hospital facilities and health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; and other similar uses.

DENSITY AND DIMENSIONAL STANDARDS COMPARISON:

R-3 zoning:
 max. 15 du/acre
 minimum lot sizes, width and setback requirements would apply

BOARD OPTIONS:

- a. Recommend approval of the proposed rezoning, as presented.
- b. Recommend approval of the proposed rezoning, with changes.
- c. Recommend denial of the proposed rezoning, as presented.

ATTACHMENTS:

- 1) Applicants Letter of Petition

- 2) Maps (Zoning, FLUM)
- 3) Draft Ordinance



APPLICANT'S AFFIDAVIT OF OWNERSHIP & DESIGNATION OF AGENT

City of Niceville Building and Planning Department
208 Partin Drive N
Niceville, FL 32578

I. Ownership.

I, Chandler Huff, hereby attest to ownership of the property described below:

Parcel I.D. Number(s):

05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000

Location address:

2300 Partin Drive North, Niceville, FL 32578

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

Please complete the appropriate section below:

Individual

Corporation

Partnership

Provide Names of Officers:

Provide Names of General Partners:

Chandler Huff - C AND C,
LLC & Partin Place Senior
Living, LLC
Brandon Huff - ZHB, LLC

Dept. of State Registration No.:

99-4418760, 20-2051955 & 20-2052125

Name/Address of Registered Agent:

Chandler & Brandon Huff
4592 Hwy 20 East, Suite 1
Niceville, FL 32578

II. Designation of Applicant's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: Jenkins Engineering, Inc.
Address: 73 Eglin Pkwy NE, Suite 203, FWB, FL 32548
Contact Person: Matthew Zinke
Telephone No.: (850) 837-2448

III. Notice to Owner.

- A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

- B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

IV. Acknowledgement.

Individual

Signature

Print Name:

Address:

Phone:

Email:

Corporation Partnership
Partin Senior Place Living, LLC

Print Corporation Name C AND C, LLC
By: [Signature]

Signature

Print Name: Chandler Huff

Address: 4592 Hwy 20 E, Suite 1

Phone: (850) 897-6464

Email: chuff@huffhomes.net

Partnership
ZHB, LLC

Print Corporation Name
By: [Signature]

Signature

Print Name: Brandon Huff

Address: 4592 Hwy 20 E, Suite 1

Phone: (850) 897-6464

Email: chuff@huffhomes.net

Please use appropriate notary block.

STATE OF Florida

COUNTY OF Okaloosa

Individual

Before me, this 23 day of October, 2025 personally appeared

who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Corporation Partnership

Before me, this 23 day of October, 2025 personally appeared

Chandler Huff of _____ a _____ corporation,

on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Partnership

Before me, this 23 day of October, 2025 personally appeared

Brandon Huff partner/agent on behalf of _____

a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

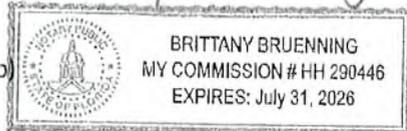
Personally known Y; or
Produced identification _____
Type of identification produced:

[Signature]
Signature of Notary

Print Name: Brittany Bruenning

Notary Public

(Notary Stamp)



My Commission Expires: July 31, 2026



Jenkins Engineering, Inc.
73 Eglin Pkwy NE, Suite 203
Fort Walton Beach, FL 32548
850-837-2448

November 24, 2025

Ms. Lisa Stanley
Senior Planner
City of Niceville Planning Department
208 N. Partin Dr.
Niceville, FL 32578

Subject: Request for Rezoning of Parcels 05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000

Dear Ms. Stanley,

As the Authorized Agent for Partin Place Senior Living, LLC, C AND C, LLC and ZHB, LLC, I respectfully request the City of Niceville to rezone parcel numbers 05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000, located on the west side of Partin Drive North, from their current PCI (Public, Civic, Institutional) zoning to R-3 (Multi-family Residential) zoning. I would also request that Future Land Use (FLU) Map for these parcels be changed from their current PCI (Public, Civic, Institutional) FLU to MDR (Medium Density Residential) FLU.

As the current PCI zoning does not allow for any type of residential use, the rezoning of these parcels will allow for the existing Assisted Living Facility opened in 2009 to be conforming and allow for the proposed construction of Independent Living duplexes on the remainder of the parcels as shown on the attached Concept Plan.

We appreciate your consideration of this request and look forward to working with City Staff to complete the rezoning and FLU amendment process. Please let us know if additional information or documentation is required. We would be happy to meet at your earliest convenience to discuss this matter further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew H. Zinke', is written over a light blue circular stamp.

Matthew H. Zinke, P.E.
Vice President

Cc: Chandler Huff – Partin Place Senior Living, LLC & C AND C, LLC
Brandon Huff – ZHB, LLC

Enc: Completed/Signed Niceville Application for Rezoning And / Or Land Use Change
Completed/Signed Niceville Agent Affidavit Form
Parcel Maps & Information
Warranty Deeds with Legal Descriptions
Corporate Information (Proof of Ownership)
Superior ILF Phase 2 Concept Plan

City of Niceville Rezoning



2300 Partin Dr N
PIN: 05-1S-22-256B-0026-0000
05-1S-22-256B-0040-0000

Proposed Zoning Change

From: Public Civic Institutional (PCI)
 To: Multi-Family Residential (R-3)

Future Land Use

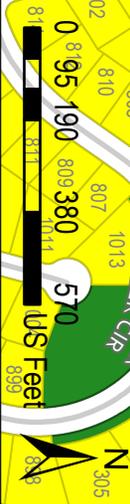
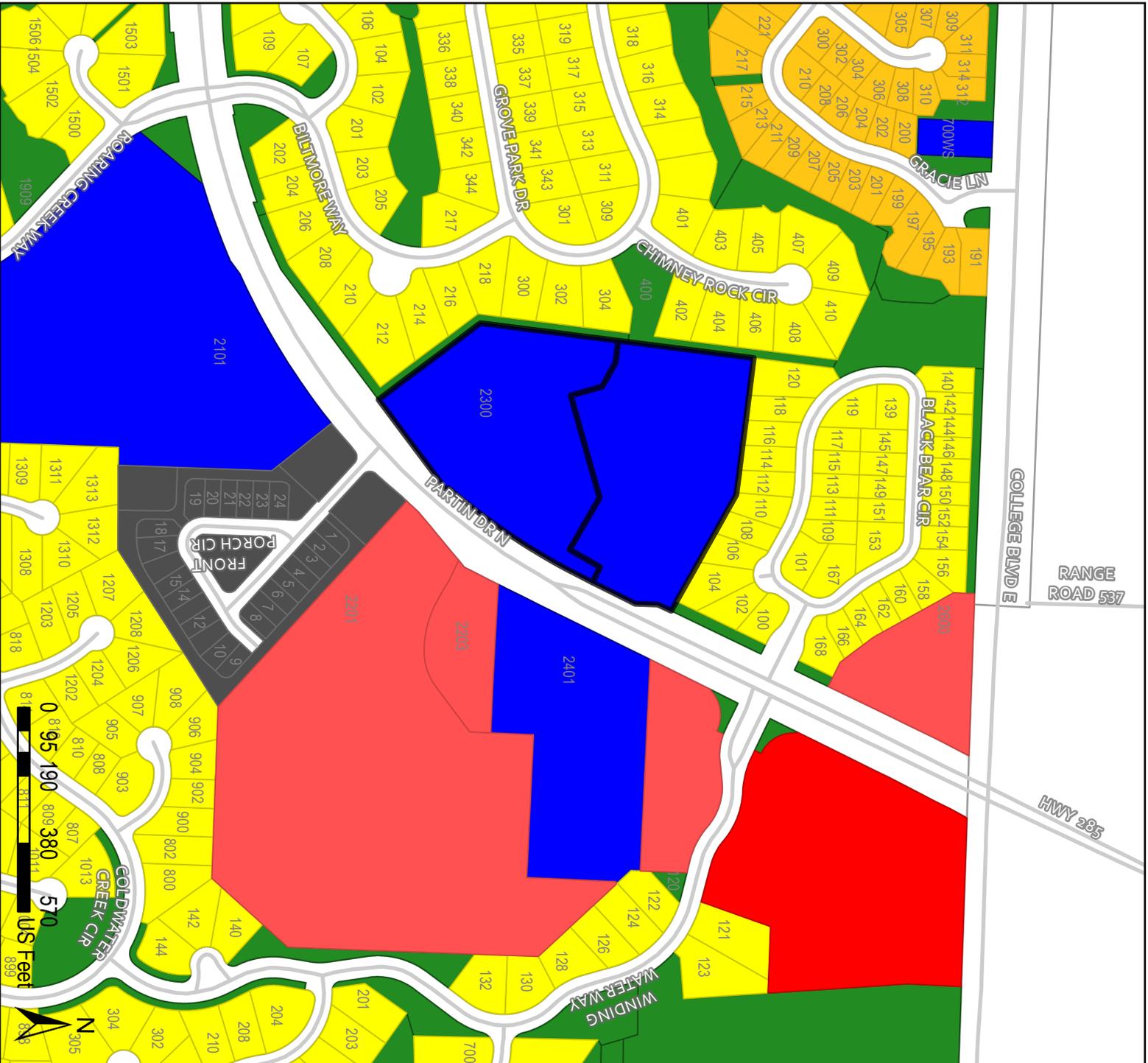
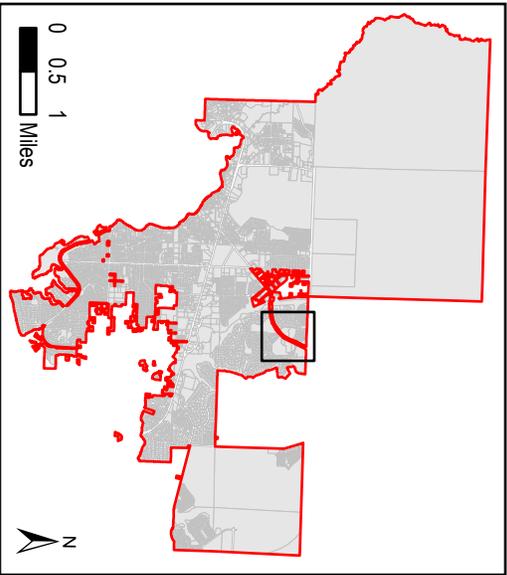
Current: Public Civic Institutional (PCI)
 Proposed: Medium Density Residential (MDR)

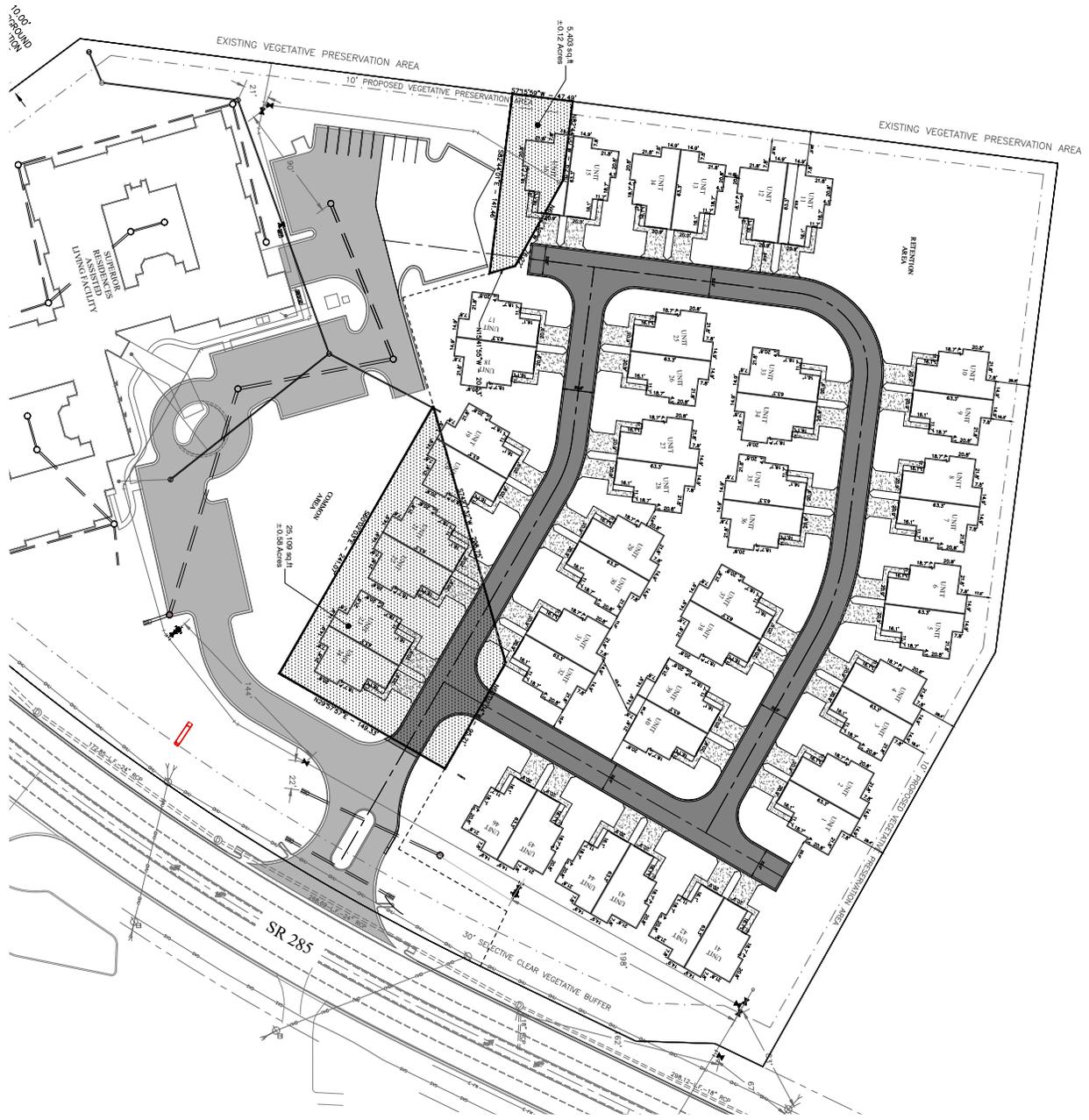
Total Acres: 12.48 +/-

Zoning

- CON - Conservation
- PCI - Public Civic Institutional
- R-1 - Single Family Residential (Maximum 5 DU/AC)
- R-1B - Single Family Residential (Maximum 8DU/AC)
- PUD - Planned Unit Development (Maximum Development 25 DU/AC)
- C-1 - Limited Commercial
- C-2 - General Commercial

Map Prepared by Niceville GIS December 2025





THIS DRAWING IS THE PROPERTY OF JENKINS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT



LEGEND:

- ASPHALTIC CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE

PROJECT STATISTICS:

PARCEL ID: 05-15-02-206-004-000
 LAND USE: RESIDENTIAL
 ZONING: R-10 (RESIDENTIAL)
 FUTURE LAND USE: NO (PUBLIC/COMMERCIAL)
 (SEE SHEET 01)
 (SEE SHEET 02)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 03)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 04)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 05)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 06)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 07)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 08)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 09)
 SUBJECT TO APPROVAL BY THE LAMONT ADVISORY COMMITTEE (SEE SHEET 10)

<p>CHS INVESTMENTS LLC</p> <p>SUPERIOR ILF PH 2</p> <p>CITY OF NICEVILLE, FLORIDA</p> <p>CONCEPTUAL SITE PLAN</p> <p>NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE</p>	<p>DATE: 08/11/25</p> <p>DESIGNED: MZMS</p> <p>DRAWN: MZMS</p> <p>SCALE: AS SHOWN</p>	<p>JOB: 24-430</p> <p>DATE: 08/11/25</p> <p>DESIGNED: MZMS</p> <p>DRAWN: MZMS</p> <p>SCALE: AS SHOWN</p>	<p>BY: [Signature]</p> <p>DATE: [Date]</p> <p>DESCRIPTION: [Description]</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	DESCRIPTION										<p> </p> <p> JENKINS ENGINEERING, INC. 73 EGLIN PARKWAY NE, SUITE 203 FORT WALTON BEACH, FLORIDA 32548 PHONE 850.837.2448 FAX 850.837.2450 JEICIVL.COM </p>
REV	DATE	DESCRIPTION															

