

MINUTES  
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD MEETING  
CITY OF NICEVILLE, FLORIDA  
FEBRUARY 11, 2025

**1. Call to Order**

CRA Chairman Henkel called the meeting to order at 5 PM. CRA Commissioners Alley, Donahoo, Schaetzle, and Stauffer were present. Commissioner Nodjomian was out of town on business and unable to attend. Also present were Niceville City Manager, David Deitch; CRA Manager, Kristen Shell; Interim City Clerk, Wendy Farmer; and City Attorney, Steve Hall. There were five members in the audience.

**2. Approval of Minutes**

**a. November 12, 2024 Regular Board Meeting**

Commissioner Schaetzle moved approval and Commissioner Stauffer seconded. No one spoke for or against.

Commission Vote: Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes.  
Motion passed

**3. Agenda Modifications**

None

**4. Presentations – Action Requested**

**a. AVCON-Old Town Landing Phase 2 (Bayside Park) Conceptual Design**

Tonia Nation, AVCON, shared a presentation on site refinements. She highlighted the removal of the pocket beach, the new park area being fully ADA compliant, built-in seating in the meandering path, and changes in parking in one section on Bayshore Drive to parallel parking. Commissioner Schaetzle asked how many parking spots were lost? Ms. Nation replied two spots were lost. Commissioner Henkel asked if people would be able to bring chairs onto the splashpad area when the water was off or would it damage the pad? Ms. Nation replied the chairs would not damage it since it was brick pavers, like there are at the Destin Commons. Commissioner Donahoo asked if when vendors such as food trucks came in would they have 240 hook ups? Ms. Nation said that on the north end, food truck would have 30, 50, and 20 amp hook ups. Commissioner Schaetzle asked for the diameter of the splashpad? Ms. Nation replied it was approximately 35 feet. Commissioner Schaetzle then asked if there would be a hand rail from the walk way around the backside of the splashpad? Ms. Nation replied no, it was not required for fall protection but it could be looked into if that is a concern. The sidewalk would have an 18-

inch elevation that would be built in seating, she likened it to a sunken living room. Ms. Nation pointed out the handicap seating area stating it would accommodate up to three wheelchairs. Commissioner Donahoo asked where the lighting would be? Ms. Nation explained the rendering shared did not have lighting on it, but all the paths would be lit and they would meet all the lighting requirements.

**b. KG Development Services, LLC-Old Town Landing Phase I Construction Plans**

Dave Hemphill, KG Development Services, LLC, explained they were still finishing the plans. He explained the fixed dock was giving them issues but the floating dock had corrected them. He stated they have to coordinate with the electrical engineer and plan to have a panel upland near the splashpad. The changes they will have are to the floating dock assembly, low lights on the deck, high lights on the ceiling, four outlets on the landing and two outlets on the bump out, which will be 120-volt power. He said if more power is required, now is the time to add it. Commissioner Henkel asked if that would be enough for a band who needs electrical power? Mr. Hemphill replied a band might need more but their work was for a wedding on the pier. He said their panel will be 120 volts unless told otherwise. Mrs. Shell stated there have been changes to the concept plan since the last vote, so those need to be voted on if the Commission is okay with the changes. She explained the concept plan for the diving pier had a major change where the boat portion for docking is floating and not fixed. She wanted to assure they were all comfortable with the change. Discussion followed regarding the floating dock, a kayak launch, and running water.

Commissioner Henkel asked for a summary of the changes from both AVCON and KG Development Services.

KG Development Services, LLC: fixed boat dock assembly to a floating boat dock assembly and removing the kayak launch.

Commissioner Alley moved to approve the changes and Commission Donahoo seconded.

Commissioner Schaetzle asked when the concept would be brought back with the new location of the kayak launch. Mr. Hemphill replied next month but that he would coordinate with staff before then to work it out. Ms. Shell stated she had removed it from the permit package due to the issues with the kayak launch and recommended it be removed from the construction package. Discussion followed regarding the location.

Commission Vote: Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes.  
Motion passed

AVCON: additional parallel parking on the north side of Bayshore Drive, enlarged splash pad dimensions, shape of the stage, and removal of pocket beach.

Commissioner Stauffer moved approval and Commissioner Alley seconded. Commissioner Alley asked if the drop off point in front of the park was still there? Ms. Nation replied yes and explained drop off points require a larger allocation, so if you look at the plan up close, the area designated as the drop off point looks larger and it is by design because it requires additional ADA spacing. Commissioner Stauffer asked if the pocket beach was not problematic due to the dredging? Ms. Nation replied it was not problematic having the beach, if it was shallower, we would have been able to accommodate it. Due to the depth and it being well maintained, it is just too deep to facilitate it. There is also a lot of dock activity in that area. Commissioner Alley questioned if the plan they had in front of them had the updated schematic? Ms. Nation replied no, KG Development Services, LLC, did not have the updated schematic because AVCON was waiting for board approval before releasing.

Commission Vote: Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes.  
Motion passed

#### **5. Public Comment on Agenda Items**

None

#### **6. Next Meeting – March 10, 2025**

Commissioner Henkel explained the meeting was moved due to the canvassing board meeting on March 11<sup>th</sup> for the election.

#### **7. Adjournment**

Commissioner Schaetzle moved approval to adjourn and Commissioner Donahoo seconded. No one spoke for or against.

Commission Vote: Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes.  
Motion passed

There being no further discussion, the meeting adjourned at 5:29 PM.

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COMMISSION CHAIRMAN

ATTEST:

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RECORDING SECRETARY

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