

Frankie Revell  
Zoning Administrator



P: 850.279.6436 x1205  
212 Partin Drive N.  
Niceville, Florida 32578  
building@niceville.org

*"Home of the Boggy Bayou Mullet Festival"*

May 19, 2022

To: Judy Byrne Riley  
Suanne Wilson  
Ed Espinoza  
Tracy Jennette  
Wade Fludd  
Doug Tolbert  
Jared Bradley  
Bill Smith  
John Kiger

The regular meeting of the Niceville Planning Commission will be on Monday, June 6, 2022, at 6:00 p.m. in the Council Chambers, 208 North Partin Drive.

#### AGENDA

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

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

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

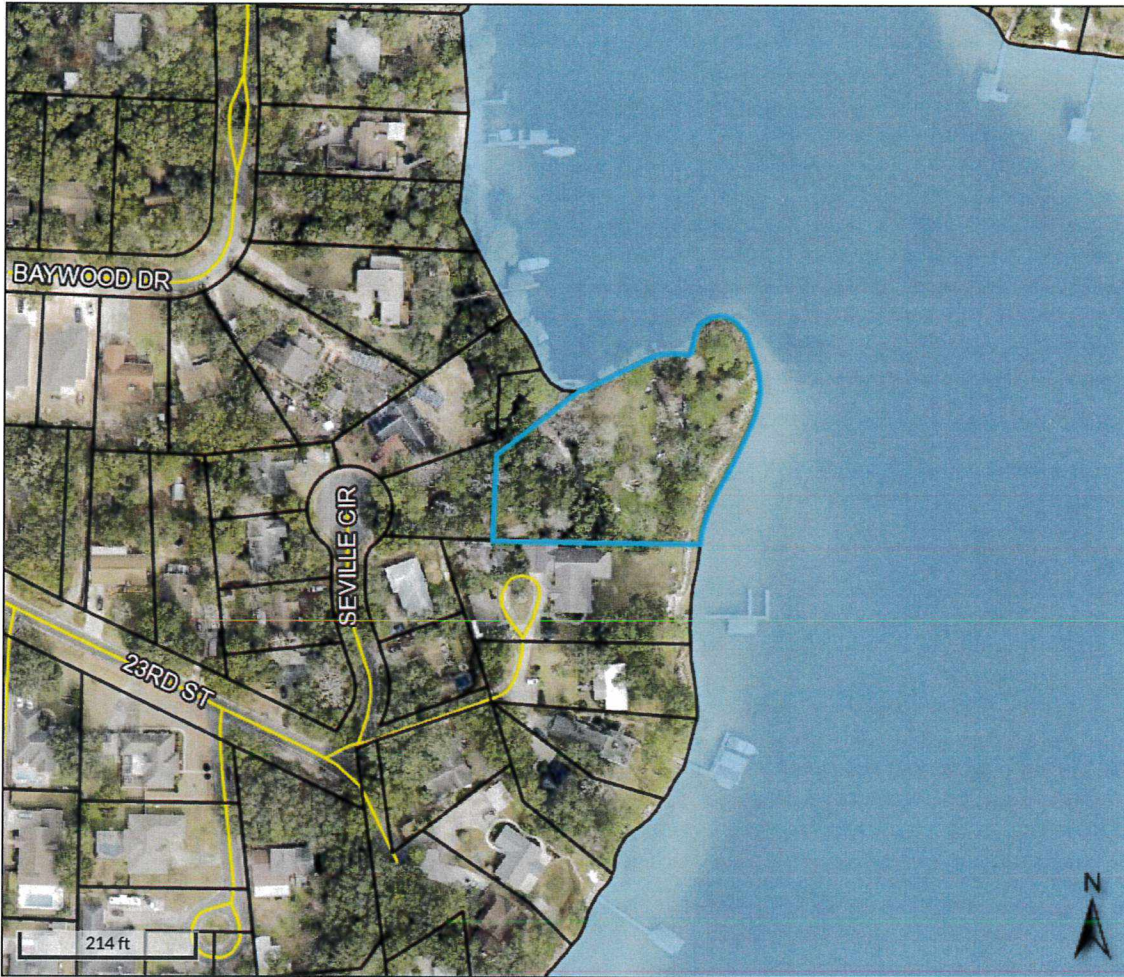
Metes and bounds description.