ORDINANCE NO. 26-02-01

AN ORDINANCE OF THE CITY OF NICEVILLE, FLORIDA; AMENDING PART II, APPENDIX D LAND DEVELOPMENT CODE, ARTICLE 7, THE CODE OF ORDINANCES OF NICEVILLE, FLORIDA; PERTAINING TO PARCEL ID NO. 05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000; APPROVING AMENDMENT TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED ON THE ATTACHED MAP; PROVIDING FOR AMENDMENTS TO THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT FUTURE LAND USE MAP AS DEPICTED ON THE ATTACHED MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

SECTION 1: AUTHORITY. The authority for enactment of this Ordinance is Section 166.021, Florida Statutes and the City Charter.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Florida Statutes establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the City of Niceville Planning Commission, on January 5, 2026 held an advertised public hearing for this proposed Ordinance, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended that the City Council hold a public hearing to adopt the Ordinance; and

WHEREAS, The City Council January 13, 2026 held an advertised public hearing for the first reading of this proposed Ordinance, which provided for comments and public participation in process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, The City Council has considered the proposed amendment of the Land Development Code Official Zoning Map and received public comment at an advertised public hearing for the final reading of the proposed Ordinance on February 10, 2026 and the Council is now ready to adopt the proposed amendment to the Official Zoning Map;

NOW, THEREFORE, be it ordained by the City Council of the City of Niceville, Florida as follows:

SECTION 3. RECITALS. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 4. OFFICIAL ZONING MAP AMENDMENT. The City Council hereby adopts the following amendment to the Official Zoning Map which will be updated consistent with the action of the City Council as set forth in this Ordinance:

1. The applicant requests to amend the adopted Official Zoning Map district designation on an amendment area that is approximately 12.45 +/- acres in size.
2. The amendment area is identified by parcel number 05-1S-22-256B-0026-0000 & 05-1S-22-256B-0040-0000.
3. The amendment area is currently designated Public, Civic, Institutional (PCI) on the Future Land Use Map adopted within the Niceville Comprehensive Plan.
4. The amendment area is currently designated Public, Civic, Institutional (PCI) on the Official Zoning Map.
5. Upon the legally effective date of this Ordinance, the Official Zoning Map District for the amendment area will be designated as Multi-family Residential (R-3) as shown on Exhibit 1, attached.
6. Upon the legally effective date of this Ordinance, the Future Land Use Map designation for the amendment area will be Medium Density Residential (MDR) as shown on Exhibit 2, attached.
7. Any future development under this amendment will be required to meet all of the standards of the City of Niceville Comprehensive Plan and Land Development Code.

SECTION 5. CODIFICATION. Section 4 of this Ordinance will be incorporated into the Code of Ordinances of the City of Niceville. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion will be deemed separate, distinct, and independent provision, and such holding will not affect the validity of the remaining portions of this Ordinance.

SECTION 7. SCRIVENER'S ERRORS. It is the intention of the City Council of Niceville Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Niceville Code of Ordinances and to that end, the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section" or "article" or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Attorney without public hearing, by filing a corrected or recodified copy with the Clerk of Courts.

SECTION 8. CONFLICTS. If a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of such conflict, as permitted under the law.

SECTION 9. MODIFICATIONS. It is the intent of the Niceville City Council, that the provisions of this ordinance may be modified as a result of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the ordinance adopted _____ by _____ the _____ Council.

SECTION 10. EFFECTIVE DATE. The effective date of the Comprehensive Plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

ADOPTED in regular session this 10th day of February 2026.

ATTEST:

MAYOR – DANIEL HENKEL

CITY CLERK – WENDY FARMER

ORDINANCE 26-02-01 EXHIBIT 1

City of Niceville Rezoning



2300 Partin Dr N
 PIN: 05-1S-22-256B-0026-0000
 05-1S-22-256B-0040-0000

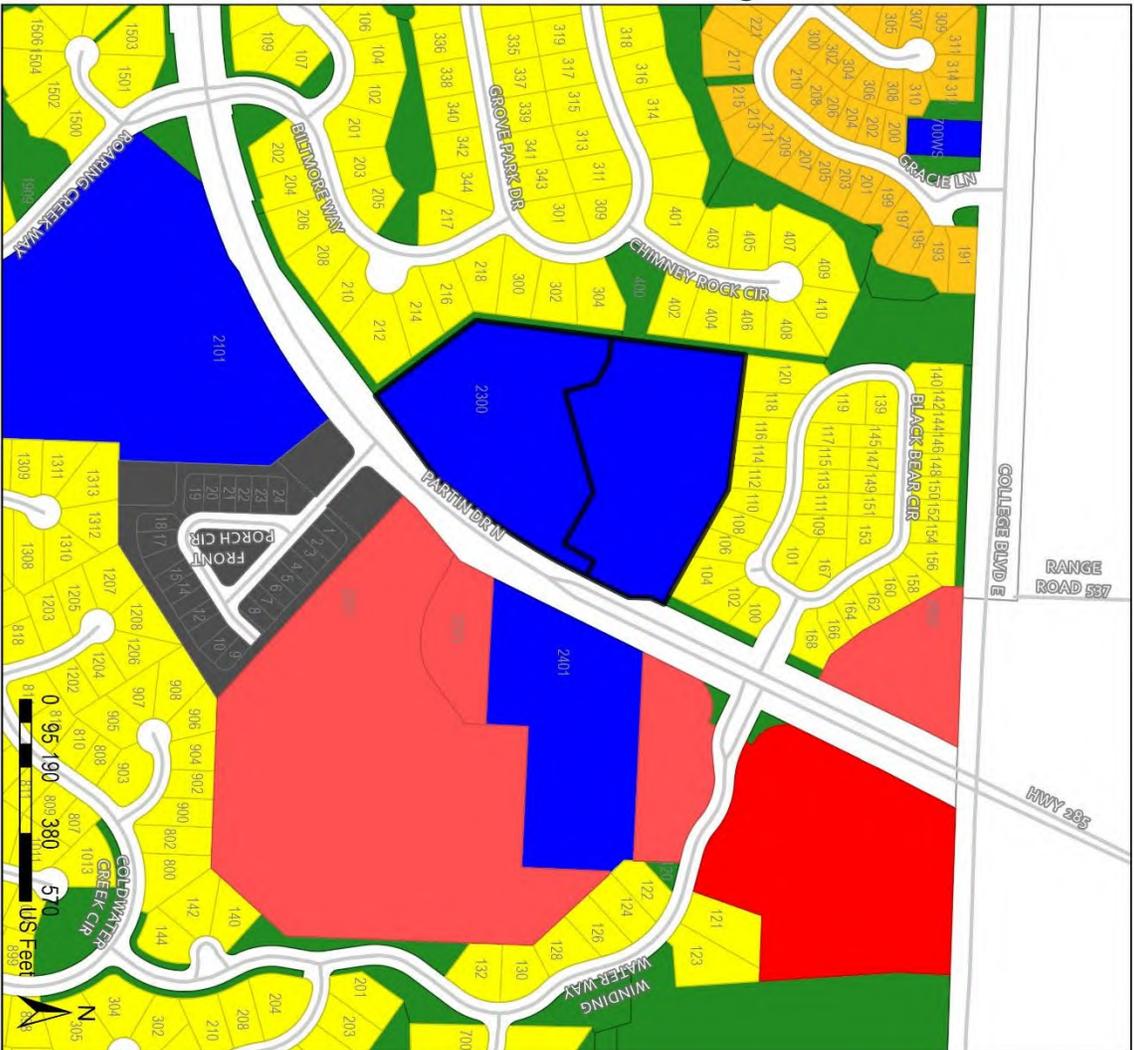
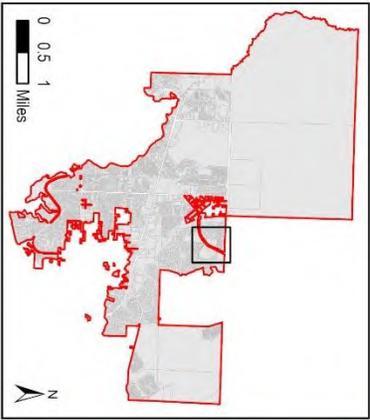
Proposed Zoning Change
 From: Public Civic Institutional (PCI)
 To: Multi-Family Residential (R-3)

Future Land Use
 Current: Public Civic Institutional (PCI)
 Proposed: Medium Density Residential (MDR)

Total Acres: 12.48 +/-

- Zoning**
- CON - Conservation
 - PCT - Public Civic Institutional
 - R-1 - Single Family Residential (Maximum 5 DU/AC)
 - R-1B - Single Family Residential (Maximum 8DU/AC)
 - PUD - Planned Unit Development (Maximum Development 25 DU/AC)
 - C-1 - Limited Commercial
 - C-2 - General Commercial

Map Prepared by Niceville GIS December 2025



ORDINANCE 26-02-01 EXHIBIT 2

City of Niceville Future Land Use



2300 Partin Dr N
PIN: 05-1S-22-256B-0026-0000
05-1S-22-256B-0040-0000

Future Land Use Change

Current: Public Civic Institutional (PCI)
 Proposed: Medium Density Residential (MDR)

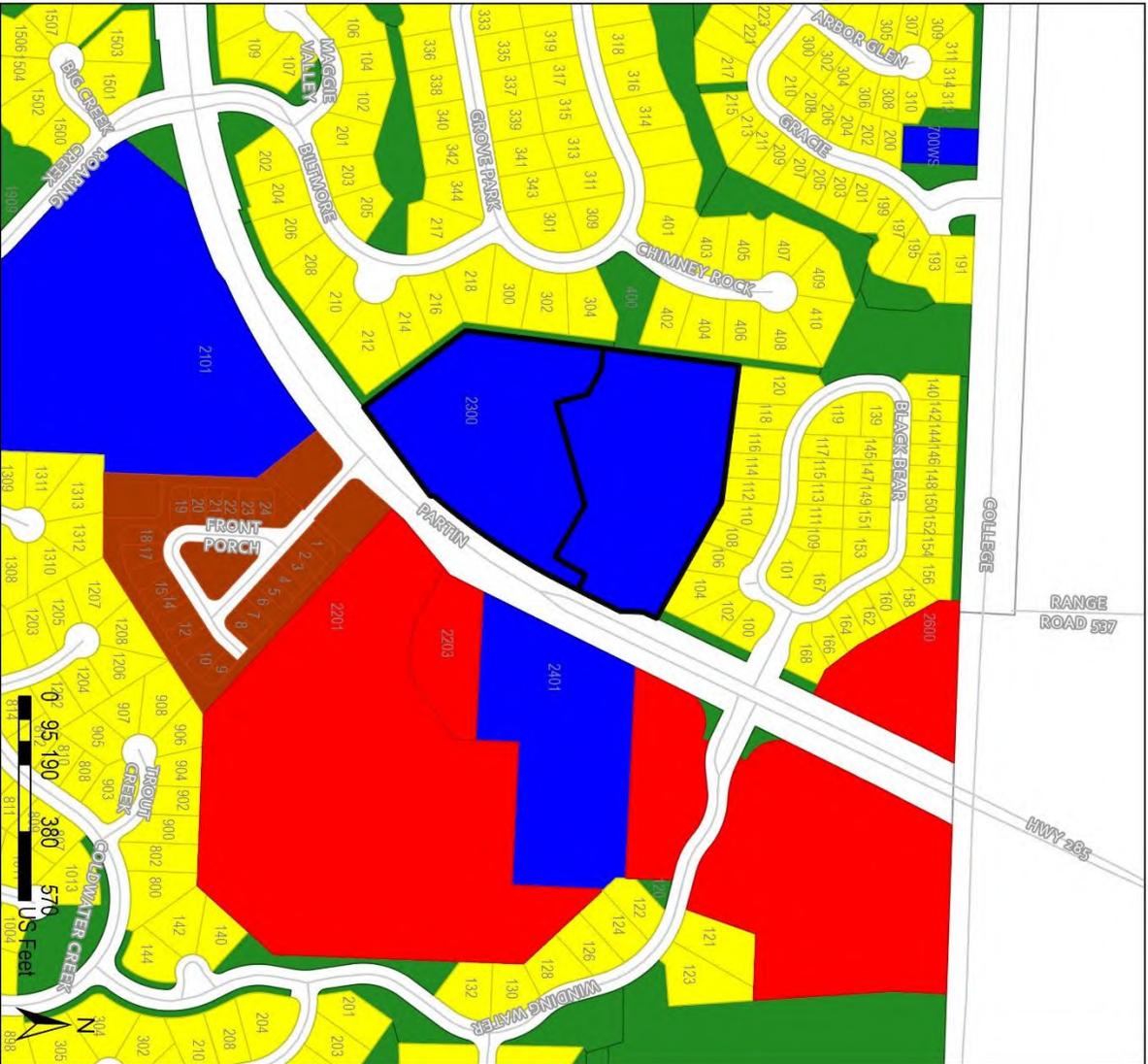
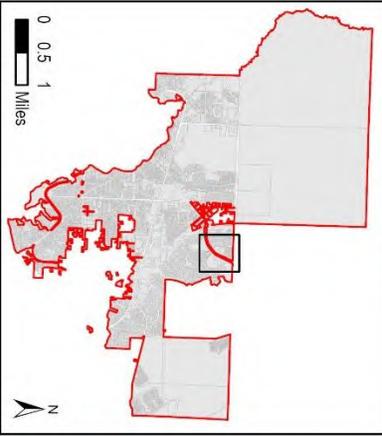
Proposed Zoning Change

From: Public Civic Institutional (PCI)
 To: Multi-Family Residential (R-3)

Total Acres: 12.48 +/-

- Future Land Use**
- CON - Conservation
 - PCI - Public Civic Institutional
 - LDR - Low Density Residential
 - MU - Mixed Use
 - C - Commercial

Map Prepared by Niceville GIS December 2025





Public Comments Received
for Item

Christopher Frassetto

From: Denny T <denny.tutwiler@gmail.com>
Sent: Monday, December 22, 2025 8:15 PM
To: Christopher Frassetto
Subject: Preserve at Swift Creek Resident Input on 2300 Partin Dr Re-zoning
Attachments: Independent Living Facility.pdf; ThePreservePlan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

City of Niceville I.T. Notice, External Sender:

** Do not be quick to click! **

Niceville City Planning Commission,

I am writing to express my concern regarding the proposed redoing of 2300 Partin Dr N and adjacent parcel from PCI to R3.

Bottom line - I do NOT have a problem with the rezoning, but I in NO WAY support the proposed engineering design presented by the Huffs and the Residences. The proposed layout ELIMINATES the 25' vegetative buffer zone on the legal, binding recorded survey/plat for the Preserve at Swift Creek which was recorded on 10/21/2009.

My wife and I walked the property which is now the Preserve in 2010 a day after the trees had been cleared and red clay was put down for the street. The realtor for Valparaiso Realty and Huff Homes, Roy Sutton, formerly of Wilson Minger Century 21, walked the property as we looked at the (most desirable) lots which back up to the parcel owned by the Residences at Partin. Mr Sutton explained that in the future, there would be more construction and possibly independent living type cottages, but we were ASSURED that there would always be a buffer of 25' of woods as recorded on the plat.

When we started construction, Brandon Huff and Rich Lange, the Huffs builder for our subdivision, both assured the buyers along the property backing up to the Residences that there would be a buffer. The lots were sold based upon this "promise", which Huff Homes is now trying to do away with. (These lots also required the larger floor plan!) The homes along this portion of the Preserve sell quickly as there are no neighbors behind our property. If your commission allows the builder to eradicate this PROMISED and currently legally REQUIRED 25' buffer zone, it will affect the selling price, which will affect comparisons for the entire neighborhood and potentially the Plantation and Swift Creek proper.

