

PLANNING COMMISSION MEETING  
CITY OF NICEVILLE, FLORIDA  
OCTOBER 3, 2022

Members present: Judy Byrne Riley  
Suanne Wilson  
Doug Tolbert  
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.

Suanne Wilson made the motion to approve the August 1, 2022 minutes as presented. Seconded by Wade Fludd. All voting yes, minutes approved.

Tracy Jennette came in after the approval of the minutes.

AGENDA

1. Kimberly Thomas, representing Realiza Guilles, Vincere and Hope LLC, 217 and 219 Government Ave, request a Special Exception to the Land Development Code, Table 7-1, to allow for a used car lot in C-1 zoning.

Lots 8 and 9, Block 6, A.A. Howell Subdivision. Property id #'s 12-1S-23-1230-0006-0090 and 12-1S-23-1230-0006-0080.

Mary Rivas, 306 Iowa St, stated her opposition due to noise, traffic and lighting.

Kimberly Thomas explained this would be a car lot by appointment only. There would be no mechanic on duty, between 10 and 20 cars on the lot, blocked entrances when closed, and she would be willing to build a fence at the back for a barrier. Discussion followed.

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

2. Robert McElroy, 806 Spencer Place, request a Special Exception to the Land Development Code, Table 7-2, R-2 zoning to allow for a 10' rear setback as opposed to the required 20'.

A portion of Lots 28 and 29, Block 6, A.A. Howell Subdivision. Property id #12-1S-23-1230-0006-0290.

Robert McElroy stated he needed this reduced setback so that he can save a very large oak tree.

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

3. Taylor Brown, Eagle Venture Group LLC, 450 Reeves St, request his property be

annexed in the city limits of Niceville and be zoned R-2 with a future land use of MDR.

Metes and bounds. Property id #08-1S-22-0000-0016-0010.

Taylor Brown stated he preferred his projects to be inside the City limits.

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

Rick LaBoda, 37 Derby Downs, asked questions regarding items the Planning Commission tables. Discussion followed.

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

Meeting adjourned at 6:45 p.m.

Frankie Revell  
Recording Secretary

Robert Jenkins  
City Planner

Judy Byrne Riley  
Chair