The City Council will hear these requests at their Tuesday, June 14, 2022 meeting.

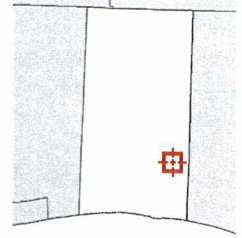
Sincerely,

A handwritten signature in cursive script that reads "Frankie Revell".

Frankie Revell  
Recording Secretary



Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	09-15-22-0000-0043-0000	Physical Address	1743 23RD ST NICEVILLE	Land Value	\$386,208	Last 2 Sales			
Acres (GIS)	1.25	Mailing Address	COON ROY AND JOHN & ETAL	Ag Land Value	\$0	Date	Price	Reason	Qual
Property Class	MOBILE HOM	Address	1743 23RD ST NICEVILLE, FL 32578	Building Value	\$7,055	4/12/2001	\$100	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	U
Taxing District	6			Misc Value	\$0	4/2/2001	\$100	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	U
				Just Value	\$393,263				
				Assessed Value	\$359,563				
				Exempt Value	\$39,616				
				Taxable Value	\$319,947				

Date created: 5/12/2022  
Last Data Uploaded: 5/12/2022 6:07:44 AM

**SITE DATA:**  
 PARCEL ID: 09-15-22-0000-0043-0000 (PORTION OF)  
 SIZE: 52,301.35 SF (1.20 ACRE)  
 TOTAL IMPERVIOUS SURFACE AREA: 16,439.34 SF  
 EXISTING USE: RESIDENTIAL  
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL  
 ZONING: R-1 SINGLE FAMILY RESIDENTIAL  
 NORTH: R-1  
 SOUTH: OKALOOSA COUNTY RESIDENTIAL  
 EAST: CHOCTAWHATCHEE BAY  
 WEST: SEVILLE COURT

**DENSITY:**  
 LOW DENSITY RESIDENTIAL: 5 UNITS PER ACRE  
 1.2 ACRES x 5 D.U. = 6.0 DWELLING UNITS  
 DWELLING UNITS PROPOSED = 6

**BUILDING SETBACKS:**  
 PROVIDED REQUIRED  
 FRONT = 25' MIN FRONT = 25'  
 SIDE = 7.5' MIN SIDE = 7.5'  
 REAR = 30' MIN REAR = 30' BAYFRONT PROTECTION ZONE

**FLOOD ZONE:**  
 THIS PARCEL LIES IN FLOOD ZONES AE8, AE9, VE9, AND VE10, AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120317, MAP NUMBERS 12091C0389J, DATED 03/09/2021

**HEIGHT LIMIT:** 4 STORIES, 50'

NOTE: EXACT LOCATION OF GRINDER STATION ON EACH LOT WILL BE DETERMINED AT TIME OF HOME BUILDING PERMIT APPLICATION

**PROPOSED 2" FORCE MAIN SEWER EXTENSION TO 23rd STREET, CONTINUES AS 4" FORCE MAIN SEWER EXTENSION ALONG 23rd STREET TO TIE-IN AT REDWOOD AVENUE (SEE SHEET 9 FOR DETAILS)**