Another concern is there are 2 (possibly more) Perigren Falcons (see attached photos for proof) and a Bobcat which live in the trees in the wooded area between the existing Residences and the property line for The Preserve. While these animals are not endangered, but per Florida Statue 259.1055, the Falcon's habitats are protected under the federal Migratory Bird Treaty Act and state laws, which safeguard the birds, their nests, and their eggs. Active nests cannot be disturbed or removed without a permit, ensuring their conservation and protection.

In conclusion, I have no issue with rezoning to R3 zoning, however, the planning commission should inform the developer they need to re-design the proposed layout to include the 25' vegetative preserve buffer zone. This was promised to entice buyers to purchase the adjacent lots and build a larger floor plan. This buffer zone preserves the value of the homes affected and lastly (and possibly most importantly) this buffer zone preserves the habitat of a protected species. Florida FWC would have to approve any destruction of the forested area in question. I will be reaching out to my contacts at FWC for more guidance.

Promises made should be promises KEPT. Keep the buffer.

Should you have any question regarding my input please contact me at this email or 850-368-1821

Thank you,

Denson Tutwiler
108 Black Bear Circle

Attachments:
Preserve Plan
Proposed Residence Plan
Falcon Photos (one on Rocky Bayou couch sign and another on my fence)





Christopher Frasseti

From: Steven McClendon <steven.g.mcclendon@gmail.com>
Sent: Monday, December 22, 2025 8:38 PM
To: Christopher Frasseti
Subject: Rezoning of 2300 Partin Dr N

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Sir,

I am writing to provide feedback on the proposed rezoning of 2300 Partin N and the adjacent lot from PCI to MDR. I believe this rezoning would be a mistake and would put the City of Niceville in a poor position to adequately meet the needs of its residents. These lots are the last vacant lots in Niceville (as far as my research shows) that are zoned PCI. These lots should be retained for Public, Civic, or Institutional use. Where else will the City of Niceville find space to add recreation facilities or increase the capacity of utilities? Even if there is no perceived need for another PCI facility at this time, the simple fact that Niceville is growing and will need infrastructure to support that growth is enough to keep this land zoned as PCI. There are several other options for MDR housing but none for PCI. I recommend keeping 2300 Partin N and the adjacent lot zoned as PCI.

Steven McClendon



F-3



STAFF MEMORANDUM

Date: December 17, 2025
From: David Deitch City Manager
To: Niceville City Council
RE: Amendment to FY2026 Budget – Ordinance Number 26-02-02

Action Requested:

Motion to approve amendments to the Fiscal Year 2026 budget for the General Fund, Discretionary Surtax Fund, and Water and Sewer Fund.

Background:

We are proposing changes to accounts in the General Fund, Discretionary Surtax Fund and the Water and Sewer Fund. The changes are identified below:

General Fund Revenues:

- FDOT (Federal Pass-Through) grants of \$22,500, \$20,000, and \$26,000 for Teen Driver Safety, Distracted Driving, and Impaired Driving campaigns, respectively.
- FDOT (Federal Pass-Through) grant in the amount of \$350,000 for the Crossings Boulevard Connector Road and Multiuse Trail. The required local match of \$274,930 will come in the form of donated property.
- FDOC Defense Infrastructure Grant (DIG) in the amount of \$396,800 for the Architectural and Engineering plans and specifications for a new Fire Station, and related site prep. The required local match of \$119,500 will be provided via in-house labor.

General Fund Expenditures:

- Increase Police Department Overtime in the amount of \$61,500 related to the 3 FDOT grants referenced above.
- Increase Police Department Training in the amount of \$1,600 for Officer training related to the FDOT Teen Driver Safety Grant.

- Increase Police Department Equipment in the amount of \$5,400 related to the FDOT Teen Driver Safety Grant.

The result of these budget amendments is neutral, since budgeted revenues and budgeted expenditures are equal.

Discretionary Surtax Fund Expenditures:

- Increase Infrastructure Project Expense by \$300,000 relating to the additional city contribution (originally \$750,000) for the Meigs Park Rehabilitation Project.

The result of this budget amendment will cause the use of \$300,000 in Discretionary Surtax Fund Unrestricted Reserves. The unaudited reserves in this fund were \$2,657,734 as of September 30.

Water and Sewer Fund Revenues:

- FDEP grant for the new Well #12 project in the amount of \$250,000. This offsets the estimated expense of \$250,000 for design engineering and permitting already in the budget.

Funding Source: Aside from the Discretionary Surtax Funds using a portion of Unrestricted Reserves, no additional funding is required to implement this ordinance.

Recommendation: Motion to approve Ordinance 26-02-02.

ORDINANCE NO. 26-02-02

AN ORDINANCE ADOPTING AMENDED BUDGET CHANGES FOR THE CITY OF NICEVILLE FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025; AN ORDINANCE ADOPTING AND APPROVING THE APPROPRIATIONS SET FORTH IN SAID BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF NICEVILLE, FLORIDA:

Section 1: The Adopted Budget for the fiscal year commencing October 1, 2025 and ending September 30, 2026 for the City of Niceville, Florida, is amended as follows and is hereby officially adopted:

General Fund FY2026 Adopted Budget Revenues

Account	Adopted Budget	Revision	Amended Budget
001.000.331.510.00	-0-	68,500	68,500
001.000.331.520.00	-0-	350,000	350,000
001.000.331.220.10	-0-	396,800	396,800
General Fund Total Revenues	20,207,745	815,800	21,023,545

General Fund FY2026 Adopted Budget Expenditures

Account	Adopted Budget	Revision	Amended Budget
001.200.521.134.02	-0-	61,500	61,500
001.200.521.491.00	25,000	1,600	26,600
001.200.521.520.00	91,000	5,400	96,400
001.300.522.310.00	13,100	396,800	409,900
001.500.590.630.00	-0-	350,000	350,000
General Fund Total Expenditures	20,207,745	815,300	21,023,545

Discretionary Surtax Fund FY2026 Adopted Budget Revenues

Account	Adopted Budget	Revision	Amended Budget
125.000.398.000.99	974,930	300,000	1,274,930
Discretionary Surtax Fund Total Revenues	2,984,930	300,000	3,284,930

Discretionary Surtax Fund FY2026 Adopted Budget Expenditures

Account	Adopted Budget	Revision	Amended Budget
125.125.541.630.07	750,000	300,000	1,050,000
Discretionary Surtax Fund Total Revenues	2,984,930	300,000	3,284,930

Water & Sewer Fund FY2026 Adopted Budget Revenues

Account	Adopted Budget	Revision	Amended Budget
400.000.334.360.00	-0-	250,000	250,000
Water and Sewer Fund Total Revenues	21,503,869	250,000	21,753,869

Section 2: This Ordinance shall become effective as provided by law.

PASSED AND ENACTED in regular session upon the second and final reading by the City Council of the City of Niceville, Florida this 10th day of February, 2026

Daniel Henkel, Mayor

ATTEST:

Wendy Farmer, City Clerk



F-4



STAFF MEMORANDUM

Date: January 27, 2026
From: David Deitch (City Manager)
To: Niceville City Council
RE: Urban Forestry Committee Appointment – Resolution Number 26-01-01

Action Requested:

Approval of Resolution 26-01-01 appointing members to the City of Niceville’s Urban Forestry Committee

Background: The City Council passed Ordinance 25-10-03 on 18 November 2025 which established an Urban Forestry Advisory Committee. In accordance with this Ordinance, the City Council is required to appoint five members to this Committee. The recommended individuals have the required residence status, employment status, training, or experience to serve on this committee. The recommended members are:

1. Representative from the City’s Parks Department: Chrystal Hisey
2. Representative from the City’s Public Works Department: Johnathan Laird
3. Citizen with knowledge or experience in arboriculture, horticulture, or landscape management: Mr. John Yost
4. Representative from the UF/IFAS Extension Office or Florida Forestry Service, Florida Department of Agriculture and Consumer Services: Mr. Rob Calley
5. One citizen-at-large residing within the City of Niceville: Tracy Mank, Debbie Lewis, Mark Gallegos, or Dan McKervey

Funding: None required. This ordinance imposes no fiscal impact on the City.

Options:

1. Choose Citizen-at-large appointee and approve Resolution 26-01-01
2. Deny Resolution 26-01-01
3. Postpone action
4. Modify the Resolution

STAFF RECOMMENDATION

Choose a resident for the City-at-large position and approve Resolution 26-01-01 as presented.

RESOLUTION NO. 26-01-01

**A RESOLUTION OF THE CITY OF NICEVILLE, FLORIDA,
APPOINTING MEMBERS TO THE CITY OF NICEVILLE'S URBAN
FORESTRY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the City Council of the City of Niceville has determined that the protection of trees on public property within the City of Niceville is not only desirable, but essential to the present and future health, safety, and welfare of all residents; and

WHEREAS, the City Council of the City of Niceville passed Ordinance 25-10-03 on 18 November 2025 which established an Urban Forestry Advisor Committee, and;

WHEREAS, the City Council of the City of Niceville is required to appoint five members to the Urban Forestry Committee,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Niceville appoints the following individuals to serve on the Niceville Urban Forestry Committee.

1. Representative from the City's Parks Department: Chrystal Hisey
2. Representative from the City's Public Works Department: Johnathan Laird
3. Citizen with knowledge or experience in arboriculture, horticulture, or landscape management: Mr. John Yost
4. Representative from the UF/IFAS Extension Office or Florida Forestry Service, Florida Department of Agriculture and Consumer Services: Mr. Rob Calley
5. One citizen-at-large residing within the City of Niceville:

PASSED AND ADOPTED in regular session of the Niceville City Council on this 10th day of February 2026.

Daniel Henkel, Mayor

ATTEST:

Wendy Farmer, City Clerk



F-5



STAFF MEMORANDUM

Date: January 26, 2026
From: David Deitch (City Manager)
To: Niceville City Council
RE: Interlocal Agreement between Niceville and Valparaiso for Fire Administrative Services
– Resolution Number 26-02-01

Action Requested

Approval of Resolution 26-02-01 authorizing the Interlocal Agreement between the City of Niceville and the City of Valparaiso for the provision of fire administrative leadership and fire prevention services.

Background

Since approximately April 2025, the City of Valparaiso has been actively working to establish its own municipal fire department. While meaningful progress has been made, those efforts were significantly disrupted in November 2025 when Valparaiso was required to terminate the employment of its fire chief. As a result, the City of Valparaiso has operated without permanent fire leadership during a critical development phase of its department.

Recognizing both the operational challenges this creates, and the potential public safety risks associated with a leadership gap, the City of Niceville has an opportunity to support our neighboring community while reinforcing regional emergency preparedness. To that end, staff proposes entering into an interlocal agreement under which Niceville will provide experienced fire administrative leadership and fire prevention services to Valparaiso.

The proposed agreement allows Valparaiso immediate access to proven professional expertise, ensuring continuity of command, compliance with applicable standards, and effective oversight of fire operations and prevention efforts. The specific scope of services is detailed in the proposed Interlocal Agreement and the accompanying memorandum from Chief Kukulus.

Financial Considerations

In consideration for these services, the City of Valparaiso will compensate the City of Niceville in the amount of \$10,000 per month. The agreement is limited to Fiscal Year 2026 and may be terminated by either party with 30 days' written notice, ensuring flexibility and minimal long-term risk.

Notably, the Valparaiso City Commission unanimously approved this agreement at its January Commission meeting, underscoring their confidence in Niceville's leadership and the mutual benefits of this partnership.

Funding Impact

No additional funding is required. Any costs incurred by the City of Niceville will be fully offset by revenue received from the City of Valparaiso.

Options

1. Approve Resolution 26-02-01
2. Deny Resolution 26-02-01
3. Postpone action
4. Modify the Resolution

Staff Recommendation

Approve Resolution 26-02-01 as presented. Approval of this agreement strengthens regional cooperation, enhances public safety, and allows the City of Niceville to leverage its professional expertise in a fiscally responsible manner, benefiting both communities without financial risk to Niceville residents.

RESOLUTION NO. 26-02-01

RESOLUTION OF THE CITY OF NICEVILLE, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT FOR FIRE ADMINISTRATIVE SERVICES BETWEEN THE CITY OF NICEVILLE, FLORIDA AND THE CITY OF VALPARAISO, FLORIDA

WHEREAS, § 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969” provides that local government units may contract with each other to exercise jointly any power, privilege or authority which such agencies share in common which for purposes of this Agreement includes providing fire, emergency rescue, and medical services within their jurisdictional boundaries (collectively “Fire Services”); and

WHEREAS, Niceville and Valparaiso are municipalities within the boundaries of Okaloosa County, Florida; and

WHEREAS, both Niceville and Valparaiso meet the definition of a “public agency” as defined in 163.01(3)(b); and

WHEREAS, Valparaiso desires to provide a high level of effective Fire Services in conjunction and in harmony with its fiscal policies and sound economic judgement; and

WHEREAS, Valparaiso has requested that Niceville furnish Fire Administrative Services within the jurisdictional boundaries of Valparaiso; and

WHEREAS, the Valparaiso Commission and the Niceville City Council have determined that this Agreement is the most efficient method to fulfill Valparaiso’s desire to provide Fire Administrative Services to its citizens, businesses, and visitors in a responsible manner; and

WHEREAS, this Agreement between Niceville and Valparaiso requires the concurrence and approval of the Niceville City Council and the Valparaiso Commissioners.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Niceville does hereby approve this interlocal agreement for fire administrative services between the City of Niceville, Florida and the City of Valparaiso, Florida.

PASSED AND ADOPTED in regular session of the Niceville City Council on this 13th day of January 2026.

Daniel Henkel, Mayor

ATTEST:

Wendy Farmer, City Clerk



**Fire Chief Alex Kukulus
Niceville Fire Department**

The NFD/VFD contract for administrative services provides for access to all of NFD's administrative staff and services including the Fire Chief, Fire Marshal, Administrative Assistant, Operations Division Chief, and EMS/Training Chief. This presents a temporary alternative to hiring a singular Fire Chief that is responsible for all of the following roles & responsibilities that would be provided by NFD.

- **Fire Chief Oversight-** The NFD Fire Chief will serve as the interim Fire Chief for Valparaiso until such time that the city chooses to permanently fill the position. These responsibilities include oversight of all of the following services, representation at city/community meetings, budget management, personnel & employment oversight, representation at local/State/Federal meetings and incidents, and general operational guidance amongst other things.
- **Fire Prevention Services-** NFD currently has a Fire Marshal (and additional future Fire Inspector) that is responsible for overseeing all fire prevention related activities. This includes plan review for new occupancies and businesses, routine fire inspections, fire pre-plan development, and public education activities.
- **EMS Program-** NFD is currently in the process of enhancing its EMS level of service to Advanced Life Support (ALS) through the addition and training of several new Paramedics. VFD would be invited to participate in this training if personnel were interested.
- **Training Program-** A new 2 year training curriculum and schedule that is compliant with NFPA & ISO guidelines is in development. VFD personnel would be included in these deliveries to ensure competency in all essential fire & EMS knowledge, skills, and abilities.
- **Administrative Assistance-** NFD currently has a full-time administrative assistant that helps manage consistency and accuracy in developing monthly staff reports, payroll, public interface, training/credential management, public records requests, staff assistance, etc.
- **Battalion Chiefs-** Will assist in day to day management of operational personnel, staffing management, mentorship/coaching, SOP/SOG adherence, incident management, and general oversight.
- **Leadership Training-** Upcoming leadership training for NFD personnel will include a year-long investment in officer development and leadership skills.
- **Redundancy & Depth of Resources-** Under jointly managed fire agencies, crews will be able to attend training opportunities while secondary crews provide coverage within the cities. Coordination of resources will ensure that one unit is always available during scheduled activities to provide emergency response. Additional depth of resources will also provide for more personnel and apparatus during multi-company assigned emergencies.
- **Upcoming ISO Review-** The Insurance Services Office (ISO) is scheduled to revisit regional agencies this Spring to conduct a comprehensive review of the fire department's capabilities including dispatch, water supply, training, and resource deployment. While NFD prepares its documents for this effort, VFD's documents can be compiled concurrently.
- **Cost-** The goal of the proposed fee for services was to be approximately equivalent to the cost associated with a full-time Fire Chief including roll-up costs such as benefits, pension contributions, uniforms, vehicle, and other related fees.

