

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
SEPTEMBER 1, 2020

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

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

Meeting was called to order by Judy Byrne Riley, Chairman, at 7:00 p.m.

Judy welcomed all the new members.

Tracy Jennette made the motion to approve the August 3, 2020 minutes as presented. Seconded by Ed Espinoza. All voting yes, minutes approved.

AGENDA

1. Alan Cornwell, vacant lot beside 621 Bayshore Dr, request a special exception to the Land Development Code, Table 7-2, R-2 zoning, to allow for an 11'8" front setback as opposed to the required 25' and Section 11.01.02 (a) to allow for a 19'3" coastal rear setback as opposed to the required 25'.

A portion of lot 1, block 3, Allen's Addition to Niceville.

This item was withdrawn at the request of Alan Cornwell.

2. McElroy Enterprises and Holt Land Development LLC, request an undeveloped portion of Hickory Ave be vacated, zoning based on the adjoining parcels and divided between the 2 land owners.

Metes and bounds

A brief discussion was held. Wade Fludd made the motion to approve this request. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Jennette, yes; Bradley, yes; Espinoza, yes; Fludd, yes; Tolbert, yes. Motion carried.

3. Valparaiso Realty requests their properties, id numbers: 05-1S-22-256D-0071-0040, 05-1S-22-256D-0080-0000, 05-1S-22-256D-0070-0140, 05-1S-22-256D-0081-0000, 05-1S-22-256D-0009-0015, be re-zoned from C-2, General Commercial to PUD, Planned Unit Development. Conceptual Plan Attached.

A proposed 63 lot single family residential subdivision.

Matt Zinke representing Valparaiso Realty presented the conceptual plan for this new development. He stated if the zoning was approved they would continue the process for the stormwater requirements, and they may lose some of the lots shown. The homes would be in the 2000 square foot range. There are some utilities that have to be relocated and they will be working with the City for that part of the project. There will be a traffic study included.

Roger Holley, 1041 Juniper Ave, was concerned because of drainage and the increase in traffic including commercial traffic.

TC Waltz, 205 Honeysuckle Way, voiced concerns of flooding, traffic, Juniper Ave becoming the cut through road and not enough sidewalks for pedestrian safety.

Roy Adair, 1045 Juniper Ave, was concerned with traffic and flooding and the loss of the beautiful trees.

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

There being no further business Ed Espinoza made the motion to adjourn. Seconded by Jared Bradley. All voting yes. Meeting adjourned at 7:45 p.m.

Robert Jenkins
City Planner

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman