



PLANNING COMMISSION MEETING

Welcome to the City of Niceville Planning Commission Meeting. The public may address the Planning Commission in person and must attend in person to speak during public hearings. If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 279-6436. If you are deaf/hard of hearing and require the services of an interpreter, please call the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, for accommodations.

AGENDA

March 2, 2026

City Council Chambers - 208 Partin Drive North

6:00 PM

- A. Meeting Call to Order and Roll Call
- B. Approval of the Agenda with Additions or Deletions
- C. Approval of January 5, 2026 Meeting Minutes (C-1)
- D. New Business – Public Hearings

D-1: 721 Powell Dr Rezoning - Ordinance No. 26-04-01. This is a request to amend the Official Zoning Map from Single Family Residential (R-1) zoning district to Single or Multi-family Residential (R-2) zoning district. The Future Land Use Map designation will remain Mixed-Use (MU). The subject property is located at 721 Powell Dr and can be identified by parcel ID number: 06-1S-22-2100-0011-0040. The site is approximately 0.17 (+/-) acres in size.

- E. Open Forum
- F. Adjournment



C-1

property. The commission asked staff if it was known why the City had previously rezoned the property from a commercial zoning to its current PCI zoning. Staff acknowledged that it was not known specifically why that change occurred. The commission asked if this change would make the existing nonconforming use code compliant, staff replied that yes, it would. The Chair asked for any additional comments, several citizens spoke asking questions and stating concerns with the proposed development. Questions were brought up regarding whether infrastructure impacts (traffic, water, sewer, lighting) were analyzed. The applicant and applicant's representative explained that the site previously had an approved development order, and utilities were provided to the site at that time. The City Attorney explained that this is a two-step process, we are currently in the first step for the rezoning and future land use amendment. The second step would be the development review process which would review the proposed development for code compliance, and the public would have the opportunity to voice their specific development concerns at that time. Additional discussion took place to discuss the allowable density and height limits. Additionally, citizens voiced concerns regarding the existing vegetative buffers/easements around the property between the subject property and their neighborhoods. The City Attorney helped clarify that there are separate easements and city owned properties around certain sides of the subject property which would remain. However, the vegetative buffer along the north side of the property was only a part of the previous, expired development order, therefore it is not in effect. Future proposed development will be reviewed for code compliance. Staff further clarified that the item in front of the commission is a rezoning/future land use amendment request, not a development review request.

Motion to approve was made by Tracy Jennette, seconded by Ed Espinoza. The motion carried 6-0.

D-2: 774 Woods Drive Variance – This is a request to reduce the West side setback from 10' to 6' to construct an addition. The subject property is located at 774 Woods Dr and can be identified as Parcel ID Number 17-1S-22-1100-0000-0190. The site is approximately 0.31 (+/-) acres in size.

City Staff read the request description. The Commission Chair then asked if the applicant/representative was in attendance and would like to speak on the request. The applicant, John Sidor, spoke regarding his request. He discussed his desire to construct a garage addition on his property and the setbacks of his and some of the surrounding properties that are larger than many of the other setbacks in his neighborhood and surrounding areas. The commission asked why there were different setbacks throughout this development. Staff and the City Attorney explained that it was based on the style of development the developer chose to construct, and the PUD (planned unit development) zoning gave the development that flexibility. The commission asked if there would be ramifications in the future if this request was approved? The City Attorney explained that variances don't set precedent and each request is considered individually based on its merits. The commission and applicant then discussed the potential of reducing the setback request from 6' to potentially 7' or 7.5'.

Motion to approve as requested was made by Tracy Jennette, seconded by Stacie Scott. The motion carried 6-0.

D-3: 1057 John Sims Parkway Variance – This is a request for the reduction of required parking for a proposed commercial project from 28 to 21 parking spaces. The proposed final order is for 1057 John Sims Parkway and can be identified as Parcel ID Number 08-1S-22-0000-0087-0030. The site is approximately 1.01 (+/-) acres in size.

City Staff read the request description. The Commission Chair then asked if the applicant/representative was in attendance and would like to speak on the request. Staff explained that the applicant/representative was not available to be in attendance, but they spoke with staff earlier in the day to discuss the item. Staff presented the item and explained that the request came up during the development review process for the new proposed bank for the property.

Motion to approve was made by Ed Espinoza, seconded by Stacie Scott. The motion carried 6-0.

