

PLANNING COMMISSION MEETING  
CITY OF NICEVILLE, FLORIDA  
MARCH 1, 2021

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

Present were: 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 February 1, 2021 minutes as presented. Seconded by Suanne Wilson. All voting yes, minutes approved.

AGENDA

1. Randy Wise Homes, request to rezone several of their properties on South Cedar and 27<sup>th</sup> St from R-2, One or Multiple Family to R-3, Multiple Family. Parcel numbers are 07-1S-22-0000-0109-0000, 07-1S-22-0000-0109-0010, 07-1S-22-0000-0142-0000, 07-1S-22-0000-0140-0000, 07-1S-22-0000-0139-0000, 07-1S-22-0000-0138-0000, 07-1S-22-0000-0134-0000, 07-1S-22-0000-0130-0000, 07-1S-22-0000-0141-0000, 07-1S-22-0000-0110-0000, 07-1S-22-0000-0099-0000.

Stephen Tatum, Matthew and Jones, representing Randy Wise Homes, stated this project contains twelve parcels that are under contract and eleven that need to be rezoned. He handed out an aerial and potential site plan for the parcels. Mr. Tatum explained that the R-2 zoning allows multi family, but not apartments. The total area of the project site contains 7.97 acres, but only 5.04 acres will be developed in this project. The Plan is to build 100 apartments, three story buildings, and will be work force housing. Work force housing is not the same as low income housing, work force housing uses 60% of median income of the area.

Darlene Fisher, 100 Dyer St, spoke of her concern for the hundred-year-old trees located on the property and the loss of their beauty. She was concerned with traffic and feels apartments will ruin the quiet neighborhood. She also mentioned stormwater and sewer capacity.

Carolyn Ogle, 307 Boxer Ave, said her concern is having an apartment complex in her neighborhood, who will manage it, will they address drainage, lights, sidewalks. Her opinion is apartments bring down the property values and bring in not so good neighbors.

Allen Tucker, 1415 Bayshore Dr, stated he drives to work on Cedar Ave and usually finds it deserted. He thinks this project is something Niceville needs.

Discussion followed. Steve Tatum, explained the traffic study and addressed some of the concerns.

Tracy Jennette made the motion to approve this request. Seconded by Ed Espinoza. Vote: Byrne

Riley; no, Wilson, no; Tolbert, no; Fludd, no; Bradley, yes; Jennette, yes; Espinoza, yes. Motion denied.

Doug Tolbert made the motion to recommend the City Council to approve the zoning request as proposed but require the developer to enter into a development agreement to limit the developer to no more than 100 units. Seconded by Wade Fludd. Vote: Byrne Riley, yes; Wilson, yes; Bradley, yes; Jennette, yes; Fludd, yes; Tolbert, yes, Espinoza, yes. Motion carried.

Meeting adjourned at 8:01 p.m.

Robert Jenkins  
City Planner

Ammy Hanson  
City Staff

Judy Byrne Riley  
Chairman