

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
JULY 5, 2022

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

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

Meeting was called to order by Judy Byrne Riley, Chair, at 6:00 p.m.

Doug Tolbert made the motion to approve the June 6, 2022 minutes as presented. Seconded by Tracy Jennette. All voting yes, minutes approved.

AGENDA

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

Metes and bounds description.

Stephen Tatum briefed the commission of the addition of the sidewalk plan for the apartment complex. Matt Zinke stated the 10' landscape requirement would be met and the developer would do his able best to preserve the large oak tree at the southern end of the property. Discussion followed.

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

2. Padgett Builders and Scarmazzo Property Investments, 1135 Finck Rd, request a special exception to the Land Development Code, Table 7-2, R-2 zoning, to allow for a 20' front and a 15' rear setback as opposed to the required 25' front and 20' rear and to build on a lot 7405 square feet as opposed to the required 7500 square feet.

Metes and bounds description, parcel id number 07-1S-22-0000-0022-0000.

James Padgett stated due to the shape of this lot special exceptions to setbacks were needed.

Wade Fludd made the motion to approve this request. Seconded by Suanne Wilson. Vote: Byrne Riley, yes; Wilson, yes; Bradley, yes; Tolbert, yes; Espinoza, yes; Fludd, yes; Jennette, abstained. Motion carried.

3. John Tidwell, 205 Marquette Ave, requests his property be re-platted to include 4 townhomes and an apartment complex.

Metes and bounds description, parcel id number 12-1S-23-0000-0045-0000.

John Tidwell, 205 Marquette Ave, stated he intended to sell off the townhomes and keep the apartments for rental property.

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

4. Removed at the request of Niceville Christian Church.

5. An ordinance of the City of Niceville, Florida, amending ordinance 16-09-02, dated August 9, 2016; providing for revised amendments to part II, the Code or Ordinances of Niceville, Florida, Appendix D, Article 7, Land Development Code pursuant to Chapter 166, Florida Statutes; providing for conflicting provisions; providing for severability; and providing for an effective date.

Ammy Hanson discussed the updates to the LDC Article 7. Most of the changes are to add a "Special District" section to 7.09, Community Redevelopment Area. Two minor changes were to add short term rentals to Table 7-2, they are allowed in R-3 zoning; and to change the zoning for storage units back to Industrial. Discussion followed.

Bill Schaetzle, 142 Mulry Dr, spoke to the commission about a Strategic Long-Range Plan for growth of the City. Discussion followed.

Ed Espinoza made the motion to adjourn. Seconded by Wade Fludd. Vote: Byrne Riley, yes; Wilson, yes; Fludd, yes; Jennette, yes; Tolbert, yes; Bradley, yes; Espinoza, yes. Motion carried. Meeting adjourned at 7:00 p.m.

Frankie Revell
Recording Secretary

Robert Jenkins
City Planner

Judy Byrne Riley
Chair