D-4: EAR – Based Comprehensive Plan Amendment Resubmittal – Ordinance No 26-XX-XX. Request approval to resubmit the proposed amendment to the Comprehensive Plan to the appropriate State and Federal agencies for review in accordance with feedback received by the Florida Department of Commerce.

City Staff read the request description and explained that this was a staff-initiated item. Staff presented the item and clarified that one additional minor change be included in the resubmittal language based on State feedback, which was to change the LOS standard for potable water back to the currently adopted standard of 124 gallons per capita per day instead of 130 gallons per capita per day as previously proposed.

Motion to approve made by Stacie Scott, seconded by Ed Espinoza. The motion carried 6-0.

Chair Suanne Wilson asked if there was anyone else present that would like to address the Commission. Seeing none, she called for a motion to adjourn. Tracy Jennette made the motion, Seconded by Brian Cromwell. Meeting adjourned at 6:51pm.

Chris Frassetti
Community Development Director

Suanne Wilson
Chair



D-1



City of Niceville

Zoning and Future Land Use Map Amendment

Community Development

Staff Analysis



Rezoning Request: 721 Powell Drive
PIN: 06-1S-22-2100-0011-0040



PROJECT TITLE:

721 Powell Dr - Rezoning

PROPERTY INFORMATION:

- **Parcel ID #:** 06-1S-22-2100-0011-0040
- **Owners:** L&B Real Estate LLC
(*closing on property 2/27/26)
- **Acreage:** 0.17 (+/-)

REZONING REQUEST:

The applicant is requesting an ordinance amending the Official Zoning Map from Single Family Residential (R-1) zoning district to Single or Multi-family Residential (R-2) zoning district. The Future Land Use designation will remain Mixed-Use (MU) category.

PUBLIC NOTICE:

Newspaper Ad Dates: February 17, 2026
 Mailed Notice to owners within 300 feet: February 17, 2026
 Sign Notice posted on property: February 17, 2026
Hearing Dates
 Planning Commission: March 2, 2026
 City Council: March 10, 2026 and April 14, 2026

RECCOMENDATION & SUMMARY OF CONSISTENCY REVIEW

STAFF: Approve based on Comprehensive plan consistency and mixed-use compatibility within the CRA.

PLANNING COMMISSION:

COMPREHENSIVE PLAN CONSISTENCY:

Objective 7.A.1 The City shall ensure orderly development through a future land use pattern that promotes orderly, compact development, and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

COMPREHENSIVE PLAN POLICIES:

Policy 7.A.2.1 - During the land use plan amendment process the compatibility of adjacent future land use categories shall be considered as well as the potential maximum densities and intensities and the appropriate transition of uses, densities, and intensities.

Policy 7.A.2.11 -- Mixed Use (MU) Land Use Category. The mixed-use category is established to accommodate a mixture of residential, office and commercial uses consistent with the density and intensity allowed within the designated zoning districts; provided, however, that the maximum density is twenty-five (25) units per acre and the maximum intensity is 1.0 FAR.

Policy 7.A.11.1 Properties designated Mixed Use on the Future Land Use Map and located within the CRA Overlay may be developed utilizing the adopted allowable uses, maximum density (25 du per acre maximum) found in Policy 7.A.2.11, and a maximum intensity of 0.85 impervious surface area ratio regardless of zoning. The following bulk and dimensional standards are the only bulk and dimensional standards that shall apply in addition to the maximum impervious surface area ratio of 0.85 (85%) for these properties: (a) The maximum allowable building height or the applicable underlying zoning district shall apply; and (b) The minimum yard setbacks for the applicable underlying zoning district shall apply; except that minimum setbacks do not apply internally within a master planned mixed use development.

LAND DEVELOPMENT CODE REGULATIONS:

7.04.06 The R-1B, R-2, and R-3 single-family and multi-family residential districts are established for the purpose of providing a mixture of single-family, duplex, and low-intensity multi-family dwellings with a maximum density of fifteen (15) dwelling units per acre. The zoning regulations and performance standards are intended to promote design which is in character with the density, intensity and scale of the existing surrounding or adjacent neighborhoods.

7.09.05 Properties designated mixed use on the future land use map as adopted within the City of Niceville Comprehensive Plan and located within the CRA overlay may be developed utilizing the adopted allowable uses, maximum density (twenty-five [25] du per acre maximum), and a maximum intensity of 0.85 impervious surface area ratio found within Policy 7A.11.1 of the Comprehensive Plan regardless of zoning.

