

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
JULY 6, 2021

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

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

Meeting was called to order by Judy Byrne Riley, at 7:00 p.m.

Wade Fludd made the motion to approve the June 1, 2021 minutes as presented. Seconded by Tracy Jennette. All voting yes, minutes approved.

AGENDA

1. Taylor Brown, representing Plenn Phelps, request his property located at and adjacent to 1504 Reeves St be re-zoned from R-3, Multi Family, to PUD, Planned Unit Development.

Matt Zinke, representing Taylor Brown, stated this will be a tiny home development if approved. The homes will be around 1000 square feet.

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

2. Malcolm Spears, Grand American Enterprises, request his property located at 1016 48th St, be re-zoned from R-1, Single Family to R-2, One or Multi Family.

Malcom Spears was not present. Russell Preston, Lot 13-14, Blk 12, Pinecrest 2, stated his opposition due to traffic and decreasing property values.

Doug Tolbert made the motion to approve this request. Seconded by Tracy Jennette. Vote: Tolbert, yes; Jennette, yes; Byrne Riley, no; Wilson, no; Fludd, no. Motion denied.

3. AN ORDINANCE OF THE CITY OF NICEVILLE, FLORIDA; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENTS TO PART II, THE CODE OF ORDINANCES OF NICEVILLE, FLORIDA, APPENDIX D, ARTICLE 8, GENERAL PROVISIONS PURSUANT TO CHAPTER 166, FLORIDA STATUTES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ammy Hanson explained the updates to Article 8. Mostly it was bringing our parking requirements inline with fellow Okaloosa County cities and Okaloosa County as well.

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

Tracy Jennette made the motion to adjourn. Seconded by Wade Fludd. All voting yes. Meeting adjourned at 7:45 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
City Planner

Judy Byrne Riley
Chairman