

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
APRIL 4, 2022

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

Present were: Robert Jenkins, City Planner
Ammy Hanson, City Staff

Meeting was called to order by Judy Byrne Riley, at 6:02 p.m.

Suanne Wilson made the motion to approve the March 1, 2022 minutes as presented. Seconded by Tracy Jennette. All voting yes, minutes approved.

AGENDA

1. CALM Organization, 1702 27th Street aka 201 Redwood Avenue, request their property be rezoned from PCI, Pubic/Civic/Institutional to PUD, Planned Unit Development.

Lots 1, 2, 3, 4, and 5, block B, Rosemont, according to the plat thereof as recorded in Plat Book 2, Page 64, Public Records of Okaloosa County, Florida.

Matt Zinke, Jenkins Engineering 121 Hart Street, explained the mission of the CALM House and their desire to expand their facilities. Would like to build in phases, one to two houses first and then as needed and funding becomes available build the rest up to nine homes. After speaking with the City at a pre-application meeting it was determined that platting the homes individually and rezoning the property to PUD would allow the homes to be built without additional fire suppression, each individual unit sprinkled. Homes will be around 600 square feet, with ten feet distance between the homes; multi use units. Once six homes are built an existing building will be removed to make room for the other three homes.

Discussion followed with comments by Chaney Herb, CALM President to the Commission. Concerns about the units being sold separately were raised by the Commission and Matt Zinke said that he would speak with the attorney of record, Stephen Tatum, about either covenants and restrictions or agreement that if CALM stops using the property for its intended use the nine lots would not be sold individually, the property would be sold as one parcel.

Doug Tolbert made the motion to approve this request to change PUD zoning contingent upon lots not to be sold separately. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Wilson, yes; Jennette, yes; Bradley, yes; Tolbert, yes. Motion carried.

Discussion Item

Judy Byrne-Riley spoke to the Commission about email correspondence from Ed Espinoza about planning recreational facilities in county; the second item in the packet is a memo from Jim Baughman, the City's Recreational supervisor, providing information on the City's amenities; would like to hear commissions thoughts.

Discussion about the use of the City's recreational facilities followed and Judy Byrne-Riley recommended that Ed contact Jim Baughman and work with the City Council on creating a citizens group. All members present agreed.

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

Meeting adjourned at 6:28 p.m.

Ammy Hanson
City Staff

Robert Jenkins
City Planner

Judy Byrne Riley
Chairman