

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

Members present: Judy Byrne Riley
Doug Tolbert
Jared Bradley
Ed Espinoza
Wade Fludd

Present were: Frankie Revell, Recording Secretary
Ammy Hanson, CFM
Bobby Jenkins, Planner

Meeting was called to order by Judy Byrne Riley, Chair, at 6:00 p.m. Wade Fludd made the motion to approve the August 1, 2023 minutes as presented. Seconded by Jared Bradley. Minutes approved.

AGENDA

1. Benjamin and Nicole Perschke, 207 Davis Drive, request a Special Exception to the Land Development Code, Section 7.07.09, C to allow for a 0' side yard setback as opposed to the required 5'.

Benjamin Perschke, 207 Davis Drive stated he needed this exception because of the shape of his lot and the wetlands buffer. Discussion followed. The commission recommended he reach out to the City to purchase some of adjoining land so he would not need this exception.

Ed Espinoza made the motion to deny the request. Seconded by Doug Tolbert. Vote: Byrne Riley, yes; Espinoza, yes; Tolbert, yes; Fludd, no; Bradley, no. Motion carried.

2. An ordinance of the City of Niceville, Florida amending ordinance 22-12-01, dated December 13, 2022; providing for revised amendments to part II, the Code of Ordinances of Niceville, Florida, Appendix D, Article 7, Land Development Code pursuant to Chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date.

Ammy Hanson explained the changes made to update LDC Article 7. Corrections were made to Table 7-2 Schedule of Area, Height, Bulk and Placement Regulations and Section 7.06.07 Special exception uses. Discussion followed.

Doug Tolbert made the motion to approve the request. Seconded by Jared Bradley. Vote: Byrne Riley, yes; Tolbert, yes; Bradley, yes; Fludd, yes; Espinoza, yes. Motion carried.

3. 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, Article 3, Land Development Code pursuant to Chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date.

Ammy Hanson explained that two of the definitions were updated and two new definitions were added to Article 3. Discussion followed.

Ed Espinoza made the motion to approve the request. Seconded by Jared Bradley. Vote: Byrne Riley, yes; Tolbert, yes; Bradley, yes; Fludd, yes; Espinoza, yes. Motion carried.

Ed Espinoza made the motion to adjourn. Seconded by Jared Bradley. All voting yes.

Meeting adjourned at 6:30 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
Planner

Judy Byrne Riley
Chair