**2" FORCE MAIN SEWER**

NOTE: CITY OF NICEVILLE RESPONSIBILITY FOR UTILITY LINE MAINTENANCE ENDS AT RIGHT-OF-WAY LINE

**2" WATER LINE**

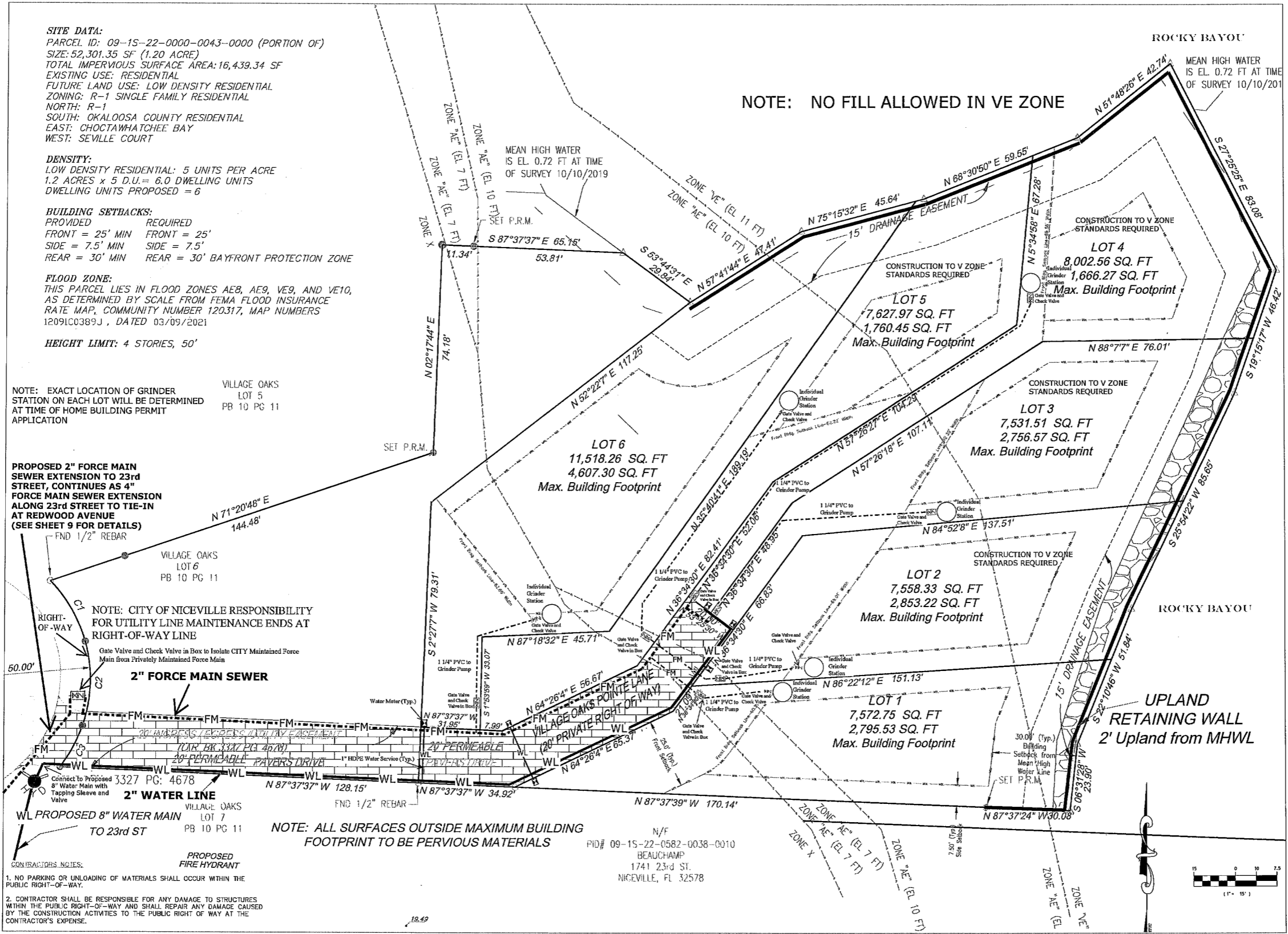
**2" WATER LINE**

**PROPOSED 8" WATER MAIN TO 23rd ST**

**PROPOSED FIRE HYDRANT**

**CONTRACTOR'S NOTES:**  
 1. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY.  
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT OF WAY AT THE CONTRACTOR'S EXPENSE.

