

PLANNING COMMISSION MEETING  
CITY OF NICEVILLE, FLORIDA  
OCTOBER 4, 2021

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

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

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

Doug Tolbert made the motion to approve the September 7, 2021 minutes as presented. Seconded by Wade Fludd. All voting yes, minutes approved.

AGENDA

1. Malcolm Spears, parcel id 16-1S-22-0810-0004-006A and parcel id 16-1S-22-0810-0004-0060, request his property be annexed into the City limits and be zoned R-1B, Single Family Residential and the Future Land Use be MDR, Medium Density Residential.

Metes and bounds description.

Cole Granger, Seaside Engineering representing Malcolm Spears stated this annexation is consistent with the surrounding area. The plan is to build 4 single family homes.

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

2. Valparaiso Realty, request preliminary and final review of Juniper West Rental Community.

37 lots, 3.9 acres.

Matt Zinke, Jenkins Engineering, stated this is phase 2 of Juniper West. Marketing studies show that rental properties will be a better fit for the area because of the surrounding commercial. He also said this change will only add 9 additional units to the original concept plan.

Lynn Waltz, 900 Juniper Ave, stated she was opposed due to increased traffic and the conditions of Juniper Ave. She also suggested some signs be posted to keep the commercial trucks off of Juniper.

TC Waltz, 205 Honeysuckle Way, stated he was opposed due to traffic and drainage problems.

Joe Emsing, 113 Friar Tuck, stated he was opposed because they took all the trees down, changed the original plan, rental properties bringing down property values, traffic, parking and drainage. He also requested that another traffic study be performed.

Jim Kaiserski, 104 Swift Creek Ct and 1000 Juniper Ave, stated he was opposed due to the increase in traffic.

Brandon Huff stated Huff Development had no intention of building anything that would bring down property values.

Chandler Huff stated that the smaller homes would actually bring in less traffic than the larger homes. The units are 1000 sf and provide a buffer to the larger homes. They are working with the School Board and the City of Niceville towards a joint effort to install sidewalks along Marc Smith Blvd.

Fred Page, 110 Friar Tuck, was concerned about sewer capacity and traffic.

Discussion followed.

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

3. Sean Phillips, 207 Walton Ave, parcel id 01-1S-23-0930-000N-0170, request his property be rezoned from R-1, Single Family to R-1B, Single Family.

Metes and bounds description.

John Karlesky, representing Sean Phillips, stated the intent was to tear down the mobile home and build 2 single family homes.

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

4. Sharon Church, 1116 37<sup>th</sup> St, request a Special Exception to the Land Development Code, section 7.07.09 C, to allow for a 4' distance between buildings as opposed to the required 10'.

Lot 13, Block C, Creekside Development Phase II.

Sharon Church stated she wants to build a carport to cover her jet skis. When the contractor laid the cement slab he put it too close to the house.

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

5. 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.

Shawn Hickmon, Interplan, representing Chick-Fil-A stated they wanted to build canopies over their

drive throughs to protect their employees from the weather. This is due to the inside being closed because of Covid. He said the distances allow emergency vehicles access through the parking lot.

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

Meeting adjourned at 8:15 p.m.

Frankie Revell  
Recording Secretary

Robert Jenkins  
City Planner

Judy Byrne Riley  
Chairman