NEIGHBORHOOD CHARACTERISTICS:

Direction	Zoning	Adjacent Existing Land Uses
North	R-1	Single Family Residential
South	C-1	Commercial
East	R-2	Single or Multi-Family Residential
West	R-1	Single Family Residential

ALLOWED DEVELOPMENT AFTER CHANGE:

Single-family, duplex, or low-intensity multi-family dwellings with a maximum density of twenty-five (25) dwelling units per acre, per CRA overlay district regulations (LDC 7.09.05)

ALLOWED DEVELOPMENT WITHOUT CHANGE:

Single-family, low intensity development at a maximum density of twenty-five (25) dwelling units per acre, per CRA overlay district regulations (LDC 7.09.05)

DENSITY AND DIMENSIONAL STANDARDS COMPARISON:

R-1 Zoning	R-2 Zoning
Density: Max density 5/acre.	Density: Max density 15/acre.
Lot Area: Minimum 7,500 sq. ft.	Lot Area: Minimum 5,000 sq ft
Lot Width: Minimum 60 feet	Lot Width: Minimum 50 feet
Setbacks: Front: 25' Side: 7.5' Rear: 25'	Setbacks: Front: 25' Side: 5' Rear: 20'

BOARD OPTIONS:

- a. Recommend approval of the proposed rezoning, as presented.
- b. Recommend approval of the proposed rezoning, with changes.
- c. Recommend denial of the proposed rezoning, as presented.

ATTACHMENTS:

- 1) Applicant's Request Application
- 2) Maps (Location, Zoning, FLUM)
- 3) Draft Ordinance

ORDINANCE NO. 26-04-01

AN ORDINANCE OF THE CITY OF NICEVILLE, FLORIDA; PROVIDING FOR AUTHORITY; PROVIDING FOR PROPERTY DESCRIBED AS 721 POWELL DRIVE, MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE, TO BE REZONED R-2 (SINGLE OR MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT; APPROVING THE AMENDMENT TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED ON THE ATTACHED MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS; PROVIDING FOR CODEFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

SECTION 1: AUTHORITY. The authority for enactment of this Ordinance is Section 166.021, Florida Statutes and the City Charter.

SECTION 2. FINDINGS OF FACT.

WHEREAS, Chapter 163, Florida Statutes establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the City of Niceville Planning Commission, on March 2, 2026, held an advertised public hearing for this proposed Ordinance, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended that the City Council hold a public hearing to adopt the Ordinance; and

WHEREAS, The City Council on March 10, 2026, held an advertised public hearing for the first reading of this proposed Ordinance, which provided for comments and public participation in process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, The City Council has considered the proposed amendment of the Land Development Code Official Zoning Map and received public comment at an advertised public hearing for the final reading of the proposed Ordinance on April 14, 2026, and the Council is now ready to adopt the proposed amendment to the Official Zoning Map;

NOW, THEREFORE, be it ordained by the City Council of the City of Niceville, Florida as follows:

SECTION 3. RECITALS. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 4. OFFICIAL ZONING MAP AMENDMENT. The City Council hereby adopts the following amendment to the Official Zoning Map which will be updated consistent with the action of the City Council as set forth in this Ordinance:

1. The applicant requests to amend the adopted Official Zoning Map district designation on an amendment area that is approximately 0.17 +/- acres in size.
2. The amendment area is identified by parcel number 06-1S-22-2100-0011-0040.
3. The amendment area is currently designated Mixed Use on the Future Land Use Map adopted within the Niceville Comprehensive Plan.
4. The amendment area is currently designated Single Family Residential (R-1) on the Official Zoning Map.
5. Upon the legally effective date of this Ordinance, the Official Zoning Map District for the amendment area will be designated as Single or Multi-family Residential (R-2) as shown on Exhibit 1, attached.
6. Any future development under this amendment will be required to meet all of the standards of the City of Niceville Comprehensive Plan and Land Development Code.

SECTION 5. CODIFICATION. Section 4 of this Ordinance will be incorporated into the Code of Ordinances of the City of Niceville. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion will be deemed separate, distinct, and independent provision, and such holding will not affect the validity of the remaining portions of this Ordinance.

SECTION 7. SCRIVENER'S ERRORS. It is the intention of the City Council of Niceville Florida, and it is hereby provided that the provisions of this ordinance shall become and

be made a part of the Niceville Code of Ordinances and to that end, the sections of this ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section” or “article” or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Attorney without public hearing, by filing a corrected or recodified copy with the Clerk of Courts.

SECTION 8. CONFLICTS. If a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of such conflict, as permitted under the law.