**NOTE: NO FILL ALLOWED IN VE ZONE**



DAVID FORSTROM  
 8213 Park Avenue  
 Sherwood, Arkansas 72120  
 Phone: (501) 295-9347

No.	Date	Revision

**SITE & UTILITY PLAN**

VILLAGE OAKS POINTE  
 COON FAMILY  
 1743 23RD ST  
 NICEVILLE 32578A 81359

David Forstrom, P.E.  
 Digitally signed by David Forstrom, P.E.  
 Date: 2022.04.19 07:11:34 -0500

Project No:  
 Designed: Drawn:  
 Checked: O.C.:  
 Date: APRIL 19, 2022  
 Scale:

## Frankie A. Revell

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**From:** Matt Zinke, P.E. <matt@jeicivil.com>  
**Sent:** Tuesday, May 3, 2022 3:09 PM  
**To:** Frankie A. Revell  
**Cc:** caleb@randywisehomes.com; Aldrich, Russ; Stephen Tatum; Brian Farmer; Hanson, Ammyruth; Johnathan Laird  
**Subject:** [VERIFY SENDER before opening any attachments]Wise Cedar Apartments - Overall Site Plan & Meeting Request  
**Attachments:** 21-31 Wise Cedar 4-6-2022-C03 SITE PLAN OVERALL.pdf; 170051.14 Wise Cedar AVE South BT s&s.pdf

Frankie,

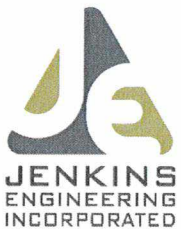
As requested, please find attached the Wise Cedar Apartments updated Overall Site Plan and Survey, which have both been revised to reflect the removal of the very northern portion of the property from the project. If you can please place us on the June City Planning Commission and City Council Agendas, we would appreciate it.

As discussed, we are still coordinating with the architect on a few minor remaining items, such as water meter sizes, and as soon as we got those details worked out, we will resubmit the full sets of plans for your files.

Please let us know if you have any questions or need any further information at this time. Thanks,