INTERLOCAL AGREEMENT FOR FIRE ADMINISTRATIVE SERVICES

THIS AGREEMENT is made and entered into by and between the **CITY OF NICEVILLE, FLORIDA** (hereinafter “Niceville”) a municipal corporation of the State of Florida whose address is 208 Partin Drive North, Niceville, FL 32578 and the **CITY OF VALPARAISO, FLORIDA** (hereinafter “Valparaiso”) a municipal corporation of the State of Florida whose address is 465 Valparaiso Parkway, Valparaiso, FL 32580.

WHEREAS, § 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969” provides that local government units may contract with each other to exercise jointly any power, privilege or authority which such agencies share in common which for purposes of this Agreement includes providing fire, emergency rescue, and medical services within their jurisdictional boundaries (collectively “Fire Services”); and

WHEREAS, Niceville and Valparaiso are municipalities within the boundaries of Okaloosa County, Florida; and

WHEREAS, both Niceville and Valparaiso meet the definition of a “public agency” as defined in 163.01(3)(b); and

WHEREAS, Valparaiso desires to provide a high level of effective Fire Services in conjunction and in harmony with its fiscal policies and sound economic judgement; and

WHEREAS, Valparaiso has requested that Niceville furnish Fire Administrative Services within the jurisdictional boundaries of Valparaiso; and

WHEREAS, Niceville shall duly and competently perform the Fire Administrative Services and responsibilities as outlined below for Valparaiso; and

WHEREAS, the Valparaiso Commission and the Niceville City Council have determined that this Agreement is the most efficient method to fulfill Valparaiso’s desire to provide Fire Administrative Services to its citizens, businesses, and visitors in a responsible manner; and

WHEREAS, Niceville has indicated its willingness to accept and fulfill the responsibilities hereinbefore described for the term of this Agreement; and

WHEREAS, this Agreement for Fire Administrative Services is not intended by the parties, nor shall be interpreted to be a transfer, consolidation, or merger within the meaning of those terms for constitutional or statutory purposes or for any other purpose whatsoever and it is the intent of the parties that this Agreement shall at all times be interpreted and administered consistent with the parties’ intent; and

WHEREAS, this Agreement between Niceville and Valparaiso requires the concurrence and approval of the Niceville City Council and the Valparaiso Commissioners.

NOW THEREFORE, in consideration of the mutual promises contained herein and given each party to the other, the parties do covenant and agree as follows:

1. RECITALS: The recitals included above form an integral part of this Agreement and are hereby incorporated herein.

2. MUNICIPAL POWERS: By appropriate Resolution, the Valparaiso Commission shall vest with Niceville, to the extent allowed by applicable law, the authority and power to the extent necessary or desirable to perform the Fire Administrative Services herein throughout the term of this Agreement. Valparaiso similarly retains the right to control the level of Fire Services provided under this Agreement through mutual written consent with Niceville. Pursuant to §163.01(5), Florida Statutes, Valparaiso shall adopt a Resolution expressly delegating to Niceville the authority necessary to perform the administrative and command functions described herein. This Agreement does not abolish the Valparaiso Fire Department, and Valparaiso retains the authority to resume full responsibility for fire administrative services upon termination, subject to the transition provisions of this Agreement.

3. RIGHT OF CONTROL: Niceville shall have and maintain the responsibility for providing the level of Fire Administrative Services outlined in this Agreement and as directed by Valparaiso consistent with this Agreement. Niceville shall exercise operational control of administrative fire service functions as outlined herein; however, such control shall not be construed to create a joint-employer, co-employer, or borrowing-employee relationship.

4. INTERAGENCY COORDINATION: The Niceville Fire Chief, or his designee, shall to the extent feasible, coordinate Fire Services functions, including special events, special community duties, individual complaints, and unanticipated events requiring Fire Services involvement with the Valparaiso Fire Commissioner or their designee. At least monthly, or as requested by Valparaiso, the Fire Chief, or his designee, will attend Valparaiso Commission meetings and shall make reports and information available to Valparaiso officials regarding Fire Administrative Services provided under this Agreement within the jurisdictional limits of Valparaiso. Reports, administrative records, inspection logs, and enforcement files generated by Niceville shall remain Niceville records until transferred pursuant to Section 17 upon termination.

5. CONSIDERATION: The annual cost for services to be performed by Niceville under this Agreement shall be One Hundred-Twenty Thousand Dollars (\$120,000). Valparaiso shall pay Niceville Ten Thousand Dollars (\$10,000) monthly. Monthly payments are due no later than the 15th day of the month beginning January 1, 2026.

6. ADMINISTRATIVE SERVICES: The Niceville Fire Chief is hereby designated as the statutory administrator of the cooperative undertaking as required by §163.01(5)(f), Florida Statutes. The Administrator shall perform all required oversight and statutory reporting functions. Accordingly, Niceville agrees to provide general management and administrative oversight of Valparaiso's fire department staff and operations. This oversight shall include interim Fire Chief roles and responsibilities (as outlined below) and administrative support for staff and public inquiries. Niceville fire department shall also provide fire inspection services to ensure Florida Fire Prevention Code enforcement and coordinate fire prevention and education activities generally managed by fire departments within the City of Valparaiso. Niceville Fire Department Command Staff and support personnel will provide necessary administrative and command support for these firefighting personnel. Subject to the terms of this Agreement, the Fire Chief shall have management authority over the Valparaiso Fire Department and personnel, including but not limited to the following:

a.) Day-to-day operations

- b.) Employee assignments and job duties
- c.) Staffing
- d.) Allocation of resources
- f.) Personnel management including discipline in accordance with Valparaiso policies and procedures.
- g.) Development and management of the fire department budget with expenditure authority consistent with Valparaiso policy and procedure.
- h.) Implementation of policies and procedures.
- i.) All duties and responsibilities of the Valparaiso Fire Chief as set forth in the City's job descriptions.

Upon termination, all administrative files, inspection records, digital operational data, and related public records created by Niceville in performing services under this Agreement shall be transferred to Valparaiso within ten (10) business days, in compliance with Chapter 119, Florida Statutes.

7. SERVICE COVERAGE: Both parties agree Valparaiso shall provide and maintain, on a 24-hour basis, one (1) assigned engine company at the Valparaiso Fire Station located at 431 Valparaiso Parkway, Valparaiso FL 32580. Any additional Fire Services staffing and/or resources needed to address an emergency incident in Valparaiso shall be received through mutual or automatic aid agreements with local fire departments and through established Emergency Management Plans.

8. EMPLOYMENT DECISIONS: Nothing in this Agreement shall be construed to create a joint-employer, co-employer, or borrowing-employee relationship under federal or state law. Each party shall remain solely responsible for the wages, benefits, workers' compensation, and employment-related liabilities of its own employees. During the term of this Agreement:

a. All Niceville personnel performing services under this Agreement shall be employees of Niceville and under the command and control of the Niceville Fire Department. Niceville shall be responsible for the hiring, training, assignment, discipline, and dismissal of these employees. Nothing herein shall be construed to create any successor employer relationship by and between Valparaiso and Niceville employees.

b. Both current and future Valparaiso firefighters will be employees of Valparaiso. Nothing herein shall be construed to create any successor employer relationship by and between Niceville and Valparaiso employees.

c. Valparaiso firefighters will be under the operational command and control of the Niceville Fire Chief. The Chief, acting in compliance with Valparaiso HR policies, shall be responsible for assignments, training, and discipline/dismissal recommendations of all Valparaiso firefighters.

d. Niceville will assist Valparaiso with recruiting, hiring, and training of Valparaiso firefighters. Valparaiso will be solely responsible for advertising for its firefighter positions, setting employment standards for all Valparaiso firefighters, establishing position descriptions and all associated HR duties and responsibilities. Additionally, Valparaiso will be solely responsible for covering the costs associated with any pre-hiring processes including, but not limited to, required background checks, medical screenings, physical requirements, drug testing, and all other established Valparaiso employment requirements.

e. Valparaiso will be solely responsible for all pay and benefits of Valparaiso Fire Department personnel.

9. FIRE STATION:

- a. Valparaiso will continue to own the Valparaiso fire station and will be solely responsible for insuring, repairing, maintaining, and/or improving the Valparaiso fire station.
- b. Valparaiso shall pay for the water, electricity, sewer, garbage pickup, telephone, cable and internet service, and all other necessary utilities for the Valparaiso fire station.
- c. Niceville does not assume any financial liability or responsibility for the Valparaiso fire station.

10. FIRE DEPARTMENT RESOURCES: It is specifically intended by both parties that ownership of all Valparaiso Fire Department tools, equipment, safety gear, vehicles, and apparatus (collectively “Firefighting Equipment”) will remain with Valparaiso. Valparaiso is solely responsible for purchasing, insuring, maintaining, repairing, or replacing Valparaiso Firefighting Equipment. Firefighting Equipment for use in Valparaiso shall be continuously maintained and in a constant state of readiness.

11. INSURANCE: During the term of this Agreement, Valparaiso shall maintain liability, workers’ compensation, and other required insurance consistent with §768.28, Florida Statutes, and shall name Niceville as an additional insured for all operations arising from or relating to fire administrative services and provide coverage limits up to \$1,000,000 per claim. Valparaiso will provide Niceville written proof of all such insurance coverages within thirty (30) days of the effective date of this agreement.

12. INDEMNIFICATION AND HOLD HARMLESS:

Each party shall be responsible for the negligent acts and omissions of its own officers, employees, and agents acting within the course and scope of employment, subject to the monetary limitations of §768.28, Florida Statutes. Nothing herein shall be construed as a waiver of sovereign immunity. No party assumes liability for the acts of the other. Any award of attorney’s fees shall be limited to the statutory caps of §768.28..

In no event, will the indemnity amount of either Niceville or Valparaiso under this Agreement exceed the sovereign immunity limits as set forth in Florida Statute, Section 768.28.

13. NOTICES: All notices required by this Agreement shall be in writing and provided by certified or registered mail return receipt requested or by email as follows:

- a. City of Valparaiso: City of Valparaiso, Attn: Mayor Smith, 465 Valparaiso Parkway, Valparaiso FL 32580.
- b. City of Niceville: City of Niceville, Attn: City Manager, 208 Partin Drive North, Niceville FL 32578

14. TERM: This Agreement shall take effect on January 1, 2026 at 12:01 AM (“Effective Date”) and shall continue in effect thereafter until September 30, 2026 at 12:00 PM, unless terminated earlier as set forth in section 15 of this Agreement. Renewals will be in writing and must be agreed upon by both parties.

15. TERMINATION, RIGHT TO CURE, AND AMENDMENT OF AGREEMENT: Should either Valparaiso or Niceville determine that it is in their respective best interests to terminate this Agreement, notice of termination shall be delivered in writing to the other party no less than thirty (30) calendar days prior to the requested termination date without penalty. This Agreement may be terminated at any time without notice upon mutual consent of the parties.

Either party may terminate this Agreement upon a material breach after written notice to cure the material breach. Any material breach shall be corrected within thirty (30) calendar days of the written notice of a material breach. All notices of breach, termination, or requests to amend this Agreement shall be delivered in writing in the manner required by section 13 of this Agreement. Upon termination, Niceville shall provide transition assistance for up to thirty (30) days, including transfer of administrative documents, operational records, inspection data, and other public records created under this Agreement.

16. NO PROHIBITIONS: Both parties represent unto the other that they are not aware of any legal prohibitions, whether grounded in Federal, State, County, or Municipal law, which prevents the parties from entering into this Agreement.

17. NO UNINTENDED BENEFICIARIES: In no event shall this Agreement confer upon any third person, party, corporation, or entity the right to any cause of action or damages against any party hereto.

18. NO JOINT VENTURE OR PARTNERSHIP: Nothing contained herein shall be construed by either party to establish a joint venture or partnership between the parties.

19. SCOPE OF AGREEMENT: This Agreement reflects the full and complete understanding of the parties regarding its subject matter. This Agreement supersedes and voids any other agreements entered into by and between the parties hereto and may be modified or amended only by a written document signed by all the parties hereto.

20. CONFLICT RESOLUTION: In the event of any disputes, conflicts, or disagreements regarding the interpretation or enforcement of the terms and conditions of this Agreement, both parties agree to follow the Florida Governmental Conflict Resolution Act. Each party will pay their own costs and expenses. Nothing in this section shall be construed as a waiver of sovereign immunity or the damage limitations of §768.28, Florida Statutes. This mediation requirement is a condition precedent for either party to file a cause of action in a court of law and shall survive the termination of the Agreement.

21. GOVERNING LAW AND VENUE: This Agreement and all of the rights and obligations of the parties hereto shall be governed both procedurally and substantively by and construed according to the laws of the State of Florida. The parties further agree that the exclusive venue and jurisdiction regarding judicial determination of the rights or obligations of either party under the Agreement, and any litigation relating to this Agreement, shall be the State of Florida in the First Judicial Circuit, in and for Okaloosa County, Florida.

22. FILING: The parties are hereby authorized and directed after approval to file this Agreement with the Clerk of the Circuit Court of Okaloosa County, Florida, for recording in the public records of Okaloosa County, Florida as provided for in § 163.01(11), Florida Statutes.

23. WAIVER: No waiver of any provision hereof shall be effective unless made in writing and signed by both parties. The failure of any party to require the performance of any term or obligation of this Agreement, or the waiver by any party of any breach of this Agreement, shall not prevent any subsequent enforcement of such term or obligation or be deemed a waiver of any subsequent breach.

24. EXTRAORDINARY INCIDENT COSTS: Valparaiso shall reimburse Niceville for all extraordinary personnel, apparatus, overtime, and material costs incurred during multi-alarm fires, hazardous materials events, mass-casualty incidents, or other emergencies requiring deployment beyond standard staffing levels. Reimbursement shall be made within sixty (60) days of invoice.

25. AUDIT RIGHTS: The parties shall have the right to audit compliance with operational, financial, and insurance obligations under this Agreement upon reasonable notice to the other at the requesting party's expense.

26. JURY TRIAL: IN THE EVENT THAT LITIGATION IS FILED BY ANY PARTY RELATING IN ANY WAY TO THIS AGREEMENT, THEN BOTH PARTIES AGREE THAT THEY HEREBY WAIVE ANY RIGHT TO A JURY TRIAL ON ANY ISSUE ARISING OUT OF OR RELATING TO THIS AGREEMENT, ANY COURSE OF DEALINGS BETWEEN THE PARTIES, AND ANY ALLEGED ORAL AGREEMENT BETWEEN THE PARTIES.

CITY OF VALPARAISO, FLORIDA

ATTEST:

By _____
Tammy Johnson, City Clerk

By: _____
Hubert B. Smith, Mayor

Approved as to form:

Hayward Dykes, City Attorney

CITY OF NICEVILLE, FLORIDA

ATTEST:

By _____
Wendy Farmer, City Clerk

By: _____
Daniel Henkel, Mayor

Approved as to form:

Steven K. Hall, City Attorney



F-6



STAFF MEMORANDUM

Date: January 29, 2026
From: David Deitch (City Manager)
To: Niceville City Council
RE: Amendment to Interlocal Agreement Between Okaloosa County and Niceville for
Redevelopment of Meigs Park – Resolution Number 26-02-03

Action Requested

Approval of Resolution 26-02-03, amending the interlocal agreement between Okaloosa County and the City of Niceville to ensure the successful redevelopment of Meigs Park.

Background

In January 2024, Okaloosa County and the City of Niceville entered into an interlocal agreement to redevelop Meigs Park, establishing the scope of improvements, funding responsibilities, and long-term maintenance obligations. The project represents a shared investment in a valued community asset and reflects both governments' commitment to enhancing public recreational spaces.

Following execution of the agreement, the County solicited construction bids and received six proposals. Despite strong market interest, all bids exceeded the City's and County's approved budgets, with the lowest bid coming in at nearly \$900,000 above the combined authorized funding. This outcome reflects current construction market conditions rather than deficiencies in project planning.