SECTION 9. MODIFICATIONS. It is the intent of the Niceville City Council, that the provisions of this ordinance may be modified as a result of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the ordinance adopted by the Council.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect upon approval on the second and final reading by the City Council of the City of Niceville, Florida.

ADOPTED in regular session this 14th day of April 2026.

ATTEST:

WENDY FARMER
CITY CLERK

DANIEL HENKEL
MAYOR

ORDINANCE 26-04-01 EXHIBIT 1

City of Niceville Rezoning



721 Powell Drive
PIN: 06-1S-22-2100-0011-0040

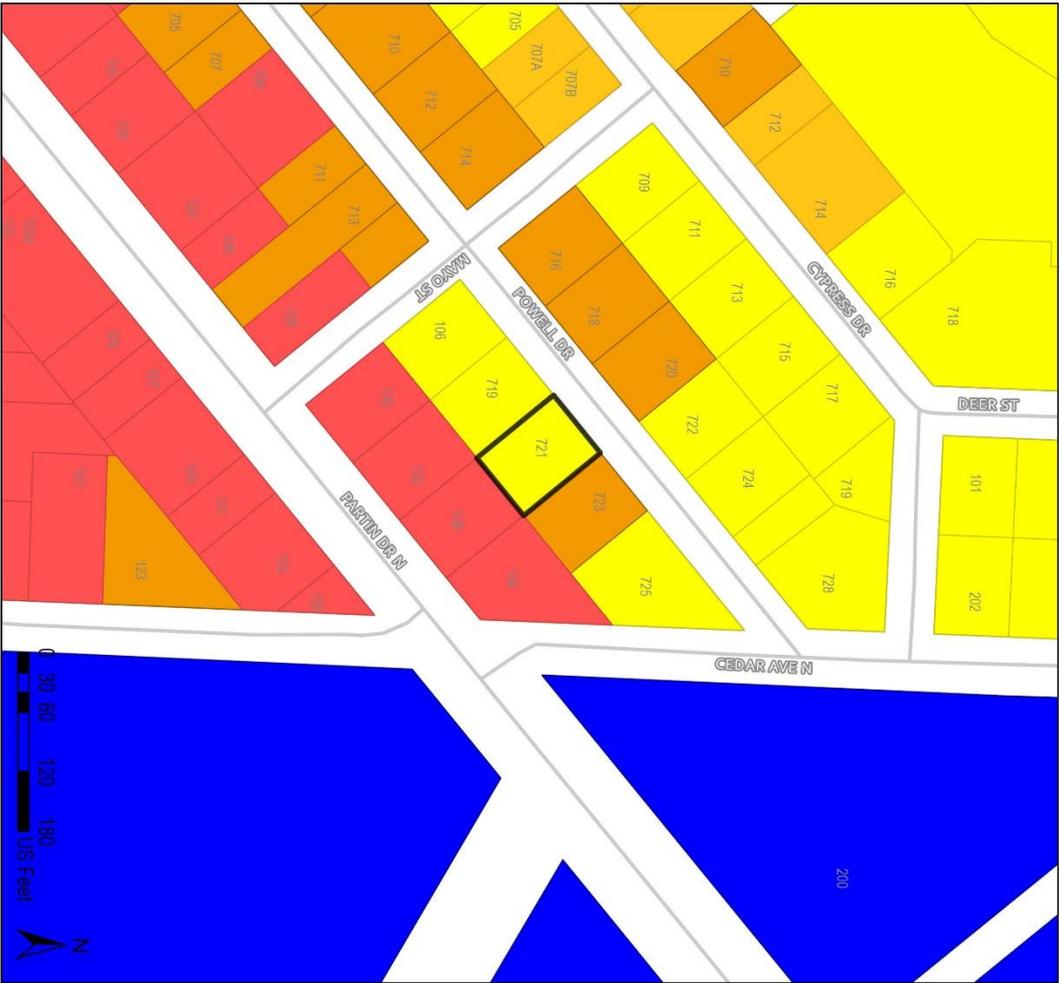
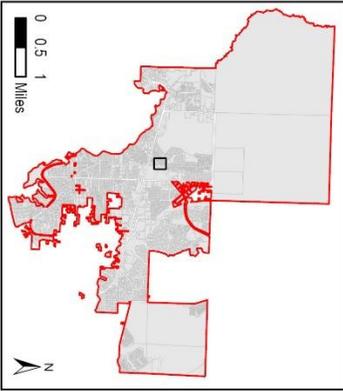
Proposed Zoning Change
 From: Single Family Residential (R-1)
 To: Single or Multi-Family Residential (R-2)

