

PLANNING COMMISSION MEETING  
CITY OF NICEVILLE, FLORIDA  
JULY 5, 2023

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

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. Jared Bradley made the motion to approve the May 1, 2023 minutes as presented. Seconded by Wade Fludd. All voting yes, minutes approved.

AGENDA

1. Valparaiso Realty requests final approval of The Cove at Shirks Bayou, phase II.

Lots 18-22, The Cove at Shirks Bayou.

Matt Zinke, representing Valparaiso Realty explained these 5 lots are a new phase of the existing Cove at Shirks Bayou.

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

2. Megan and Paul Eiriksson, 217 Deer St, request a Special Exception to the Land Development Code, Table 7-2, R-1 zoning, to allow for a 22' rear setback as opposed to the required 25'.

Lot 10, Block 8, MEIGS ADDITION TO NICEVILLE, according to Plat thereof on file in Plat Book 2, Page 6, in the Office of Clerk of Circuit Court, Okaloosa County, Florida.

Malcolm Spears, representing the Eirikssons, stated they would like to build a new house on this lot and needed the additional 2' to make it fit.

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

3. Linda Taylor Griffin, 415 Parkview Dr, request her property be annexed into the City limits with a zoning classification of R-2, One or multifamily and a future land use of MDR, Medium Density Residential.

Lot 1, Block 31, Pine Crest 2.

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

4. James Taylor, 1138 47<sup>th</sup> St, request his property be annexed into the City Limits

with a zoning classification of R-2, One or multifamily and a future land use of MDR, Medium Density Residential.

Lot 2, Block 31, Pine Crest 2.

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

5. James Parish, 1128 47<sup>th</sup> St, request his property be annexed into the City limits with a zoning classification of R-2, One or multifamily and a future land use of MDR, Medium Density Residential.

Lots 3 and 4, Block 31, Pine Crest 2.

Bob McElroy representing James Parish, explained Mr. Parish would like to tear down the existing duplex and build 2 new single-family homes.

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

Tracy Jennette made the motion to adjourn. Seconded by Suanne Wilson. All voting yes.

Meeting adjourned at 6:10 p.m.

Frankie Revell  
Recording Secretary

Robert Jenkins  
City Planner

Judy Byrne Riley  
Chair