In response, City and County staff worked collaboratively and in good faith to identify cost-saving measures and value-engineering opportunities. While meaningful reductions were achieved, they were not sufficient to fully offset the increased costs without compromising the project's core scope and quality.

To address this gap and allow the project to proceed, this amendment provides a measured, conditional funding solution. Under the amended agreement:

- The City of Niceville agrees to contribute up to an additional \$300,000, *only if necessary* to complete the project.
- Okaloosa County will likewise contribute up to an additional \$350,000, *only if required*.

Importantly, these contributions are not automatic and will be utilized solely to the extent needed to close the funding gap and deliver the project as intended.

The City has confirmed that sufficient funds are available within its Surtax reserves to cover this potential obligation, ensuring no adverse impact on other priorities or services.

Funding

Up to \$300,000, if required, in addition to the \$750,000 previously approved by City Council for the Meigs Park redevelopment.

Options

1. Approve Resolution 26-02-03
2. Deny Resolution 26-02-03
3. Postpone action
4. Modify the Ordinance

Staff Recommendation

Approve Resolution 26-02-03 as presented. Approval ensures that this long-planned, jointly supported project can move forward despite unforeseen market conditions, preserves the partnership between the City and County, and protects the community's investment in Meigs Park through a fiscally responsible and conditional funding approach.

RESOLUTION NO. 26-02-03

A RESOLUTION OF THE CITY OF NICEVILLE, FLORIDA, AMENDING THE INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY, FLORIDA AND THE CITY OF NICEVILLE, FLORIDA FOR THE REDEVELOPMENT OF MEIGS PARK TO INCLUDE PROPOSED IMPROVEMENTS, ADDITIONAL FUNDING, RESPONSIBILITIES OF THE PARTIES, AND ONGOING MAINTENANCE THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the parties previously entered into an Interlocal Agreement in January 2024 related to the redevelopment of Meigs Park (“Project”) wherein the parties agreed to plan, fund, and construct their portions of the Project; and

WHEREAS, the parties wish to amend the Agreement to modify each party’s responsibilities for the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Niceville does hereby approve the amendment to the interlocal agreement for the redevelopment of Meigs Park between the City of Niceville, Florida and Okaloosa County, Florida.

PASSED AND ADOPTED in regular session of the Niceville City Council on this 10th day of February 2026.

Daniel Henkel, Mayor

ATTEST:

Wendy Farmer, City Clerk

**FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
BETWEEN OKALOOSA COUNTY AND CITY OF NICEVILLE
FOR THE REDEVELOPMENT OF MEIGS PARK**

THIS AMENDMENT is made and entered into this ___ day of _____, 2026 by and between **OKALOOSA COUNTY**, a political subdivision of the State of Florida (“County”), and the **CITY OF NICEVILLE**, a municipal corporation organized under the laws of the State of Florida (“City”) (collectively, the County and City will hereinafter be referred to as the “Parties”) and hereby amends the Interlocal Agreement between the County and City entered into on January 16, 2024 (“Agreement”).

WHEREAS, the parties previously entered into an Agreement related to the redevelopment of Meigs Park (“Project”) wherein the parties agreed to plan, fund, and construct their portions of the Project; and

WHEREAS, the parties wish to amend the Agreement to modify each party’s responsibilities for the Project.

NOW THEREFORE, in consideration of the foregoing and the mutual obligations set forth below, the parties, intending to be legally bound, agree as follows:

Section 1. Amendment to Agreement. Section 7 of the Agreement shall be deleted in its entirety and replaced with the following:

Section 7. City and County Responsibilities for the Project.

A. The Project shall be funded as follows:

1. \$1,250,000 from an FDEP Grant issued to the County; and
2. A guaranteed payment not to exceed \$750,000 from the City; and
3. An additional contingency fee not to exceed \$300,000 will be paid by the City if, and only if, necessary and required; and
4. A guaranteed payment not to exceed \$750,000 from the County; and
5. An additional contingency fee not to exceed \$350,000, will be paid by the County if, and only if, necessary and required.
6. Any expenditures beyond the total Project funding of \$3,400,000.00 (the cumulative sum of items 1-5 above) shall require mutual agreement by both Parties for additional funding.

B. After the FDEP Grant funds have been expensed the Parties agree to fund the complete costs of the project at a rate of 50% County and 50% City up to the limits established above for the City. The Parties agree that the City will receive credit for in-kind contributions of services and materials, which offset the cash costs of completion, not to exceed \$150,000.00 in value, of the Project. The value

of these services and materials will be supported by documentation provided to the County by the City before contribution and credit is agreed upon.

- C. These funds shall be used to construct a large new ADA playground, an artificial turf miracle league baseball field, quarter mile asphalt walking track, large pavilion with quiet room, bathroom facility, fencing, parking areas, and stormwater improvements.
- D. The Parties agree that the City will fund its portion of the Project costs specified in Section A.2 above in four (4) quarterly installments of up to \$250,000 as needed and requested by the County to cover costs projected for the next quarter. The first installment will be paid within ten (10) business days of this Agreement being fully executed. The County will provide an accounting of all costs paid that are associated with the Project and shall provide copies of paid invoices to the City upon request. If the Project is complete and the County is holding excess funds, which the City provided to the County, then the County shall return such excess funds to the City within forty-five (45) days of the final completion of the Project.
- E. Pre-construction: the City agrees to:
 - 1. Provide utility hookups to within 5ft of the pavilion and bathroom facility; utilities are to include power, water, and sewer. The utility hookups will be paid by the City and credited against its share of the costs listed in Section 7(A) and are to include all associated fees.
- F. Post-construction: the City agrees to:
 - 1. Maintain the Park and all the facilities associated with the Park in a good, safe, and operating condition; and
 - 2. Comply with any post-construction, grant requirements from the State of Florida related to any ongoing use/reuse of the Park and hold the County harmless from compliance with those grant conditions.
- G. The City is relieved of its obligations and responsibilities listed in Section 7 of the original Interlocal Agreement, dated 16 January 2024.

Section 2. All Other Provisions Remain in Effect. Except as specifically modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the last date and year written below.

OKALOOSA COUNTY, FLORIDA

CITY OF NICEVILLE, FLORIDA

By: _____
Robert A. "Trey" Goodwin, III, Chairman

By: _____
Daniel Henkel, Mayor

Date: _____

Date: _____

ATTEST:

ATTEST:

Brad E. Embry, Clerk

Wendy Farmer, City Clerk



G-1



G-2

Event Volume

Generated: Monday, February 2 07:06:54 2026

Jurisdiction: JUR.NV

Time granularity: MONTH

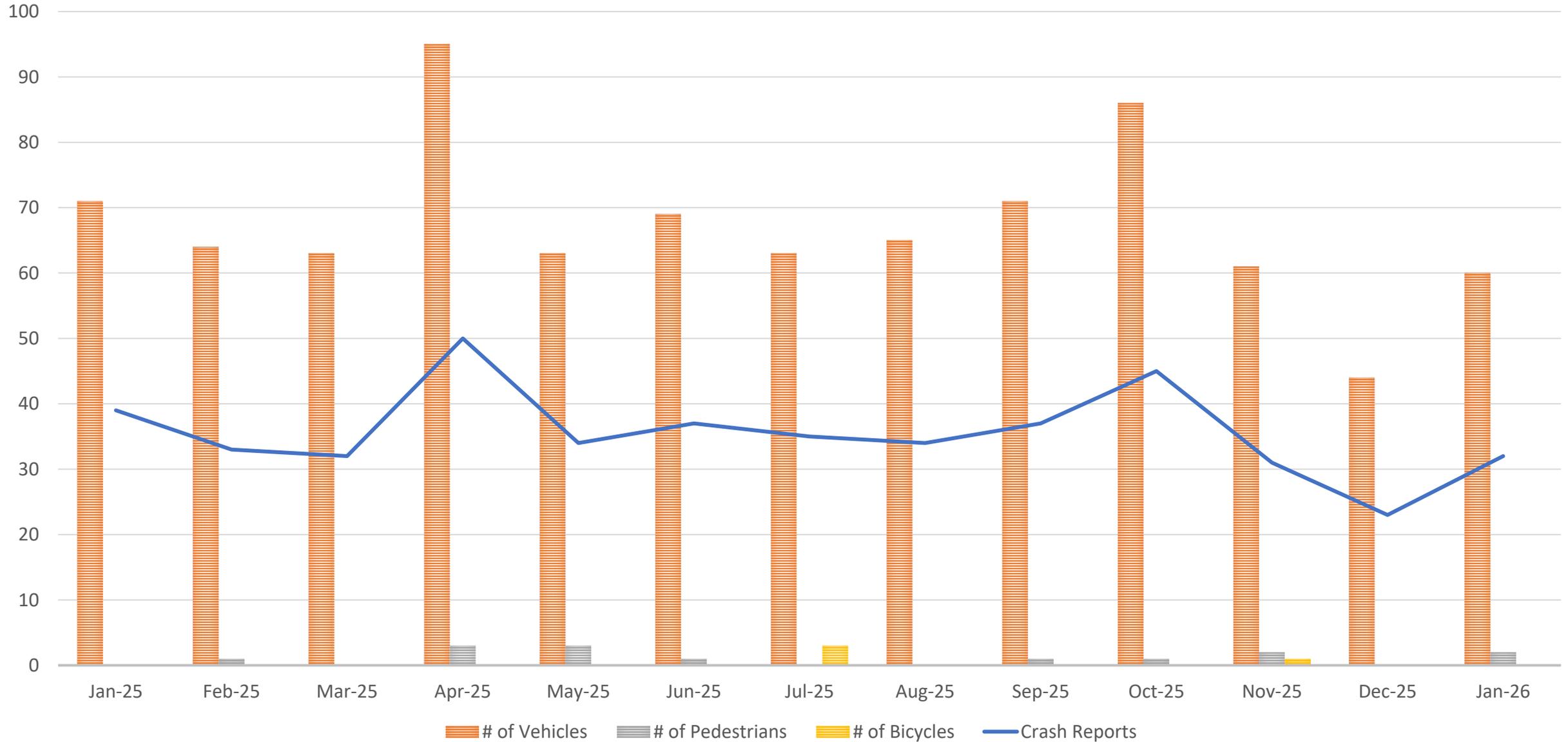
Location numbers: 77202,77203,77200,77201

Date range: Thursday, January 1 00:00:00 2026 - Saturday, January 31 00:00:00 2026

Date Range	Site Number/Location	Total Events	Total Rejected Events	Events Pending Altumint Review	Police Queue to be Approved	Police Approved	Mailed Citations	Warning	Average Speed per violation
January 2026	4 locations	1307	250	22	165	846	846	0	
-	90 Block Palm Blvd N NB (77200)	306	47	3	44	205	205	0	34.97
-	90 Block Palm Blvd N SB (77201)	295	49	3	41	199	199	0	34.04
-	200 Block Partin Dr N NB (77202)	189	60	3	23	99	99	0	40.32
-	200 Block Partin Dr N SB (77203)	517	94	13	57	343	343	0	42.52