Future Land Use
 Current: Mixed Use (MU)
 Proposed: No Change

Total Acres: 0.17 +/-

- Zoning**
- PCI - Public Civic Institutional
 - R-1 - Single Family Residential (Maximum 5 DU/AC)
 - R-1B - Single Family Residential (Maximum 8DU/AC)
 - R-2 - Single or Multi-Family Residential (Maximum 12 DU/AC)
 - C-1 - Limited Commercial

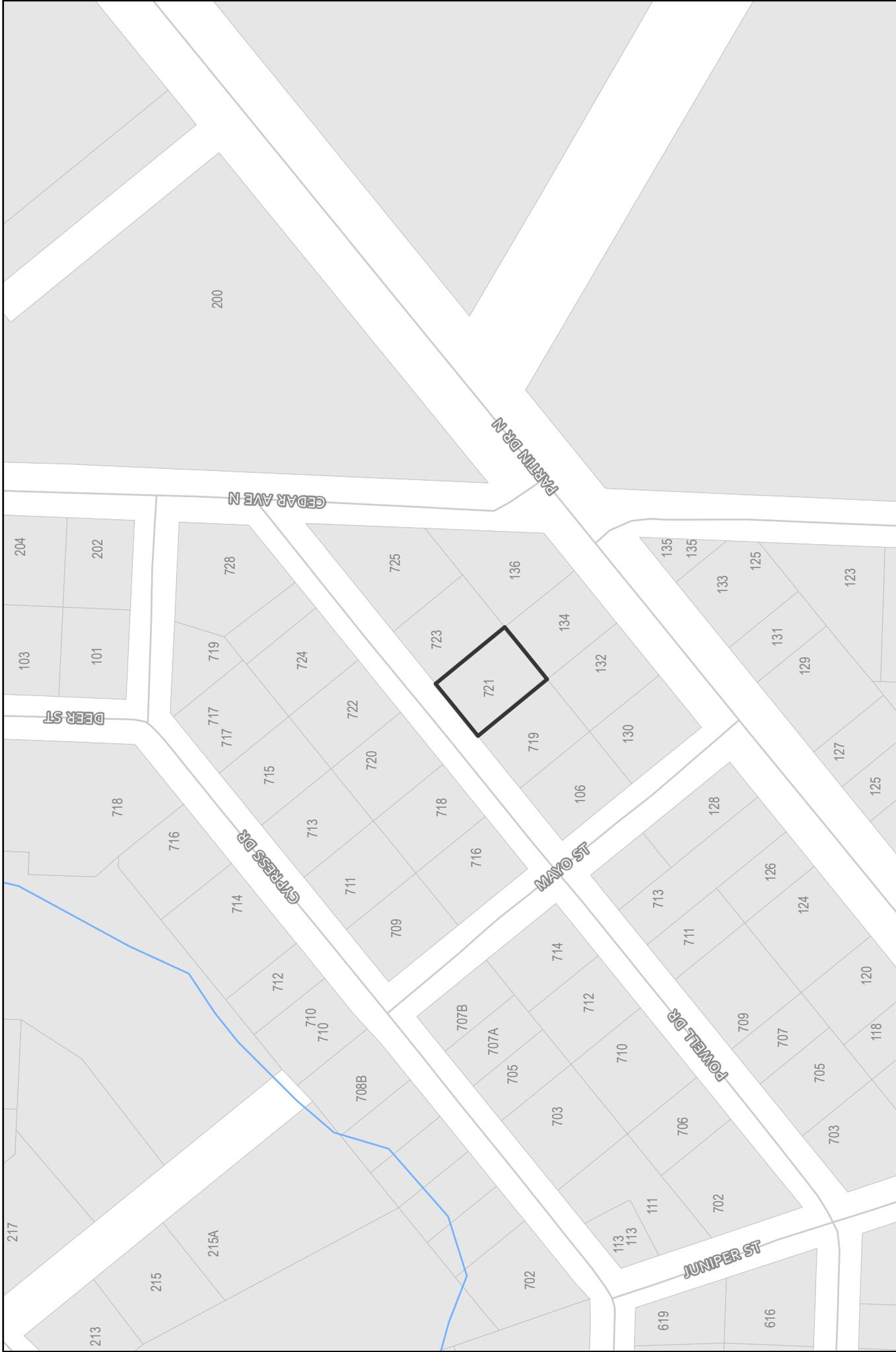
Map Prepared by Niceville GIS February 2026