Matt

**\*\* Please note our new office address below \*\***



**Matt Zinke, P.E.**

Vice President

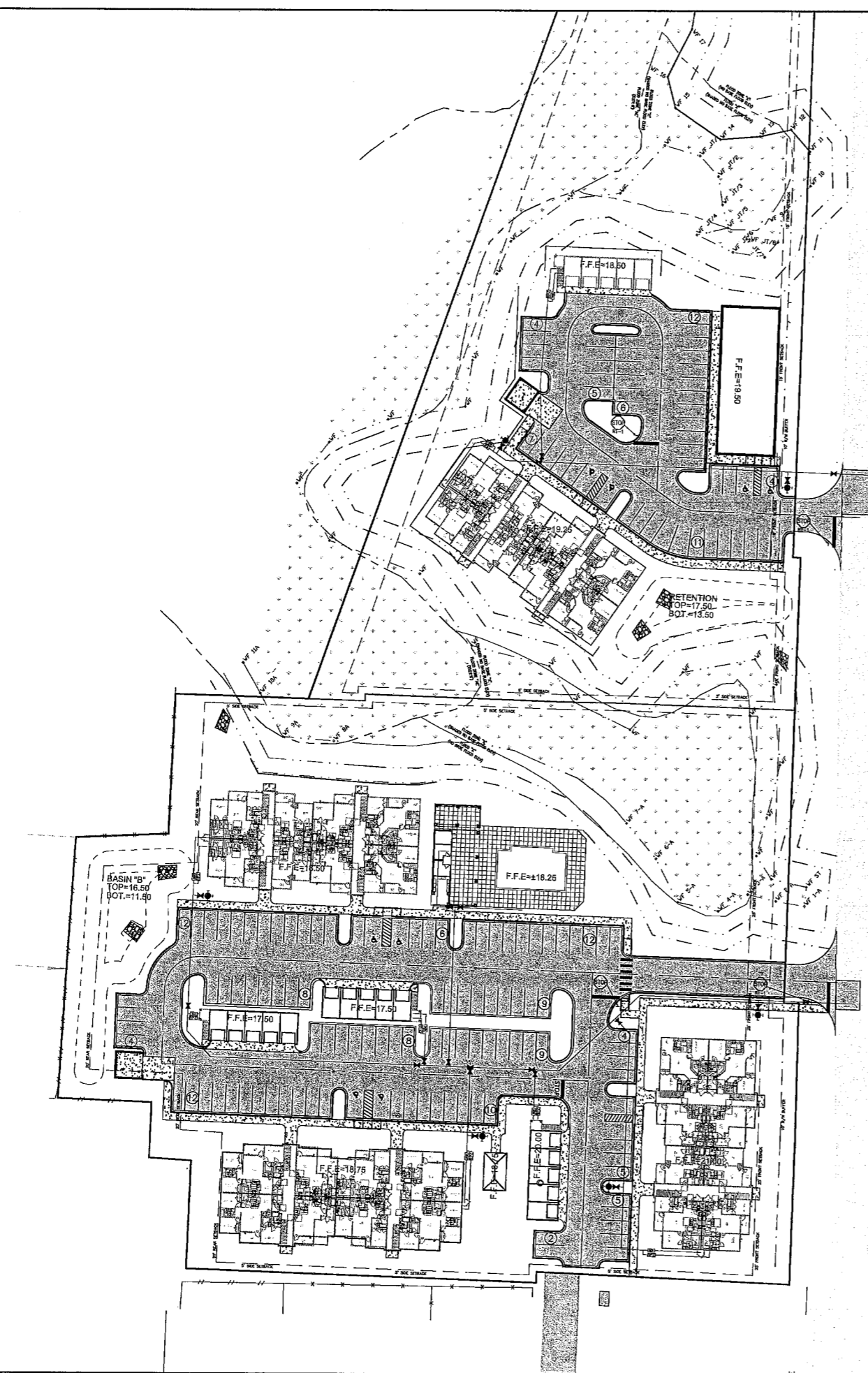
☎ 850.837.2448

🖨 850.837.2450

✉ [matt@jeicivil.com](mailto:matt@jeicivil.com)

📍 JG Plaza, Uptown Station  
73 Eglin Parkway NE, Suite 203  
Fort Walton Beach, Florida 32548

File: D:\RBF\JEN\21-31 Wise Cedar Apts - Documents\Drawings\21-31 Wise Cedar 4-6-2022.dwg Last Save: 4/6/2022 9:19 AM Last saved by: RBF  
 Last Plotted by: Brian Farmer Plot Style: 1:3.6502 Plot Date: 4/6/2022 9:22 AM Plotter Used: None



**PROJECT STATISTICS:**

PARCEL ID ..... 07-15-22-0000-0146-0000 07-15-22-0000-0109-0000  
 07-15-22-0000-0140-0000 07-15-22-0000-0108-0000  
 07-15-22-0000-0139-0000 07-15-22-0000-0138-0000  
 07-15-22-0000-0138-0000 07-15-22-0000-0134-0000  
 07-15-22-0000-0130-0000 07-15-22-0000-0141-0000  
 07-15-22-0000-0110-0000 07-15-22-0000-0099-0000

EXISTING LAND USE ..... COMMERCIAL / RESIDENTIAL  
 ZONING ..... R3 (SOUTH) / C1 (NORTH)  
 FUTURE LAND USE ..... MOR (SOUTH) / C (NORTH)

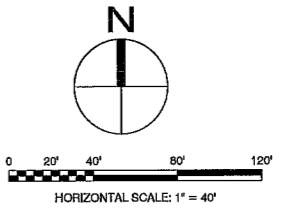
FLOOD ZONE ..... X AND AE BFE 9  
 APARTMENTS  
 PROPERTY LIMITS ..... 6.86± AC  
 DESCRIPTION ..... 100 MULTI FAMILY UNITS (APARTMENTS)  
 4,000 S.F. COMMERCIAL  
 PROVIDED DENSITY ..... 14.37 UNITS/ACRE  
 MAXIMUM DENSITY ..... 15.00 UNITS/ACRE  
 PROVIDED BUILDING HEIGHT ..... ±33' PLUS ROOF (APARTMENTS)  
 MAXIMUM BUILDING HEIGHT ..... 85' C-1 / 45' R-3