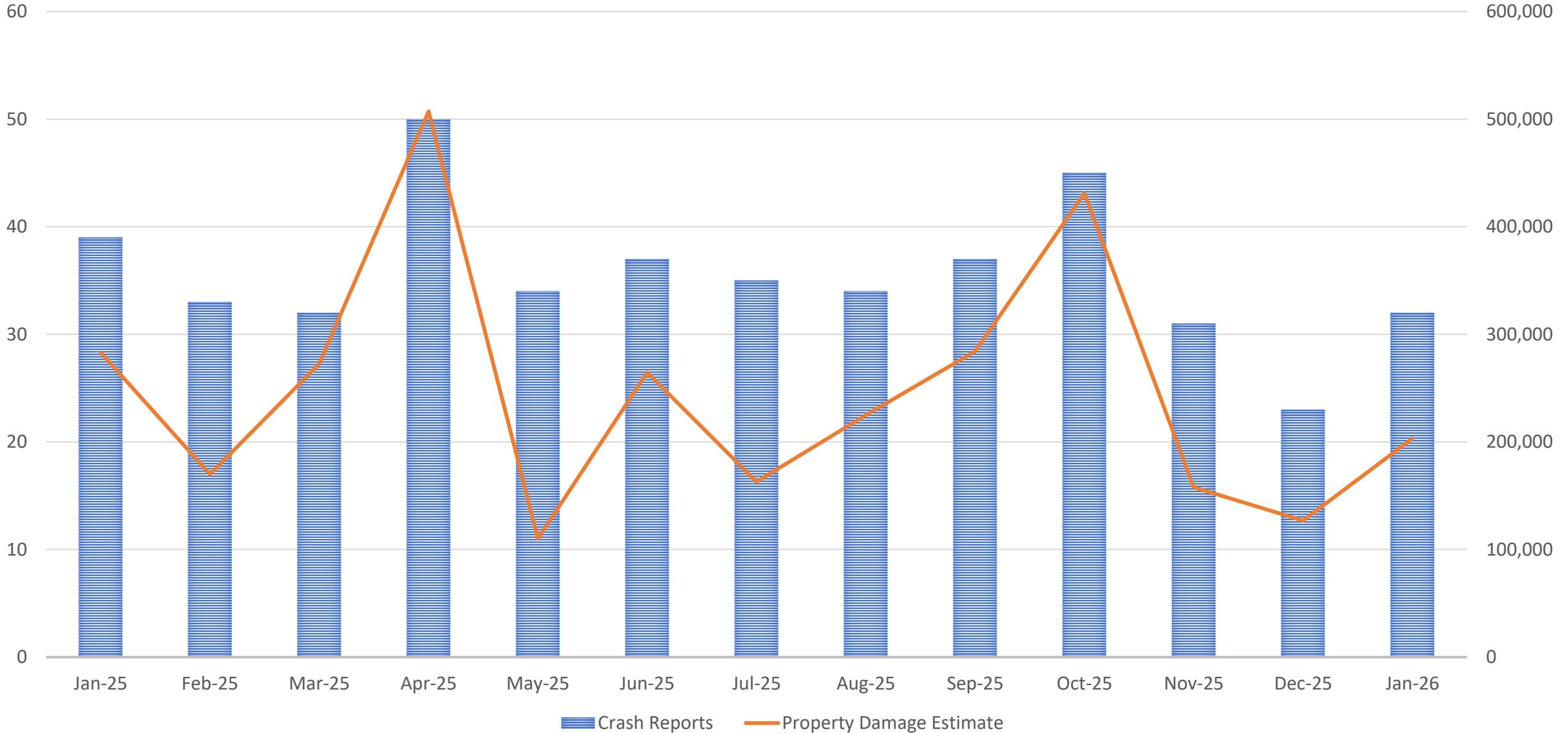
Traffic Reports

January 2025 – January 2026



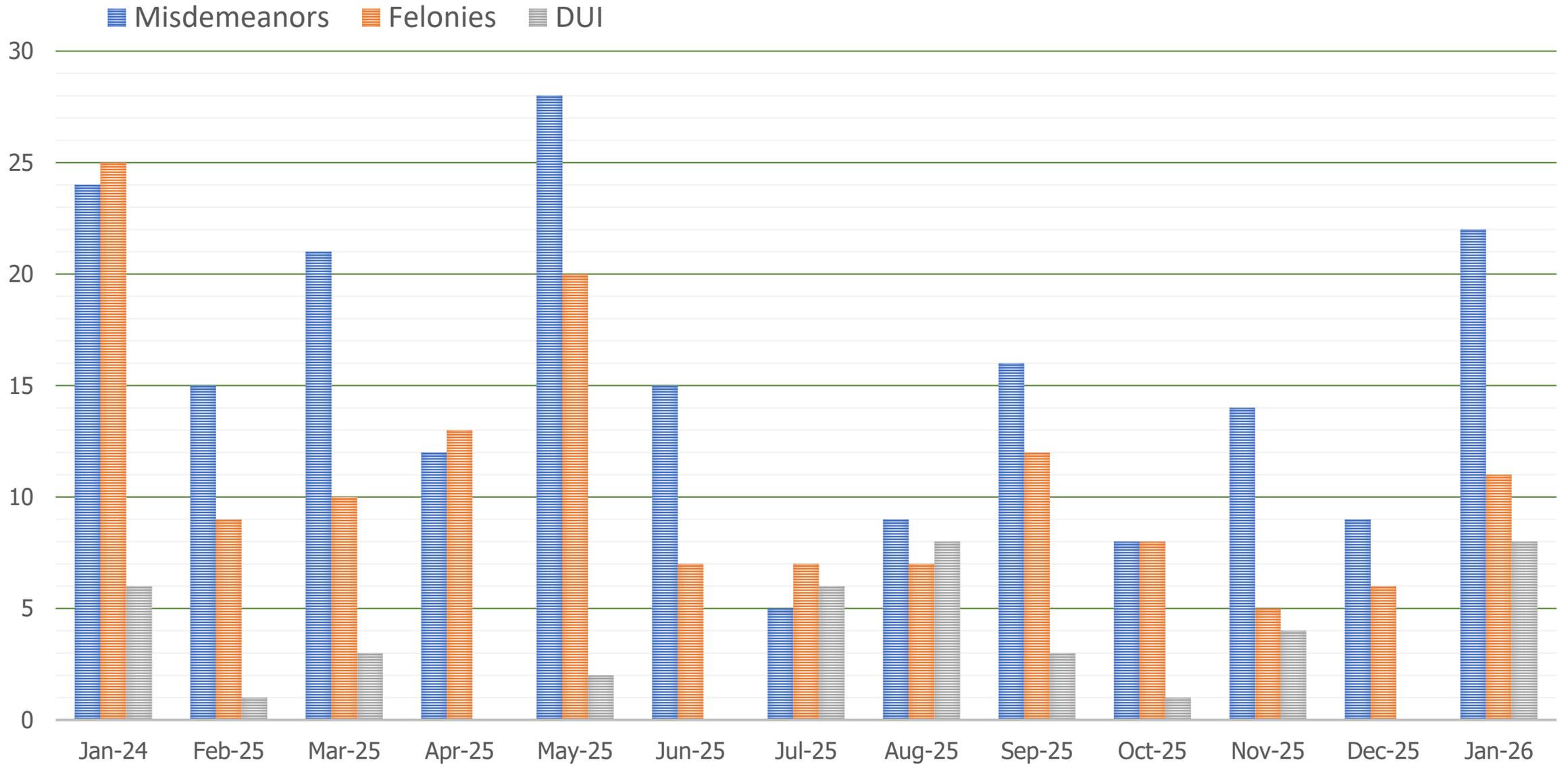
Traffic Reports

January 2025 – January 2026



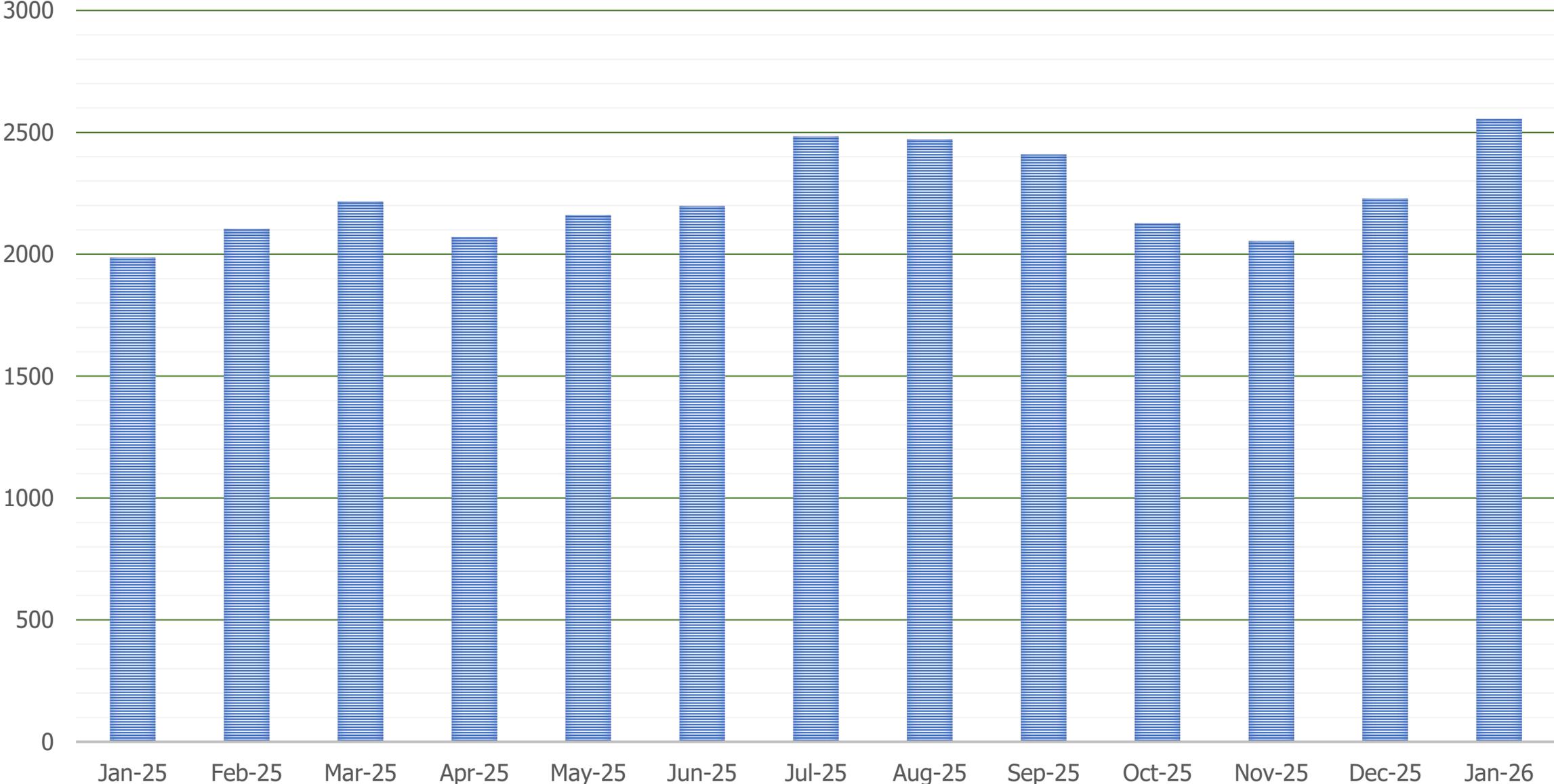
Misdemeanors, Felonies & DUIs

January 2025 – January 2026



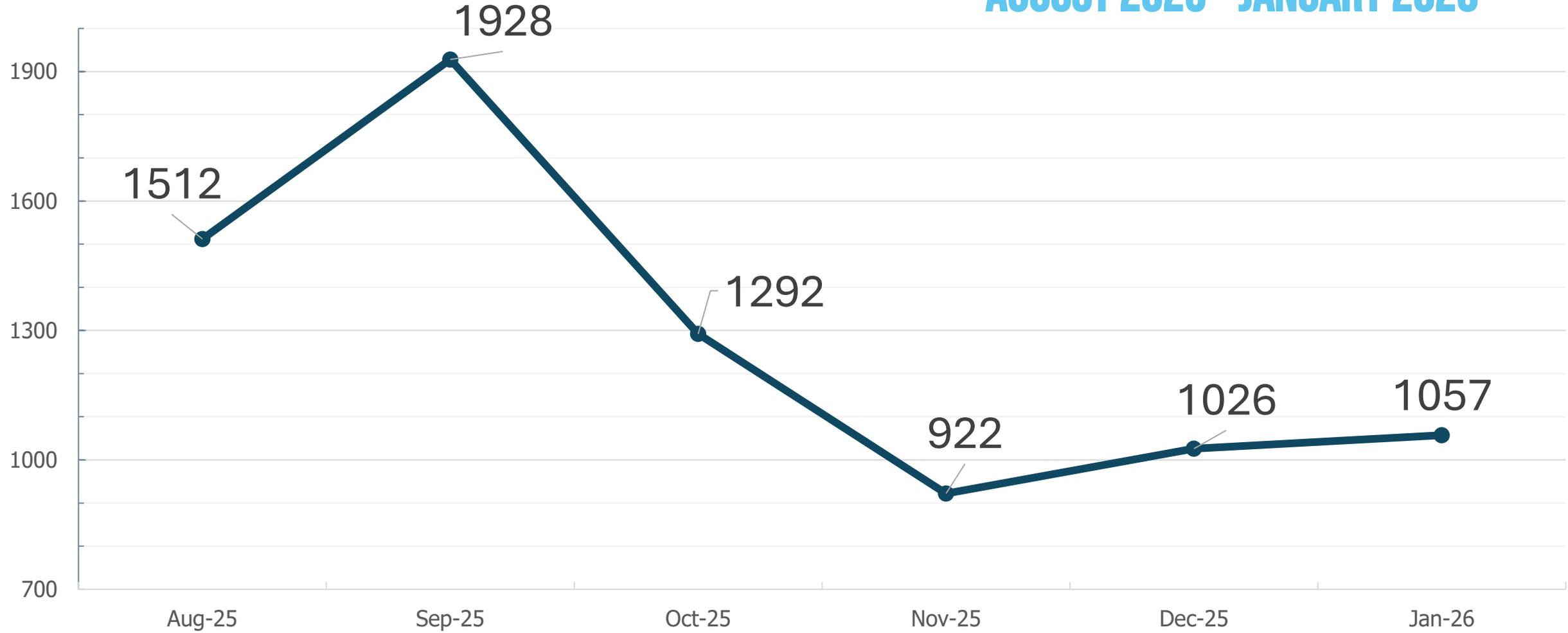
Police Department – Total Calls

January 2025 – January 2026



SCHOOL ZONE VIOLATIONS

AUGUST 2025 – JANUARY 2026





G-3



NICEVILLE FIRE DEPARTMENT

January 2026 REPORT

Call Volume & Responses

- Responded to 22 emergency incidents for the month
- Of the 148 incidents, none were reportable overdoses

Fire Inspections & Safety

- Completed state inspection for Cancer decontamination grant
- Continuing fire inspections for the City of Valparaiso- 3 annual safety inspections as well as 2 final inspections and final inspection for their new City Hall
- Completed 15 annual safety inspections and 2 final inspections for new business
- Pre-final walk-through for WAWA
- Submitted grant application for Firehouse Subs Grant
- Installed new smoke detectors at 2 residential homes
- CPR/First Aid classes for pre-school and aftercare programs
- Fire Extinguishers and sprinkler inspections for City of Valparaiso scheduled

Community & Department Events

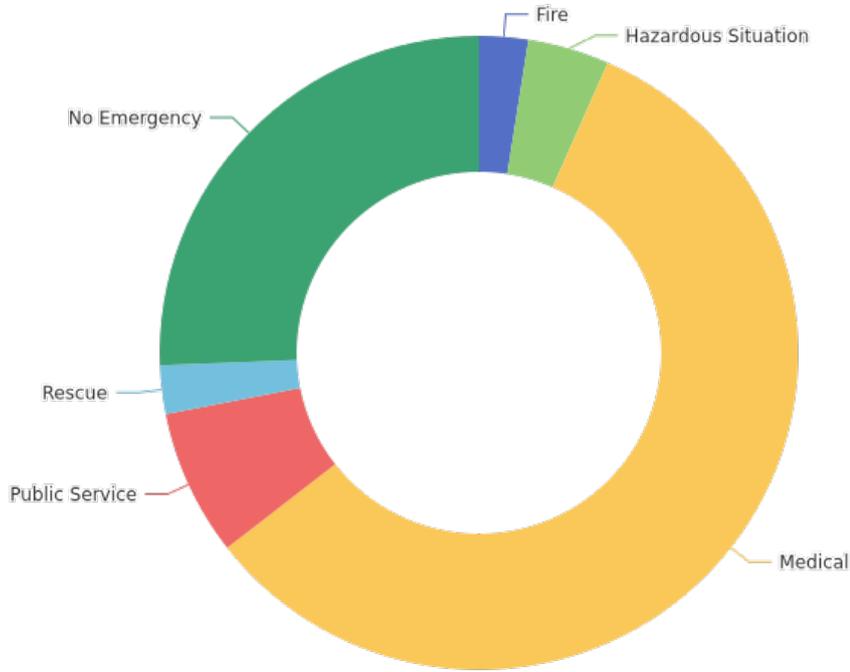
- Narcan box 10 boxes have been taken for the month
- Sent the NHS Cheerleaders off to State

Department Updates

- ISO is scheduled for May 5th at 0930
- Integrating the City of Valparaiso's Fire Department while Fire Chief position is vacant



FDR-IR: Incident Count by Primary Incident Group



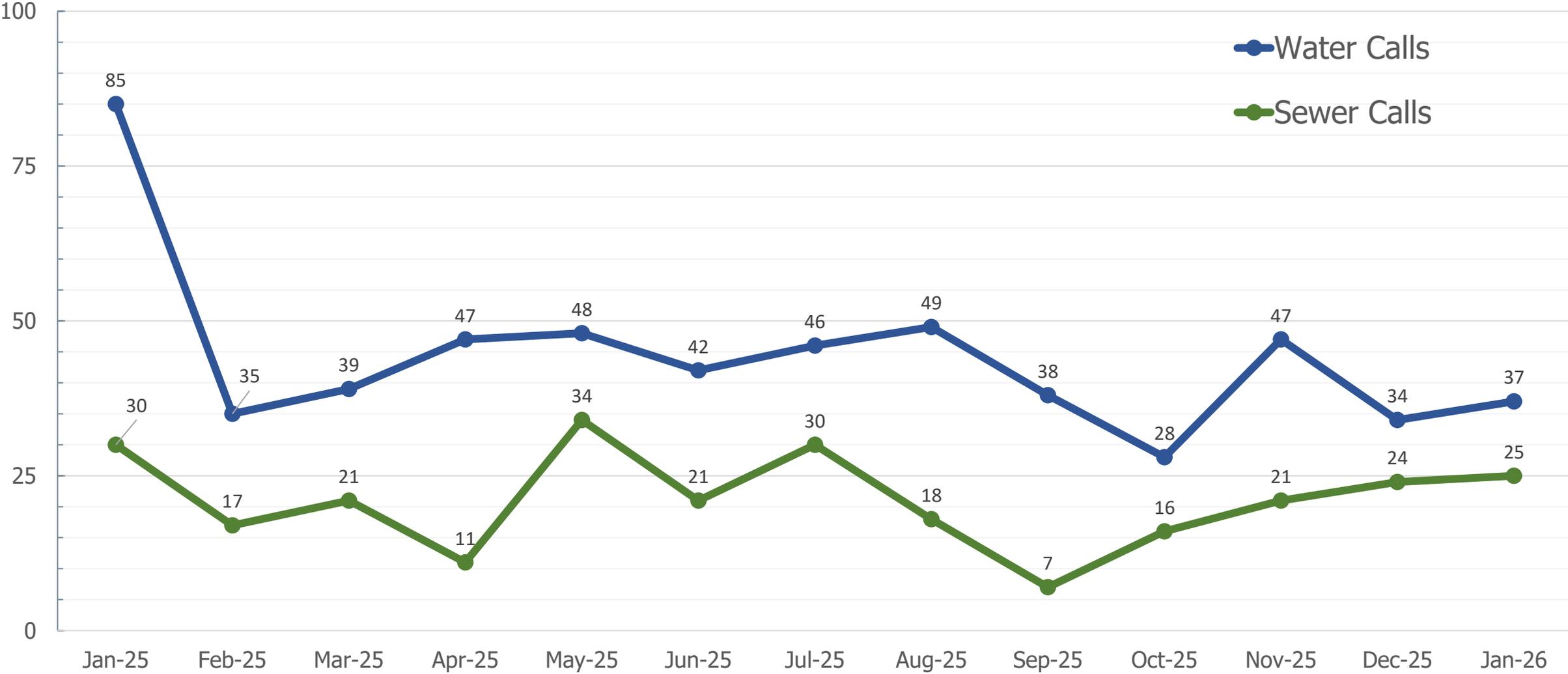
PRIMARY INCIDENT GROUP	COUNT	PERCENT OF TOTAL
Fire	3	2.48%
Hazardous Situation	5	4.13%
Medical	70	57.85%
Public Service	9	7.44%
Rescue	3	2.48%
No Emergency	31	25.62%
Total	121	100.00%