Rezoning Request: 721 Powell Drive

PIN: 06-1S-22-2100-0011-0040



City of Niceville Rezoning



721 Powell Drive
PIN: 06-1S-22-2100-0011-0040

Proposed Zoning Change

From: Single Family Residential (R-1)
To: Single or Multi-Family Residential (R-2)

Future Land Use

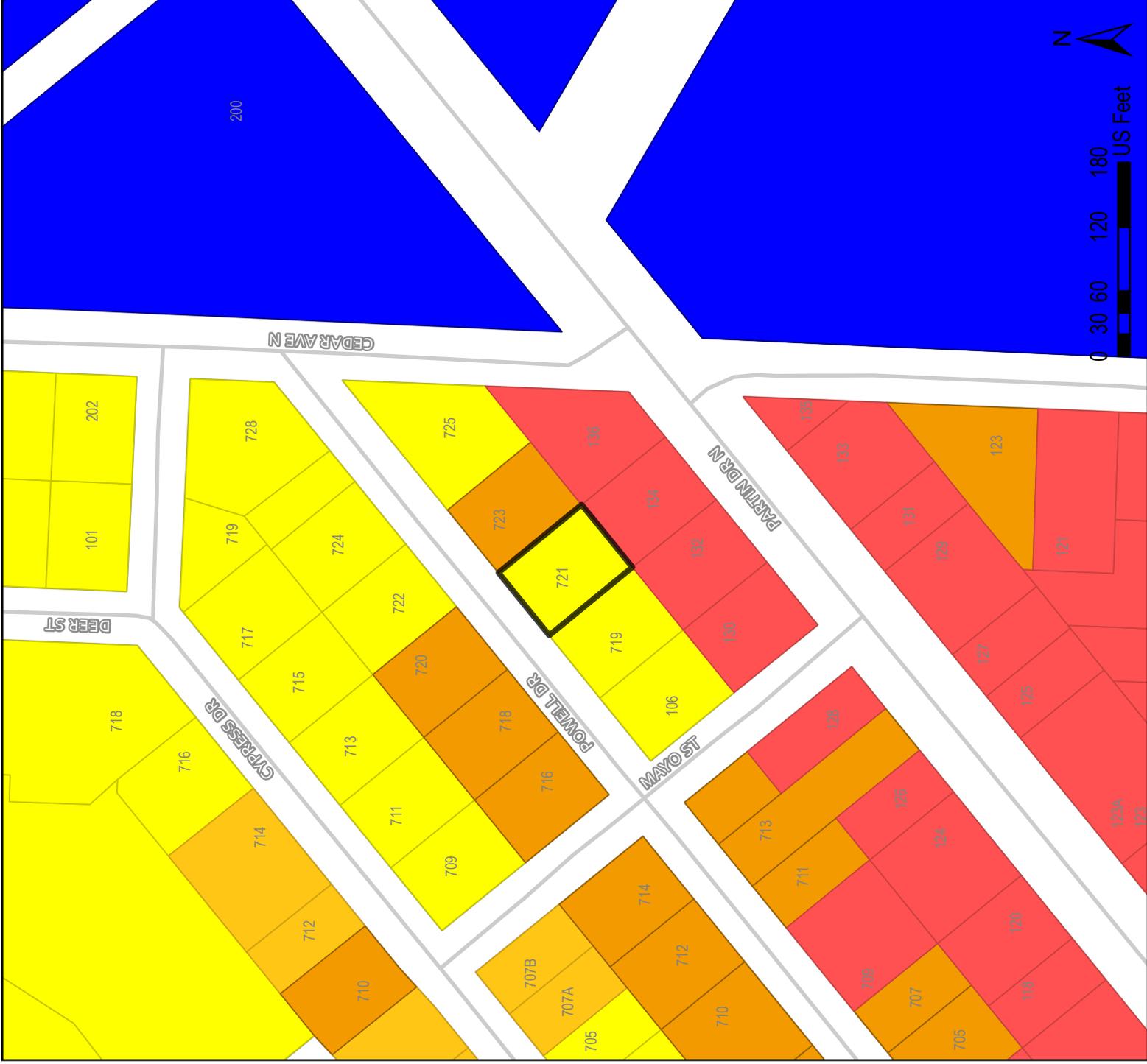
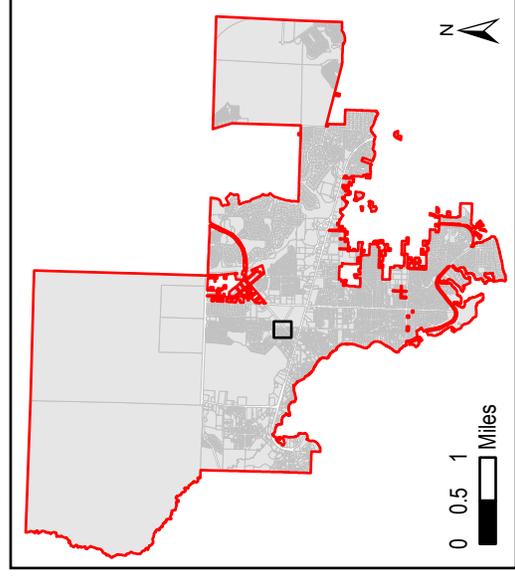
Current: Mixed Use (MU)
Proposed: No Change

Total Acres: 0.17 +/-

Zoning

- PCI - Public Civic Institutional
- R-1 - Single Family Residential (Maximum 5 DU/AC)
- R-1B - Single Family Residential (Maximum 8DU/AC)
- R-2 - Single or Multi-Family Residential (Maximum 12 DU/AC)
- C-1 - Limited Commercial

Map Prepared by Niceville GIS February 2026



City of Niceville Future Land Use



721 Powell Drive
PIN:06-1S-22-2100-0011-0040

Future Land Use Change

Current: Mixed Use (MU)
Proposed: No Change

Proposed Zoning Change

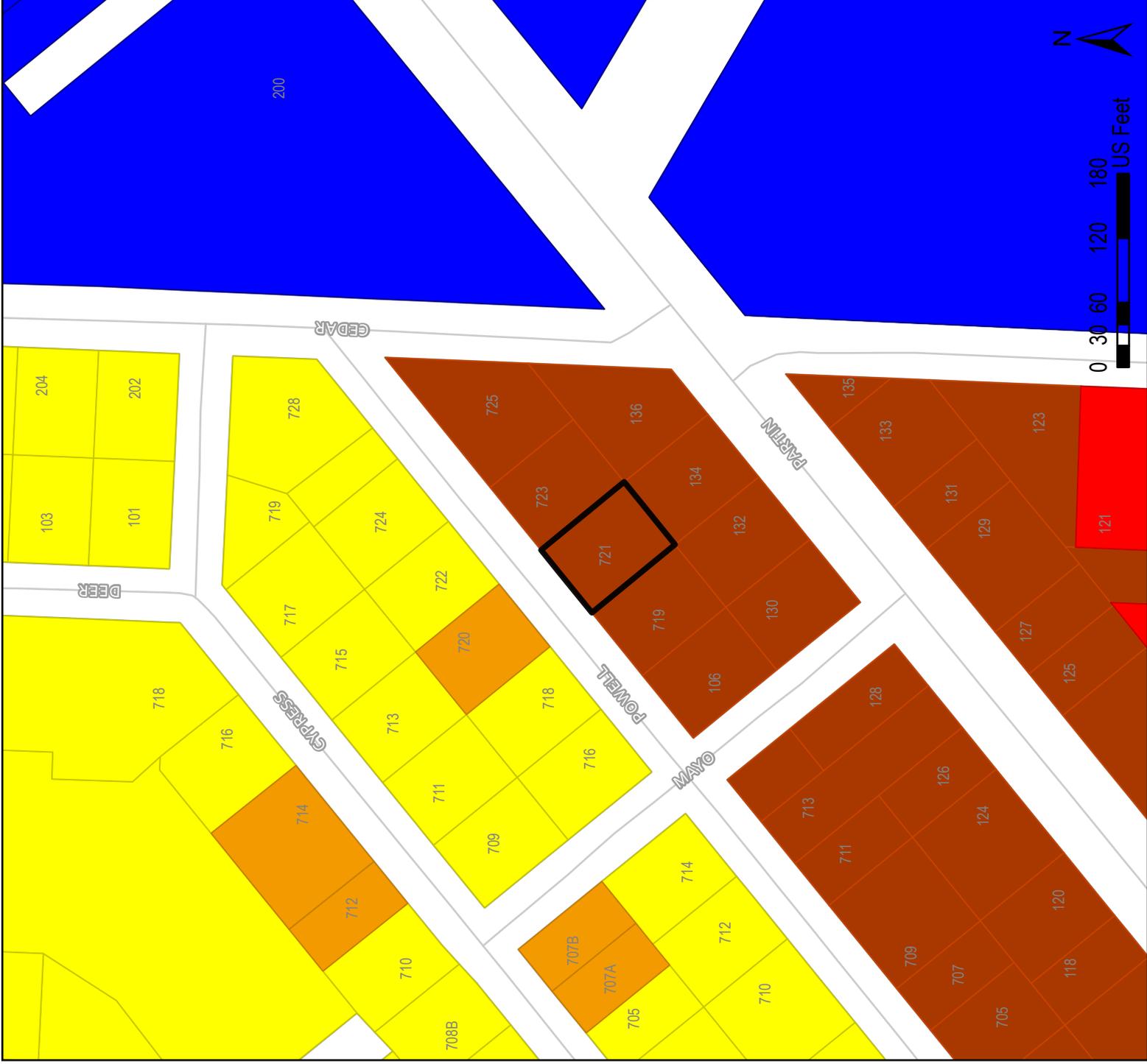
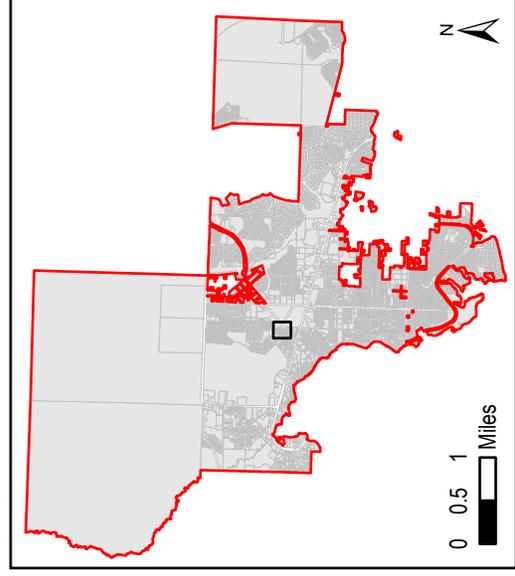
From: Single Family Residential (R-1)
To: Single or Multi-Family Residential (R-2)

