

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
MAY 1, 2023

Members present: Judy Byrne Riley
Suanne Wilson
Ed Espinoza
Tracy Jennette

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

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

AGENDA

1. Ruckel Properties, 2201 N Partin Dr, request preliminary and final approval of Heritage Gardens Cemetery Phases 3-5.

Metes and bounds description.

Matt Zinke, representing Ruckel Properties explained the cemetery is running out of plots. The expansion follows the original plan approved in 1995 with the exception of a bigger retention pond. It will be done in phases and should be a 25-year project.

2. Robert and Adrienne Daniels, 100 Black Bear Circle, request a Special Exception to the Land Development Code, Table 7-2, R-1 zoning, to allow for a 21' 7" front setback as opposed to the required 25'.

Lot 1, Preserve at Swift Creek Replat, according to the plat thereof as recorded in Plat Book 25, Pages 40 and 41, Public Records of Okaloosa County, Florida.

Luke Philpot, representing the Daniels, stated they would like to build an addition to the front of their house. Due to some survey line discrepancies, they needed this special exception.

Suanne Wilson joined the meeting at this time.

Ed Espinoza made the motion to approve this request. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Wilson, yes; Jennette, yes; Espinoza, yes. Motion carried.

Suanne Wilson made the motion to approve the March 6, 2023 minutes as presented. Seconded by Tracy Jennette. All voting yes, minutes approved.

Tracy Jennette made the motion to approve Heritage Gardens Cemetery. Seconded by Ed Espinoza. Vote: Byrne Riley, yes; Wilson, yes; Jennette, yes; Espinoza, yes. Motion carried.

3. John and Lynette Miesen, 250 White St, request their property be annexed into the City limits with a zoning classification of R-2, One or multifamily and a future land use of MU, Mixed use.

Metes and bounds description.

John Miesen stated he and his neighbor would like to square up their property lines and the neighbor was in the city limits.

Ed Espinoza made the motion to approve this request. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Wilson, yes; Jennette, yes; Espinoza, yes. Motion carried.

Tracy Jennette made the motion to adjourn. Seconded by Ed Espinoza. All voting yes.

Meeting adjourned at 6:25 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
City Planner

Judy Byrne Riley
Chair