G-4

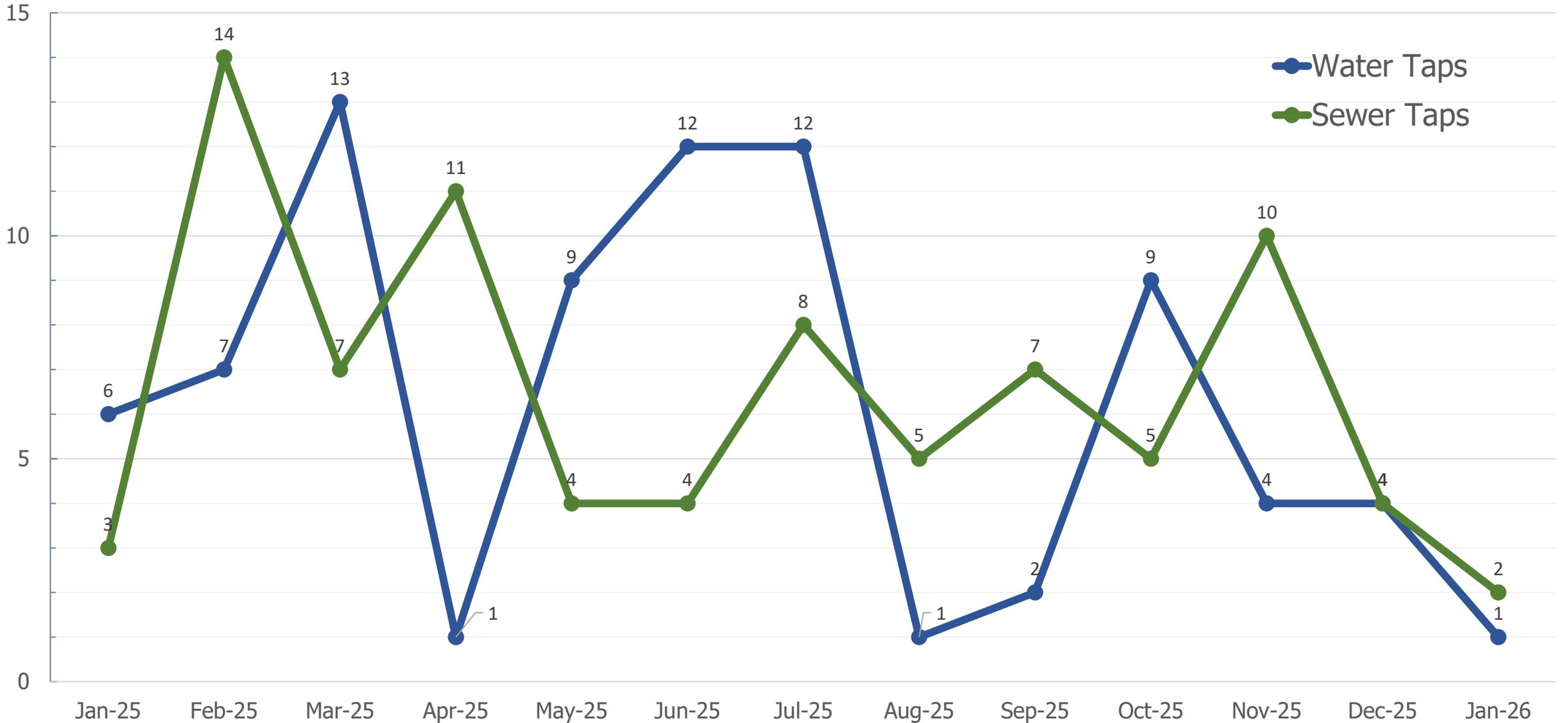
Water & Sewer Calls

January 2024 – January 2025



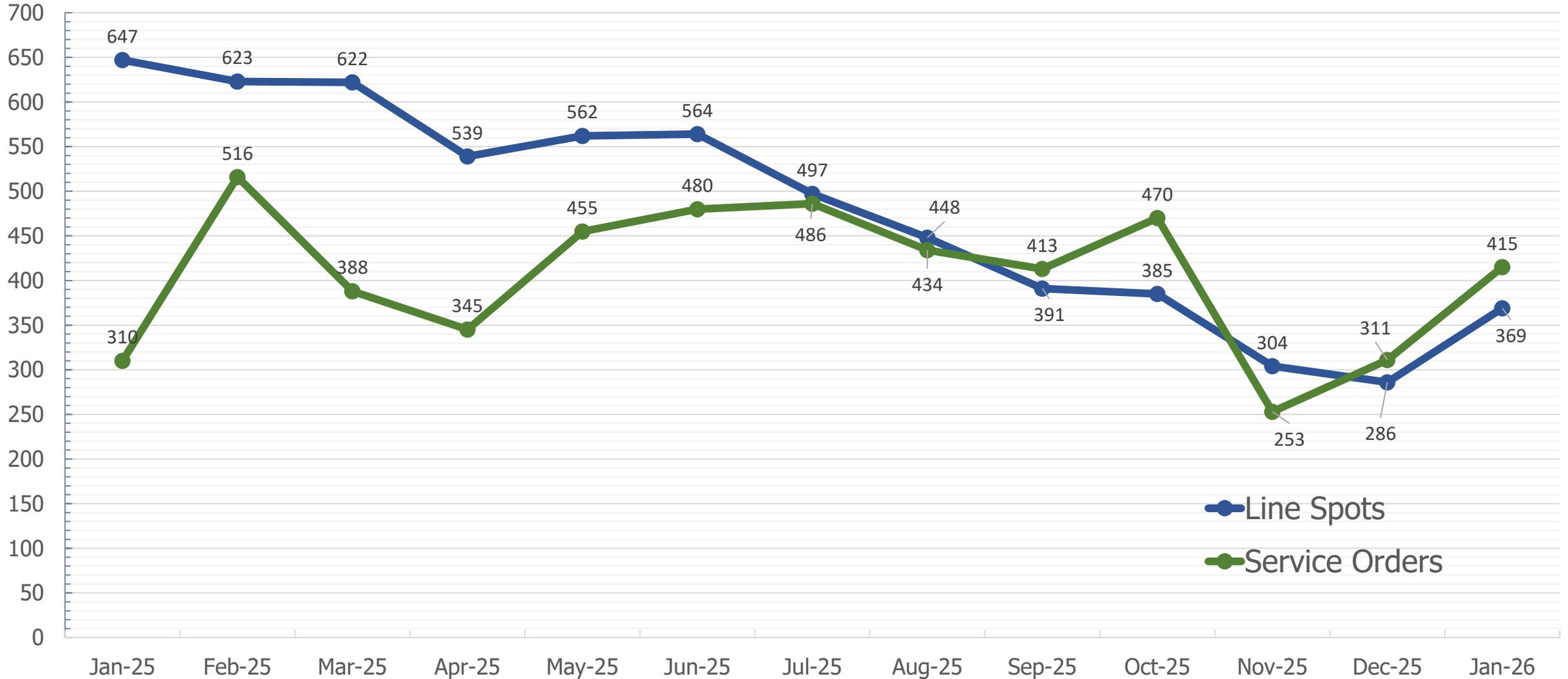
Water & Sewer Taps

January 2024 – January 2025



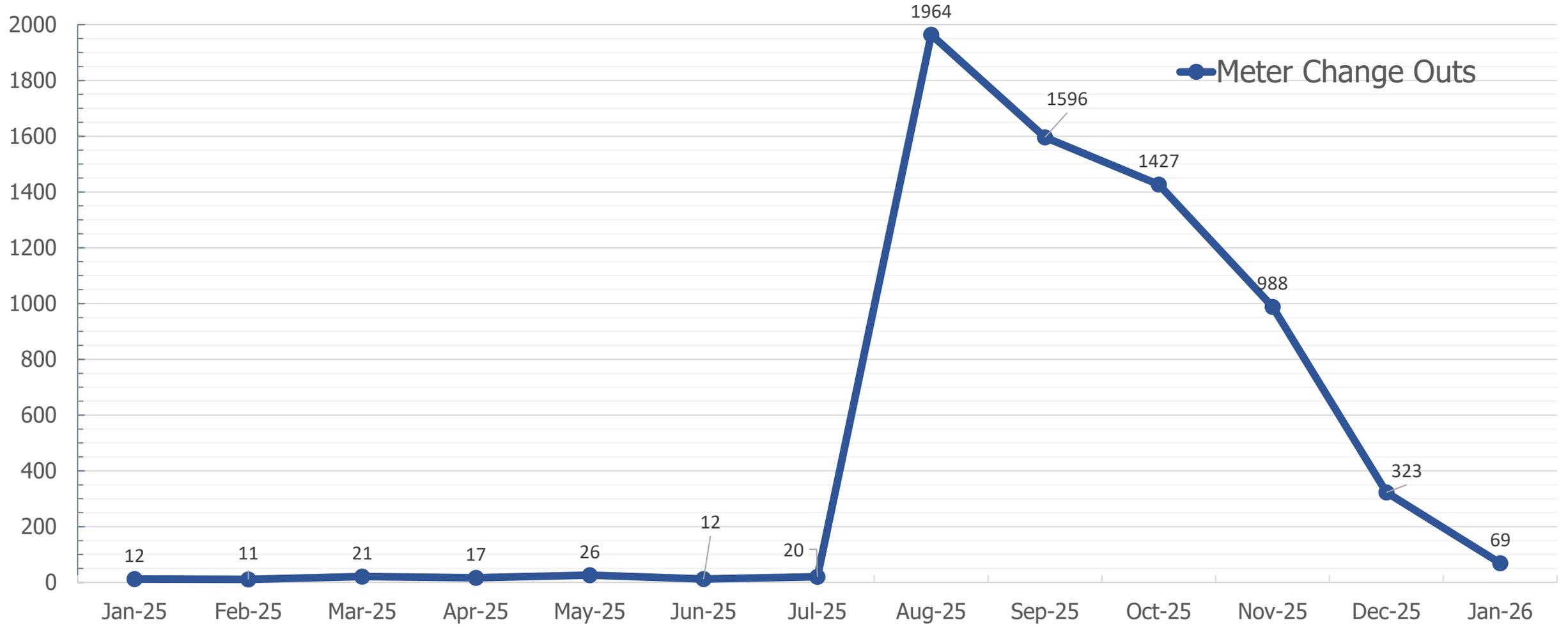
Line Spots & Service Orders

January 2024 – January 2025



Meter Change Outs

January 2024 – January 2025





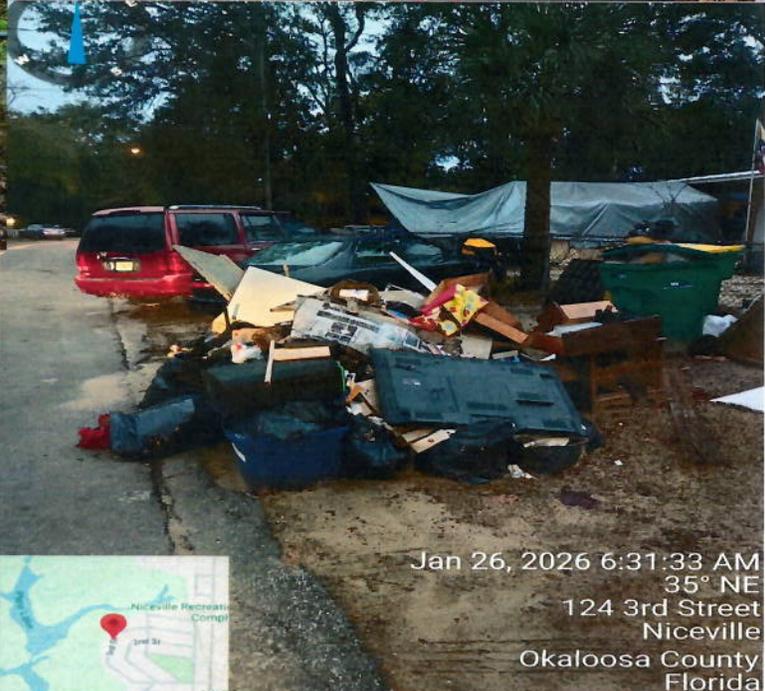
G-5

January 2026

City of Niceville Code Compliance

Top Code Violations

- 1. Nuisance / Trash**
- 2. Abandoned Junk Motor Vehicles**
- 3. Non Registered Motor Vehicles**
- 4. Parking Violations**
- 5. Illegal Dumping**



Jan 26, 2026 6:31:33 AM
35° NE
124 3rd Street
Niceville
Okaloosa County
Florida



Code Compliance Division

920 Cedar Ave South Niceville, FL 32578 | Phone: 850-279-6436 Ext 2300 | www.cityofniceville.org

Code Compliance Activity Report

January 1st – 31th 2026

37– Cases:

- 12 - Closed Cases (Voluntary Compliance)
- 9- Open Cases (Investigations)
- 16 - Courtesy's (Informational Door Hangers)
- 12- On going Cases from (2025)
- 0- Magistrate Case
- 0 - Warning Citation(s) Issued
- 0 - Citation (s) Issued

Total of (49) Cases

"Compliance through communication and education"



Code Compliance Division Activity Report

Jan-26

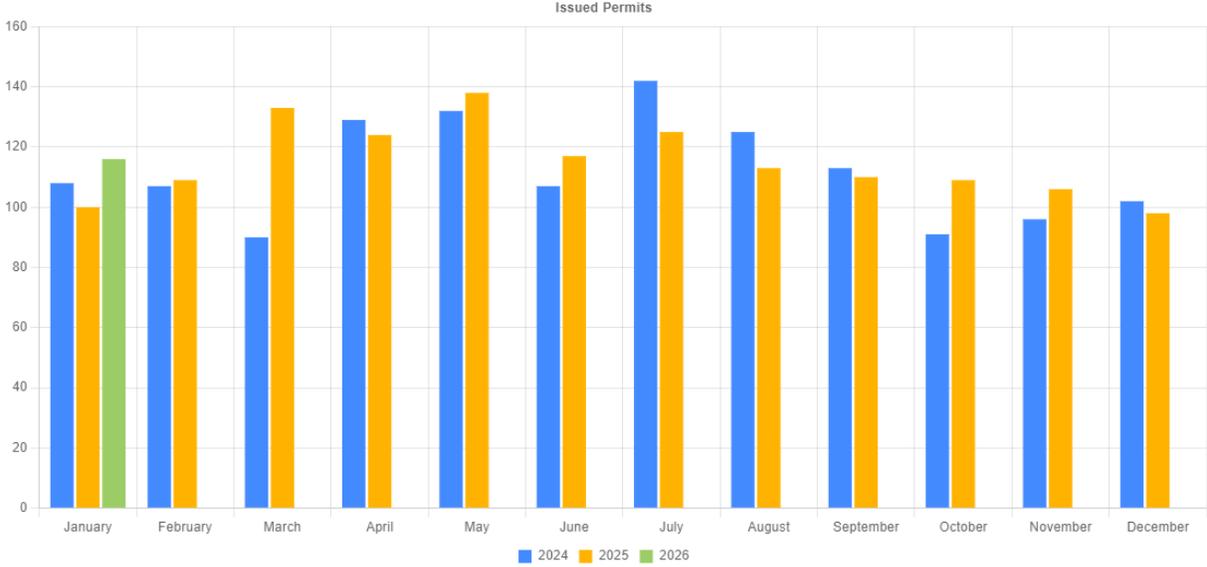
Date:	Address:	Case#	Case Type:	Photos:	Open:	Closed:	Compliance:	Courtesy:	Magistrate Hearing:
1/5/2025	191 John Sims	2026-0605	Trailer No Plate	Yes				Yes	
1/5/2026	31st Bayshore	2026-0606	Trash Dumping in Roadway	Yes		Closed	Yes/Removed		
1/6/2026	3 Clinton Court	2026-0607	Nuisance Vehicle, No Plate	Yes				Yes	
1/6/2026	305 23rd Street	2026-0608	Nuisance Vehicle, No Plate	Yes				Yes	
1/7/2026	834 Baysshore Drive	2026-0609	Nuisance Boat/Trailer No Plate	Yes	Open				
1/7/2026	2001 Coconut Palm CIR.	2026-0610	Nuisance Vehicle, No Plate	Yes	Open				
1/7/2026	109 Vincent Circle	2026-0611	Nuisance Vehicle, No Plate	Yes	Open				
1/7/2026	123 Mcewen drive	2026-0612	Nuisance Vehicle, No Plate	Yes	Open				
1/7/2026	132 Dartmouth Way	2026-0613	Broken City Sidewalk	Yes		Closed	Yes/City		
1/8/2026	1084 Forest Lake Terrace	2026-0614	Trash Dumping/Nuisance Veh.	Yes				Yes	
1/8/2026	1089 Forest Lake Terrace	2026-0615	Nuisance Vehicle No Plate	Yes				Yes	
1/8/2026	Alan A Dale / 37th	2026-0616	Trash Dumping	Yes					
1/8/2026	1035 37th	2026-0617	Nuisance Vehicle No Plate	Yes				Yes	
1/8/2026	710 Cypress	2026-0618	Nuisance Vehicle No Plate	Yes				Yes	
1/9/2026	1116 Deer Moss Loop	2026-0619	Nuisance Vehicle No Plate	Yes		Closed	Yes/Removed	Yes	
1/9/2026	Forest / Rocky Bayou	2026-0620	Snipe Sign	Yes		Closed	Yes/Removed		
1/12/2026	1100 Pin Oak Circle	2026-0621	Snipe Sign	Yes		Closed	Yes/Removed		
1/12/2026	130 2nd Street	2026-0622	Nuisance Vehicle, No Plate	Yes				Yes	
1/13/2026	311 Kelly Road	2026-0623	Nuisance , Yard Waste, Debris	Yes	Open				
1/13/2026	305 Kelly Road	2026-0624	Junk Trailer, Abandoned	Yes	Open				
1/13/2026	512 22nd Street	2026-0625	Nuisance, Garbage	Yes				Yes	