**SETBACKS (R-3) REQUIRED\***  
 FRONT SETBACK (EAST CEDAR AVE.) ..... 25'  
 SIDE SETBACK (N&S) ..... 5'  
 REAR SETBACK (WEST) ..... 20'

**SETBACKS (C-1) REQUIRED\***  
 FRONT SETBACK (EAST CEDAR AVE.) ..... 15'  
 SIDE SETBACK (N&S) ..... 5'  
 REAR SETBACK (WEST) ..... 20'

**MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED**  
 MINIMUM DISTANCE BETWEEN BUILDINGS ..... 10'  
**LANDSCAPE BUFFER REQUIRED**  
 FRONT PERIMETER (ALONG CEDAR) ..... 10'

**PARKING STATISTICS (SEE SHEETS C04 AND C05)**



**LEGEND:**

- ASPHALTIC CONCRETE PAVEMENT [Pattern]
- CONCRETE PAVEMENT [Pattern]
- RIGHT-OF-WAY LINE [Dashed line]
- PROPERTY LINE [Solid line]
- LOT LINE [Dashed line]
- EASEMENT LINE [Dashed line]
- BUILDING SETBACK LINE [Dashed line]

**NOTE: IF ARCHITECTURAL PLANS HAVE ANY DISCREPANCIES FROM THESE CIVIL PLANS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THESE CIVIL PLANS ARE REVISED BY THE ENGINEER TO CORRESPOND TO THE LATEST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION COMMENCING.**

