

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
JANUARY 3, 2022

Members present: Judy Byrne Riley
Doug Tolbert
Suanne Wilson
Tracy Jennette
Wade Fludd
Jared Bradley

Present were: Frankie Revell, Recording Secretary
Robert Jenkins, City Planner
Ammy Hanson, City Staff

Meeting was called to order by Judy Byrne Riley, at 6:00 p.m.

Doug Tolbert made the motion to approve the December 6, 2021 minutes as presented. Seconded by Wade Fludd. All voting yes, minutes approved.

AGENDA

1. Choctaw Engineering, representing PCS Hotels LLC, 792 John Sims Pkwy W, request a Special Exception to the Land Development Code, Table 8.4, Parking Ratios, Hotel/Motel, to allow for 1 space per room as opposed to the required 1.3 spaces per room.

Metes and bounds. Property id numbers 12-1S-23-0000-0079-0010 and 12-1S-23-0000-0016-0020.

Walt Spence, 862 John Sims Pkwy W, stated he was concerned with overflow parking into his property next door. He requested that the hotel be required to put up a 6' privacy fence between the properties, if so, he would drop his objections.

Mark Siner, Choctaw Engineering stated he was designing this project at the same time as we were revising our parking requirements, he was unaware we were making the changes and when he finalized the plans he found out and now must seek this special exception. He also stated the owner would be happy to construct a fence.

Ammy briefed the commission in regards to the comments from Eglin.

Wade Fludd made the motion to approve this request and require a fence to be built between the adjoining properties. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Wilson, yes; Jennette, yes; Fludd, yes; Bradley, yes; Tolbert, no. Motion carried.

2. Michael and Angela Harder, 201 22nd St, request a Special Exception to the Land Development Code, Table 7-2, R-1 zoning, to allow for a 6'.3" side setback as opposed to the required 7'6".

Parcel id number 08-1S-22-2020-000C-0160

Michael Harder explained that when he replaced his deck with concrete and decided to build a screen room on it, he did not realize it went into the setback, therefore he was asking for the special

exception.

Tracy Jennette made the motion to approve this request. Seconded by Suanne Wilson. Vote: Byrne Riley, yes; Fludd, yes; Jennette, yes; Tolbert, yes; Wilson, yes; Bradley, abstained. Motion carried.

Wade Fludd made the motion to adjourn. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Wilson, yes; Fludd, yes; Jennette, yes; Tolbert, yes; Bradley, yes. Motion carried.

Meeting adjourned at 6:30 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
City Planner

Judy Byrne Riley
Chairman