

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
AUGUST 1, 2022

Members present: Judy Byrne Riley
Suanne Wilson
Doug Tolbert
Jared Bradley
Tracy Jennette
Ed Espinoza

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.

Doug Tolbert made the motion to approve the July 5, 2022 minutes as presented. Seconded by Ed Espinoza. All voting yes, minutes approved.

AGENDA

1. Kiani Torres and Cody Richardson, 227 Palmetto Ave, request their property be re-zoned from R-1, Single Family Residential to C-2, General Commercial.

Metes and bounds. Parcel id 01-1S-23-1730-0000-009F

Kiani Torres, 227 Palmetto Ave, gave a description of what they wished to do with their property if the re-zoning went through. She would like to have a Montessori School and Cody would like a 2-bay auto repair garage.

Keith Mayo, 224 Palmetto Ave, voiced his opposition due to this being a residential neighborhood.

Justin Reed, 229 Palmetto Ave, voiced his opposition due to this being a residential neighborhood, yard drainage, resale value, and noise.

Dennis Gable, 227 Tom Brown Rd, asked some zoning questions.

Rebecca Frey, 199 Nathey Ave, voiced her opposition due to traffic, noise, smells, and home values.

Doug Tolbert made the motion to deny the request. Seconded by Ed Espinoza. Vote: Byrne Riley, yes; Wilson, yes; Tolbert, yes; Bradley, yes; Espinoza, yes; Jennette, yes. Motion carried.

2. An ordinance of the City of Niceville, Florida; providing for authority; providing for findings of fact; providing for amendments to Part II, the Code of Ordinances of Niceville, Florida, Appendix D, Articles 3, 5, and 7, Land Development Code pursuant to chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date.

These items were tabled for more time to review.

Jared Bradley made the motion to table. Seconded by Ed Espinoza. Vote: Byrne Riley, yes; Wilson, yes; Tolbert, yes; Bradley, yes; Espinoza, yes; Jennette, yes. Motion carried.

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

Meeting adjourned at 6:30 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
City Planner

Judy Byrne Riley
Chair

July 29, 2022

Ms. Jeri Y. Perry
212 Niceville Ave
Niceville, Florida 32578
Phone: 850-830-2493
Email: jeri360@gmail.com

Ms. Frankie Revell
City of Niceville, Zoning Administrator
212 Partin Drive N.
Niceville, Florida 32578

Dear Ms. Revell,

I am writing to express my strong opposition to the proposed rezoning at 227 Palmetto Ave in Niceville, Florida from R-1, single family residential to C-2, general commercial. Listed below are my concerns for my neighborhood:

1. The proposed business, an auto/trucking repair service, already exists in this neighborhood. The business is not necessary and would not add a convenience nor benefit to the community.
2. The construction, paint and body, and auto care businesses on Early Street and bleeding over onto Niceville Ave and Palmetto Ave are not esthetically pleasing. Overgrowth of vegetation, junk vehicles, large trucks, and general disarray are present in these areas. The addition of more chaos is not the path to pleasant, clean community living especially given the close proximity of Edge Elementary and the beautiful nature and wildlife of Turkey Creek. I feel the businesses in this area are not held accountable for general upkeep and are non-compliant with the Okaloosa County code enforcement pertaining to junk, debris and noise. If the present businesses are allowed to maintain this appearance, then the addition of another trucking repair business would do the same. Currently at the property of 227 Palmetto Ave, a food trailer and a very large commercial truck sit the drive way of this residential neighborhood. This is unattractive. A quick internet search already shows this address listed as RTR Trucking, which obtained a limited-liability company license on June 9, 2022. Is this business already in operation?
3. I am already exposed to loud motors revving, traffic and other mechanical noises created by the businesses in this area. The addition of a truck repair service would only increase the noise level.
4. Approving this rezoning request would create a precedence and allow the extremely small and incredibly overpriced residential areas of Niceville to be exposed to chemicals, noise, traffic, habitat destruction and other negative consequences. The property of 227 Palmetto Ave is not located along a major road; it is embedded in a residential neighbor, especially the area behind the house on this property.
5. I am retired from the Air Force and currently work on Eglin AFB. In 2020, after years of continuous moves due to my military service, I purchased my new home on Niceville Ave. I chose the community of Niceville, which offers many wonderful attributes, as my home. The

city is a great place for family to include my son and future grandchildren. My property is not only my home but a large investment that I believe deserves protection.

6. When allowing businesses into Niceville, I encourage the city planning commission and council to consider; Does the business provide a service/benefit to the majority of residents? Does the business give back to or enhance the community?

I thank you for your consideration and time devoted to this issue.

Sincerely,

A handwritten signature in cursive script that reads "Jeri Y. Perry". The signature is fluid and includes a long horizontal flourish at the end.

Ms. Jeri Y. Perry