**NOTES:**

1. PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE DIMENSIONED.
2. RETURN RADIUS IS 25' UNLESS OTHERWISE DIMENSIONED.
3. THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM) & AE-9, AS DETERMINED BY SCALE FROM FEMA PANEL #120010388A, DATED 03/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
4. ALL STREET STRIPING WITHIN RIGHT OF WAY WILL BE THERMOPLASTIC AND SIGNAGE WILL MEET THE MOST RECENT SIZE AND REFLECTIVITY STANDARDS AND WILL BE RESPONSIBILITY OF DEVELOPER.
5. ALL STREET SIGNAGE INSTALLATIONS MUST MEET THE LATEST MUTCD GUIDELINES USING STANDARD GRADE SIGN MATERIALS: ALUMINUM FACING, U-CHANNEL POST AND INDUSTRY STANDARD GRADE HARDWARE. THE CITY IS NOT RESPONSIBLE FOR COST ASSOCIATED WITH THE UPGRADE OR REPLACEMENT OF DECORATIVE OR CUSTOM BUILT SIGNS AND HARDWARE.
6. ALL STREET STRIPING WITHIN THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND WILL MEET CITY OF NICEVILLE REQUIREMENTS.
7. ALL CONSTRUCTION ON THE CITY RIGHT OF WAY WILL CONFORM TO FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE FOOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS, AND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION FOR SAFETY AND WORK PROVIDED, UNLESS OTHERWISE SPECIFIED BY THE CITY OF NICEVILLE.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS, ONCE PROVIDED, FOR EXACT LOCATIONS AND DIMENSIONS OF IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PRECISE BUILDING DIMENSIONS, ENTRANCE/EXIT GATES, AMENITIES, TRASH COMPACTORS AND THEIR ASSOCIATED EQUIPMENT. OWNER TO ENSURE GATES WILL ALLOW FOR ACCESS BY EMERGENCY VEHICLES.
9. SITE CONTRACTOR TO COORDINATE WITH OWNER AND BUILDING CONTRACTOR ON THE INSTALLATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL CONDUITS REQUIRED FOR BUILDING AND ASSOCIATED IMPROVEMENTS.
10. NO WORK SHALL BE PERFORMED WITHIN THE RIGHT-OF-WAY UNTIL THE PROPER MAINTENANCE OF TRAFFIC IS IN PLACE ACCORDING TO THE APPROPRIATE 600 SERIES INDEX. A CERTIFIED WORKSITE TRAFFIC SUPERVISOR SHALL SET UP THE MOT.
11. ALL DISTURBED AREAS WITHIN RIGHT OF WAY SHALL BE STABILIZED WITH SOG, AND MUST BE IRRIGATED UNTIL ESTABLISHED.
12. THE SITE COMPLIES WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
13. BUILDING SETBACK IS MINIMUM HORIZONTAL DISTANCE PERMITTED AND MEASURED FROM FACE OF BUILDING TO THE NEAREST PROPERTY LINE.
14. ALL COVERED/ENCLOSED STRUCTURES ARE SUBJECT TO SETBACK REQUIREMENTS.
15. PARKING IN ROAD RIGHT-OF-WAY AND INGRESS/EGRESS EASEMENT IS PROHIBITED.
16. CONSTRUCTION ACTIVITIES WILL ONLY BE ALLOWED BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THRU SATURDAY. ANY CONSTRUCTION ACTIVITIES CONDUCTED OUTSIDE OF THESE TIME PERIODS IS A VIOLATION OF THE CITY'S NOISE ORDINANCE AND WILL NOT BE ALLOWED.
17. A LIGHTING PLAN, PER CITY CODE, WILL BE SUBMITTED AT A LATER DATE FOR REVIEW AND APPROVAL. ANY PROPOSED OUTDOOR LIGHTING FOR THE PROJECT MUST BE PROPERLY SHIELDED TO PREVENT UPWARD GLARE (LIGHT FIXTURES TO BE "DARK-SKY COMPLIANT PER EGLIN AFB REQUIREMENT) OR LIGHT TRESPASS ONTO ADJACENT PROPERTIES.
18. LOCATION OF TRANSFORMER AND MECHANICAL PADS AREA APPROXIMATE AND TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL PRIOR TO START OF CONSTRUCTION. CONCRETE PADS ARE TO BE DESIGNED BY OTHERS AND ARE TO BE DESIGNED TO WITHSTAND THE LOADS PLACED UPON THEM.
19. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
20. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
21. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
22. ANY TREE PLANTED ON CITY RIGHT OF WAY MUST MEET THE LANDSCAPE DEVELOPMENT STANDARDS 12-04-03. TREE SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO ROADWAYS OR OTHER PUBLIC WORKS SHOULD BE AVOIDED. NO TREE WILL BE ALLOWED TO GROW WITHIN THE CITY RIGHT OF WAY THAT WILL RESTRICT THE LINE OF SIGHT OR VISION OF VEHICLES AND PEDESTRIANS. LARGE VARIETY TREES SHOULD NOT BE PLANTED CLOSER THAN 10 FEET TO UNDERGROUND WATER AND SEWER SERVICE LINES, METER AND CLEAN OUTS.

**JENKINS ENGINEERING, INC.**

73 EGLIN PARKWAY NE, SUITE 203  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.837.2448  
 FAX 850.837.2460

JECIVIL.COM  
 C.O.A. NO. 9927 - L.B. NO. 8081

THE STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 57642  
 MATTHEW H. ZIRKE, P.E.  
 FL. REGISTRATION NO. 57642

REV	DATE	DESCRIPTION
1	4-4-2022	Revised Per City and Owner Comments
2		
3		
4		
5		
6		
7		
8		

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: RANDY WISE HOMES

LOCATION: WISE CEDAR APARTMENTS, NICEVILLE, FLORIDA

TYPE: OVERALL SITE PLAN

NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 21-31  
 DATE: 10/29/21  
 DESIGNED: BF/MZ  
 DRAWN: BF

BAR IS ONE INCH ON ORIGINAL  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

DRAWING NUMBER: 4 OF 15  
 SHEET NUMBER: C03

**NOT RELEASED FOR CONSTRUCTION**