Total Acres: 0.17 +/-

Future Land Use

- PCI - Public Civic Institutional
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MU - Mixed Use
- C - Commercial

Map Prepared by Niceville GIS February 2026





CITY OF NICEVILLE

Community Development Department

Planning – Building – Inspections – CRA

208 Partin Drive N, Niceville, FL 32578

850-279-6436 – www.cityofniceville.org

Application for Rezoning and / or Future Land Use Change

The undersigned, owner of the hereinafter-described property, hereby petitions the City of Niceville for the following amendment to the Official Zoning Map:

Change in Zoning District

Write in the name of the current zoning district(s) in which the property is currently located and the zoning district(s) you are requesting that this property be located within.

From:

R1

To:

R2

Change of Future Land Use Map Category

If the rezoning also requires a change to the adopted Future Land Use Map, write in the name of the current Future Land Use Map category(ies) in which the property is currently located and the category(ies) you are requesting that this property be located within. If no Future Land Use Map change required, indicate N/A.

From:

To:

Location: The property is designated by the following Okaloosa County Property Tax identification number(s):

06-15-22-2100-0011-0040

Legal Description: Attach a legal description of the property requested to be rezoned.

Disclaimer: Granting of requested zoning district does not grant the applicant all development rights prescribed within the zoning district. Subsequent development order review, permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to the applicable land development regulations including, but not limited to the Niceville Land Development Code, Comprehensive Plan, and any applicable Policy and Procedures Manual.

Submitted By:

Owner's Name(s):

Name: _____ Phone: _____

Email: _____

Street: _____

City: _____ ST: _____ Zip: _____

Agent's Name(s):

Name: ROBERT CORDIER Phone: 850 533 0218

Email: BOB_CORDIER@YAHOO.COM

Street: 29 CARL BEAUNT DR

City: SHALIMAR ST: FL Zip: 32579

Optionee's Name(s):

Name: _____ Phone: _____

Email: _____

Street: _____

City: _____ ST: _____ Zip: _____

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, DAVID BRASWELL, the fee simple owner of the following described property (give legal description):

hereby petition the City of Niceville for Approval of a Rezoning and/or Future Land Use Change and affirm that ROBERT CORDIER is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand this application; attachments and fees become part of the official records of the City of Niceville, Florida, and are not returnable.



Owner's Signature

2/3/26
Date



Witness

2/3/26
Date