

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
JUNE 6, 2022

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

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

Meeting was called to order by Suanne Wilson, Vice Chair, at 6:00 p.m.

Doug Tolbert made the motion to approve the May 2, 2022 minutes as presented. Seconded by Jared Bradley. All voting yes, minutes approved.

AGENDA

1. Harron Coon, request preliminary and final approval of Village Oaks Pointe, a 6-lot subdivision located at the east end of 23rd St.

Metes and bounds description, parcel id number 09-1S-22-0000-0043-0000.

David Forstrom, Engineer, representing the Coon Family, stated this property was annexed and re-zoned to R-1, single family. The developer will be putting in a sewer force main from Redwood Ave to this development. The City will eventually own this and sewer will become available to the residents of 23rd St.

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

2. Matt Zinke, representing Randy Wise Homes, request preliminary and final approval of a 100-unit apartment complex located on S Cedar Ave.

Steven Tatum and Matt Zinke made themselves available for questions. Discussion was held, to include sidewalks, drainage, wetlands and entrances on Cedar. Matt Zinke stated crosswalks were to be installed because the east side of Cedar has sidewalks. Ed Espinoza made the comment this development was in line with the FLU.

Del Lessard, 813 Valparaiso Blvd, discussed issues concerning wetlands, flooding, drainage and traffic.

Doug Tolbert made the motion to approve this request as long as sidewalks were installed the length of the property on the west side, provided there was no impact to the wetlands. Seconded by Ed Espinoza. Vote: Fludd, yes; Jennette, yes; Tolbert, yes; Espinoza, yes; Bradley, no; Wilson, no. Jared Bradley and Suanne Wilson stated they were not against the development but against the motion to require sidewalks. Motion carried.

Bill Schaetzle, 142 Mulry Dr, stated Dixie Powell was not able to attend tonight's meeting and discuss the Harris dock. Discussion was held.

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

Meeting adjourned at 6:30 p.m.

Frankie Revell
Recording Secretary

Ammy Hanson
City Staff

Suanne Wilson
Vice Chair