



CITY COUNCIL MEETING

Welcome to the City of Niceville City Council Meeting. The public may address the City Council in person and must attend in person to speak during public hearings. If you are a person with a disability who needs accommodation to participate in this meeting or if you 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 of advance notice, prior to the scheduled meeting, for accommodation.

AGENDA

December 9, 2025

City Council Chambers - 208 Partin Drive North

6:00 PM

A. Meeting Call to Order and Roll Call

Invocation and Pledge to the Flag of the United States of America

B. Approval of the Agenda with Additions or Deletions

C. Consent Agenda

C-1: Approval of Minutes from November 18, 2025, City Council Meeting

C-2: December 1, 2025, Planning Commission Minutes (Information Only)

C-3: Bills Payable (No Attachment)

D. Awards, Proclamations, and Presentations

D-1: Youth Council Update (No Attachment)

E. Public Hearings (First Reading of Title and Public Hearing)

E-1: Ordinance No. 26-01-01 – An ordinance of the City of Niceville, Florida; creating Chapter 21, titled "Electric Bicycles, Motorized Scooters, and Micromobility Devices"; and providing for enforcement, severability, conflicts, codification, and an effective date.

E-2: Ordinance No. 26-01-02 - Kelly Preserve, LLC Rezoning - This is a request to amend the Official Zoning Map from General Commercial (C-2) zoning district to Single or Multi-family Residential (R-2) zoning district and to change the Future Land Use Map from

Commercial (C) to Mixed-Use (MU). The subject property is located on Kelly Rd and can be identified by parcel ID number: 01-1S-23-0000-0000-0084-0000 and 01-1S-23-0000-0082-0040. The proposed Ordinance site is approximately 1.31 (+/-) acres in size.

Public Hearings (Second and Final Reading of Title and Public Hearing)

F-1: 723 Powell Drive Rezoning – Ordinance No. 25-12-01 – 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. The subject property is located at 723 Powell Drive and can be identified by parcel ID number 06-1S-22-2100-0011-0060.

F-2: Ordinance No. 25-12-02 - An ordinance of the City of Niceville, Florida, amending Chapter 5, article ii and article iii of the Code of Ordinances to update references to the Florida Building Code and the National Electrical Code; providing for severability, enforcement, conflicts, codification, and an effective date.

F-3: Ordinance No. 25-12-03 – An ordinance adopting the amended final budget changes for the City of Niceville for the fiscal year commencing October 1, 2024; an ordinance adopting and approving the appropriations set forth in said budget for the fiscal year commencing October 1, 2024; and providing for an effective date.

F-4: Ordinance No. 25-12-04 - An ordinance of the City of Niceville, Florida, creating a Development Services Special Revenue Fund to account for revenues and expenditures associated with building permit, licensing, and development application fees; providing for purpose and intent; establishing separate sub-funds for Building Code Enforcement and Planning and Development application activities; providing for revenue sources, expenditure limitations, and reporting requirements; providing for administration and internal controls; providing for conflicts, severability, codification, and an effective date.

F-5: 612 Powell Dr Variance - This is a request for reduced side setbacks for an accessory structure on the subject parcel from 5 feet to 2.5 feet. The proposed final order is for 612 Powell Dr and can be identified as Parcel ID Number 06-1S-22-2100-0008-0150. The site is approximately 0.23 (+/-) acres in size.

F-6: 2446 Duncan Dr Variance - This is a request for an exception to the ADU size limitation of 900 sf heated and cooled. The proposed final order is for 2446 Duncan Dr and can be identified as Parcel ID Number 09-1S-22-0730-0005-0050. The site is approximately 0.58 (+/-) acres in size.

G. Reports

G-1: City Manager’s Report (No Attachment)

G-2: Police Chief’s Report

G-3: Fire Chief's Report

G-4: Public Works Director's Report

G-5: Code Enforcement

G-6: Building Report

G-7: Finance Report

H. New Business

H-1: Motion to accept the annual Prompt Payment Report for the City of Niceville for the fiscal year ended September 30, 2025.

H-2: Motion to write-off time barred debt from the City's Receivable Records.

I. Open Forum

J. Adjournment



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