

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
SEPTEMBER 7, 2021

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

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

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

Suanne Wilson made the motion to approve the July 6, 2021 minutes as presented. Seconded by Wade Fludd. All voting yes, minutes approved.

AGENDA

1. Valparaiso Realty, request preliminary and final review of Juniper West, Phase 1. 35 lots, 8.72 acres.

Matt Zinke, representing Valparaiso Realty, stated this subdivision will follow all City requirements, including sidewalks and street lighting. It will be about 12 months out before houses are permitted.

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

2. Ruckel Properties, request preliminary and final review of Deer Moss Creek, Phase 7. 138 lots, 42.70 acres.

Matt Zinke, representing Ruckel Properties, stated this was a continuation of Deer Moss Creek and would connect with College Blvd at the north end. All City requirements will be met. It will be about 14 months out before houses are permitted.

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

3. Malcolm Spears, 1600 27th St and parcel id 09-1S-22-2140-000A-0020, request his property be rezoned from R-1, Single Family to R-2, One or multifamily and the Future Land Use be changed to MDR, Medium Density Residential.

Metes and bounds description, parcel id numbers 09-1S-22-2140-000A-0010 and 09-1S-22-2140-000A-0020.

Matt Zinke, representing Malcolm Spears, stated this rezoning would bring these properties inline with the current zoning of the surrounding area.

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

4. Bradley Hudson, Tsampa Holdings LLC, 300 Kelly Rd, request his property be rezoned from R-1, Single Family to C-2, General Commercial.

Metes and bounds description, parcel id 01-1S-23-0000-0053-0000.

Bradley Hudson, stated he intended to build an office for his business at this location.

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

5. John and Kristin Harris, 107 Dolphin Point Rd, request a Special Exception to the Land Development Code, Section 11.05.01, (e), to allow for a 56' dock as opposed to a 33' dock.

Lot 2, Dolphin Point Estates, according to the map or plat thereof as recorded in Plat Book 9, Page 20, Public Records of Okaloosa County, Florida, parcel id 21-1S-22-0164-0000-0020.

Dave Swanick, representing his parents at 101 Dana Point, objects to this request. He has concerns that the installation of a dock longer than 33' will impede his parents water views and impede their access to the water. He thinks Mr. Harris should buy a smaller boat and adhere to the code or obtain a dredge permit as other home owners have done.

Pam Beales, 70 Lanman Rd, objects to this request. She is the former owner of 107 Dolphin Point Rd. She showed pictures of Hurricane Sally damage that pushed water and debris into her home and if Mr. Harris is allowed to build this dock with 2 boat lifts it will affect the water flow and possibly cause more damage from storms.

Jeff Davis, 1855 Bayshore Dr, objects to this request. He is concerned about his access if the new dock is built at 56'. He currently has to back out of his dock and the new dock would not allow him to make that transition safely. He feels a dredge permit should be obtained as others have done in the past. Also, he is concerned about setting precedence that might allow more intrusive docks to be built in the future.

John Harris, 107 Dolphin Point Rd, stated he has already received his USACoE and FDEP permits to build the 56' dock with two boat lifts and a boat house. He presented information on how dock lengths for coves is determined. He mentioned that the surrounding docks (Davis and Beales) are longer than the Code allows. However, these properties are not in the City limits. He stated there are not any open dredge permits for John's Bayou and when he inquired about obtaining a dredge permit from FDEP he was told they are no longer available.

Starla Christakos, 121 Dolphin Point Rd, objects to this request. She is concerned about the navigability of the bayou if this dock is built and the proximity to other docks. She stated when you buy property on the bayou you know what you are getting; if you want deep water buy deep water.

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

6. Valparaiso Realty on behalf of Chick-Fil-A, 1348 E John Sims Pkwy, request a Special Exception to the Land Development Code, Section 8.05.02, Restaurants, Fast Food with Drive Through Window, to allow for 49 parking spaces as opposed to the required 65. And a Special Exception to Section 12.04.02, (b), to allow for a 4.5' landscape buffer as opposed to the required 5'.

Parcel B, Niceville Walmart Center, as recorded in Plat Book 26, Page 3 of the Public Records of Okaloosa County, Florida.

This item was tabled at the request of Interplan representing Chick-Fil-A.

7. The City of Niceville is applying for a FDEP FRDAP 2021 – 2022 Grant to install recreational facilities for the Turkey Creek Walk Park Old Hardee's Site. Facilities will include parking, connection to the Walk Park boardwalk and picnic tables.

Ammy Hanson briefed the Local Planning Agency on how this grant would work and the facilities it will provide.

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

Meeting adjourned at 8:30 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
City Planner

Judy Byrne Riley
Chairman