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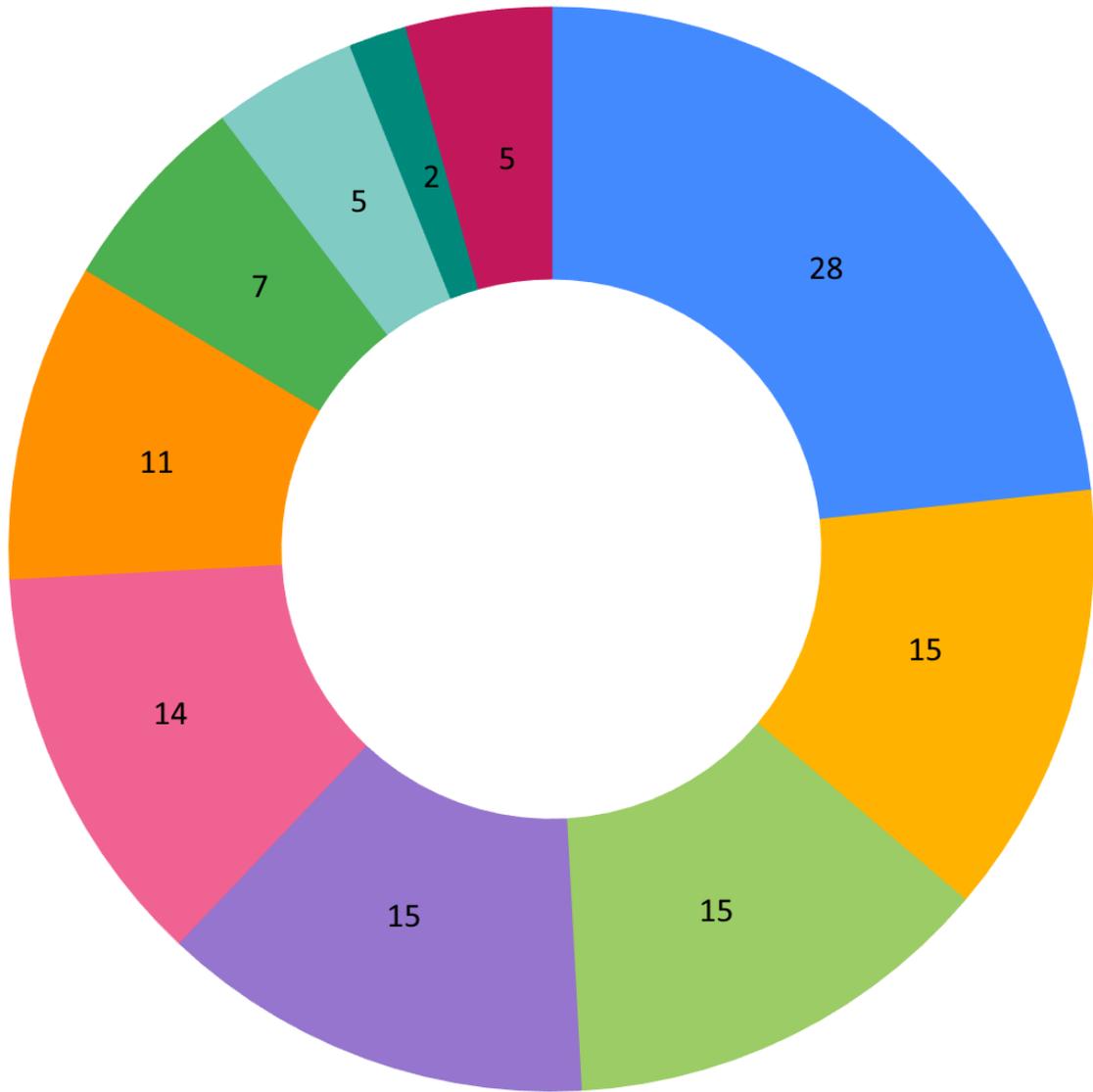
Building Department

January 2026



NEW Residential Building Permits Issued	11
Permit Fees Collected	\$47,740.19
Certificates of Occupancy Issued	5
Total Building Permits Issued	116
Total Building Inspections Completed	181

Permits Issued In Last Month By Type



RESIDENTIAL ROOF RESIDENTIAL PLUMBING RESIDENTIAL REMODEL RESIDENTIAL ELECTRICAL RESIDENTIAL MECHANICAL NEW RESIDENTIAL BLDG
RESIDENTIAL GAS RESIDENTIAL ACCESSORY BLD COMMERCIAL MECHANICAL OTHER

*** BUILDING CODE RECAP ***

BUILDING CODE - DESCRIPTION	# OF PROJECTS	# OF SEGMENTS	VALUATION	FEEES
101 - SINGLE FAMILY	11	11	5,515,000.00	26,587.75
BC-REM - COMMERCIAL REMODEL	1	1	79,000.00	455.60
BC-RREP - COMMERCIAL REPAIR	1	1	50,000.00	351.57
BR-ACC - RESIDENTIAL ACCESSORY BUILDING	5	5	35,055.00	546.12
BR-REM - RESIDENTIAL REMODEL	15	15	331,558.00	2,157.12
ELE-RES - RESIDENTIAL ELECTRICAL	15	27	101,268.18	2,198.35
FENCE-COM - COMMERCIAL FENCE	1	1	4,593.47	79.00
FENCE-RES - RESIDENTIAL FENCE	1	1	4,999.00	79.00
GAS-RES - RESIDENTIAL GAS	8	19	18,894.00	1,353.00
IRR-RES - RESIDENTIAL IRRIGATION	0	11	0.00	4,986.00
MECH-COM - COMMERCIAL MECHANICAL	2	2	18,950.00	208.00
MECH-RES - RESIDENTIAL MECHANICAL	14	26	136,543.16	2,366.66
PLB-RES - RESIDENTIAL PLUMBING	14	29	119,050.25	2,283.62
ROOF-RES - RESIDENTIAL ROOF	27	27	350,128.87	3,868.03
SIGN-WALL - WALL SIGN	1	1	21,000.00	220.37
*** TOTALS ***	116	177	6,786,039.93	47,740.19

COMMUNITY DEVELOPMENT FY25-26 QTR 1

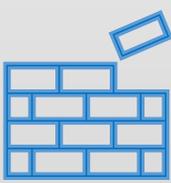
PERMITS ISSUED

307



BUILDING INSPECTIONS

660



TOTAL NEW CONSTRUCTION VALUATION **\$15.5 MILLION**

13

ACTIVE / COMPLETED PLANNING PROJECTS



11

NEW BUSINESS TAX RECEIPTS ISSUED

Community Redevelopment Agency (CRA)



- Turkey Creek – FRDAP Improvement Grant Submitted (in review).
- Landing Dock (Phase I) Dock & Pier Pre-Construction meeting held, construction to begin in early 2026.





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City of Niceville, Florida

MONTHLY REPORT

FISCAL YEAR 2026

JANUARY 2026



Finance Department

Monthly Report

The Executive Summary is intended to provide a high-level overview of the financial performance for the City of Niceville for fiscal year 2026 through the month of January 2026.

Key Highlights

- Total Revenue – all funds \$16,638,852
 - Total Expenditures – all funds \$11,137,753
 - Checking account balance – beginning of month \$4,187,630.06
 - Checking account balance – end of month \$7,809,313.21
-

Revenue / Expenditure Summaries*

Fund	General	CRA	Surtax	Water/Sewer	Sanitation	Stormwater
Total Revs	9,252,683	596,514	985,381	4,046,321	1,527,076	220,877
Total Exps	6,274,426	93,401	502,522	3,141,445	1,012,731	113,228
	2,978,257	503,112	482,859	904,875	524,345	107,650

Balance Sheets*

Fund	General	CRA	Surtax	Water/Sewer	Sanitation	Stormwater
Assets	7,274,268	2,618,223	3,151,939	63,731,057	2,718,890	9,507,231
Liabilities	88,791	-0-	11,345	9,647,514	1,195,763	233,672
Fund Balances	7,185,477	2,618,223	3,140,594	54,083,543	1,523,127	9,273,559

*Revenue and Expenditures, Balance Sheet Figures are presented on a cash basis.

Investment Account Balances

	FL STAR	FL PRIME	SYNOVUS
General Fund Investment	1,381,361.46	1,028,017.61	-0-
CRA Fund Investment	1,274,423.01	502,142.25	-0-
Discretionary Surtax Investment	1,643,380.18	997,487.12	-0-
Sanitation Investment	-0-	1,264,541.88	-0-
Stormwater Investment	1,067,346.83	212,616.28	-0-
Water Extension Investment	3,427,384.78	3,347,817.10	-0-
Sewer Extension Investment	1,303,896.36	872,264.24	-0-
Water Utility Deposit Investment	893,094.29	258,480.11	114,315.36
Water & Sewer Reserve	5,110,036.19	3,556,659.56	568,859.71
O & M Reserve-Synovus Securities*	-0-	-0-	176,947.76**
KM Fiduciary Trust	-0-	449,333.33	-0-
Fire Truck Investment	-0-	791,799.58	-0-
Fire Impact Fees	-0-	-0-	11,522.07
UB ACH	-0-	-0-	27,623.73
Police Department General	-0-	-0-	11,413.07
PD Trust Fund	-0-	-0-	24,207.46
O&M Sinking Fund	-0-	-0-	442,162.74
INTEREST RATE	3.7270%	3.88%	1.75%

*U.S. Treasury Note, maturing 5/31/2026 at 4.875%.

**Balance as of 11/30/2025.

General Fund Budget compared to Actual

Revenues	Budget	Year-to-Date	% Collected
Taxes	10,471,836	7,171,636	68.5
Licenses & Permits	1,637,000	466,827	28.5
Intergovernmental	3,721,560	1,005,084	27.0
Charges for Services	1,021,936	287,061	28.1
Fines & Forfeitures	87,960	195,446	222.2
Other Revenues	340,390	126,629	37.2
Transfers In	553,420	-0-	-0-
Non-Revenues	2,373,643	-0-	-0-
Total	20,207,745	9,252,683	45.8
Expenditures	Budget	Year-to-Date	% Expended
Legislative	65,600	19,745	30.1
Executive	114,220	33,408	29.3
Finance	82,220	34,444	41.9
Procurement	348,600	106,907	30.7
Legal	85,000	20,000	23.5
Public Information	108,380	35,058	32.4
Human Resources	170,390	62,597	36.7
General Government	2,686,495	923,833	35.2
Innovation & Technology	1,424,518	478,859	33.6
Building Inspection	411,200	168,906	41.3
Police	4,584,426	1,472,111	36.3
Fire	3,529,233	993,810	28.9
Code Enforcement	160,290	47,824	30.6
Animal Control	15,000	480	28.9
Streets	1,343,530	446,226	36.7
Repair & Maintenance	962,580	282,346	29.9
Library	1,374,335	425,644	38.8
Parks	1,061,330	303,528	32.0
Recreation	1,007,260	230,946	27.6
Community Center	202,610	59,988	30.6
Senior Center	470,528	124,582	35.1
Children's Park	-0-	1,877	N/A
Youth Center	-0-	1,308	N/A
Total	20,207,745	6,274,426	31.0



H-1

February 2, 2026



208 North Partin Drive
Niceville, FL 32578

PROCUREMENT SERVICES

Award of Bid No. 26-01 for Greenbelt Gravity Sewer Upgrade

Notice is hereby given that it is the intent of the City of Niceville, Florida to consider authorizing the award of this bid to the lowest responsive and responsible bidder as determined by the Procurement Services Director, and the Engineer of Record.

Notice Date: February 2, 2026

Bid No.; ITB 26-01

Title: Greenbelt Gravity Sewer Upgrade

Bid Opening Date: January 26, 2026

Bid Award Time: 6:00 P.M.

Bid Award Date: February 10, 2026

Bid Award Location: Niceville City Hall
208 Partin Drive N.
Niceville, FL 32578

The lowest responsive and responsible bidder is as follows:

Firm: ECSC, LLC Bid: \$ 307,558.25

Address: P.O. Box 35157
Panama City, FL 32412

Telephone: 850-215-4822

Principle: Jason Bense

Any party submitting a response to the Bid who is adversely affected by the City's Notice of Intent to consider authorizing the Award of the Bid may file a Procurement Challenge, provided such challenge is in full compliance with the Filing of Notice of Procurement Challenge procedures contained within the City of Niceville's Procurement Policy.

This notice is not to be construed as the final award of the contract. Final award is subject to review, by the City of Niceville, for compliance with purchasing policies, funding availability and negotiated fee, insurance coverage, and legal sufficiency.

James Walters, CPM, ACM
Procurement Services Director
City of Niceville



January 29, 2026

James Walters, CPM, ACM
Procurement Director
City of Niceville, Procurement Services
208 Partin Drive North
Niceville, FL 32578

Re: Recommendation for Award
ITB 26-01: Greenbelt Gravity Sewer Upgrade

Dear Mr. Walters:

This letter recommends awarding the contract for the Greenbelt Gravity Sewer Upgrade Project (ITB 26-01) to ECSC, LLC, based on their responsive and responsible bid.

Bids were received for this project in accordance with the Invitation to Bid documents. ECSC, LLC submitted the lowest responsive bid in the amount of \$307,558.25. As part of the evaluation process, all project references submitted by ECSC, LLC were contacted, and each spoke very highly of their performance. Several indicated they would gladly hire ECSC, LLC again for future projects.

Based on the bid evaluation, reference checks, and post-bid review, ECSC, LLC is considered a responsible contractor capable of performing the work in accordance with the Contract Documents. Therefore, we recommend awarding the contract to ECSC, LLC, subject to the City's confirmation of a complete and compliant bid package and all required attachments.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,
POLY, INC.

A handwritten signature in blue ink that reads "Michael C. Evans".

Michael Evans, P.E.

enclosure (bid tabulation)