

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
April 6, 2015

Members present: Tony Namlick
Judy Byrne Riley
Fred Jones
Cris McLeaish
Dennis Brown

Present were: Frankie Revell, Recording Secretary

Meeting was called to order by Tony Namlick, Chairman, at 7:00 p.m.

Cris McLeaish made the motion to approve the March 2, 2015 minutes as presented.
Seconded by Dennis Brown. All voting yes.

AGENDA

1. Jason and Kathryn Starrett, 1313 Palm Blvd S, request a special exception to the Land Development Code, section 7.14.02, (e) 1, to allow for a 5' front setback as opposed to the required 25'.

LEGAL

Lot 40, Block 1, The Niceville Pines, as recorded in Plat Book 5 at page 69 of the Public Records of Okaloosa County, Florida; Less and except the following described property: Commencing at the southeast corner of Lot 39 Block 1, The Niceville Pines Subdivision, as recorded in Plat Book 5 at page 69 of the Public Records of Okaloosa County, Florida; run south 00 degrees 40 minutes 02 seconds west, a distance of 3.90 feet; thence north 89 degrees 19 minutes 58 seconds west a distance of 29.37 feet; thence north 00 degrees 40 minutes 02 seconds east a distance of 3.90 feet; thence south 89 degrees 19 minutes 58 seconds east a distance of 29.37 feet to the point of beginning, this portion of land being located in lot 40, block 1, The Niceville Pines Subdivision as recorded in Plat Book 5 at page 69 of the Public Records of Okaloosa County, Florida.

Subject to an easement to Gulf Power Company recorded in Official Records Book 813 at page 663 of the Public Records of Okaloosa County, Florida.

Subject to the Restrictions, Covenants, Conditions and Easements as recorded in Official Records Book 775 at page 878 of the Public Records of Okaloosa County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2002.

Jason Starrett explained he needed the reduced setback to have a carport constructed. It would be permitted and all building requirements met.

Monroe Dykes, 1315 Palm Blvd S, was not opposed to the carport, just wanted to make sure his water meter located in the right of way beside the Starrett driveway was not damaged during construction.

Judy Byrne Riley made the motion to approve the request. Seconded by Fred Jones. Vote: Namlick, yes; Byrne Riley, yes; Jones, yes; Brown, yes; McLeaish, no. Motion carried.

AGENDA

2. Patrick Byrne request his property located on the northeast side of Edrehi Drive be annexed into the City limits and zoned PUD, Planned Unit Development.

LEGAL

Beginning at the east corner of Lot 3, Block C of the Rosemont Subdivision, as recorded in Plat Book 2, Page 64, Public Records of Okaloosa County, Florida; thence along the north line of Government lot 3, section 9, township 1 south, range 22 west, Okaloosa County, Florida, to the NE corner of said lot 3; thence south along the east line of Lot 18, Block D, of the Rosemont Subdivision; thence northwesterly along said east line of Lot 18, 337 feet to a concrete monument; thence northerly to the Point of Beginning. All lying and being in Government lot 3, section 9, township 1 south, range 22 west, Okaloosa County, Florida.

Pat Byrne stated this piece of property was inadvertently left out of the annexation of the property to the north. He requested PUD, to be consistent with that. A large majority of the property is wetlands and he has no plans to develop.

Cris McLeaish made the motion to approve this request. Seconded by Dennis Brown. Vote: Namlick, yes; Byrne Riley, abstained; Jones, yes; Brown, yes; McLeaish, yes. Motion carried.

AGENDA

3. Sheila Bishop, 314 21st St, request a special exception to the Land Development Code, section 7.14.02, (e) 1, to allow for a 4' front setback as opposed to the required 25'.

LEGAL

Lot 8, Block A, Carol Anne Manor, according to the plat thereof as recorded in Plat Book 4, Page 49, of the Public Records of Okaloosa County, Florida.

Sheila Bishop explained she needed the reduced setback to have a carport constructed. It would be permitted and all building requirements met.

Judy Byrne Riley made the motion to approve this request. Seconded by Fred Jones. Vote: Namlick, yes; Byrne Riley, yes; Jones, yes; Brown, yes; McLeaish, no. Motion carried.

There being no further business Cris McLeaish made the motion to adjourn. Seconded by Dennis Brown. All voting yes. Meeting adjourned at 7:30 p.m.

Frankie Revell
Recording Secretary

Tony Namlick
Chairman