

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
NOVEMBER 1, 2016

Members present: Judy Byrne Riley
Rachelle Waltz
Fred Jones
Carl Donahoo
Pat Ritchie

Present were: Bruce Price, Public Works Director
Frankie Revell, Recording Secretary
Ammy Hanson, CFM

Meeting was called to order by Judy Byrne Riley, Acting Chairman, at 7:30 p.m.

Fred Jones made the motion to approve the September 6, 2016 minutes as presented. Seconded by Carl Donahoo. All voting yes, minutes approved.

AGENDA

1. Buckhead Holdings, LLC request preliminary and final review of the proposed 12 lot Osprey Ridge.

LEGAL

Lots 1-12, Osprey Ridge located off Bayshore Drive.

Bruce Price advised all City requirements had been met and water and sewer are available.

Rachelle Waltz made the motion to approve Osprey Ridge. Seconded by Pat Ritchie. Vote: Byrne Riley, yes; Waltz, yes; Jones, yes; Donahoo, yes; Ritchie, yes. Motion carried.

AGENDA

2. Steven and Jennifer Herzig, 4487 New Market Rd, request their property be de-annexed from the city limits of Niceville.

LEGAL

Lot 8, Huntington Phase III, according to the map or plat thereof as recorded in Plat Book 17, Pages 6 and 7, Public Records of Okaloosa County, Florida.

Steven Herzig stated the reasons for his request for de-annexation.

Pat Ritchie made the motion to approve this request. Seconded by Carl Donahoo. Vote: Byrne Riley, yes; Waltz, yes; Jones, yes; Donahoo, yes; Ritchie, yes. Motion carried.

AGENDA

3. Leonard and Francia Siers, 135 Dolphin Point Rd, request a special exception to the Land Development Code, Article 7, Table 7-2, to allow for a maximum height of 43'-10" as opposed to 35'.

LEGAL

Lot 12, Dolphin Point Estates, according to the Plat thereof as recorded in Plat Book 9, Page 20, Public Records of Okaloosa County, Florida.

Lenny Siers explained that because of the new FEMA requirements, he was now required to elevate his house 11' which brings up the roof line to 43'10".

Greg Christakos, 121 Dolphin Point Rd, stated his concerns with drainage, fill, and elevating this house. He was concerned this house would drain into the saltmarsh and damage the eco system.

Walt and Selena Rogers, 123 Dolphin Point Rd, had the same concerns as their neighbor plus concerns of permitting by the EPA and the Corp of Engineers.

Fred Jones made the motion to deny the request. Seconded by Pat Ritchie. Vote: Byrne Riley, yes; Jones, yes; Donahoo, yes; Ritchie, yes; Waltz, no. Motion carried.

AGENDA

4. Niceville Realty Trust LLC, 380 Iowa St, request their 3 parcels be re-zoned from C-1, Limited Commercial to R-NC, Residential Neighborhood Commercial.

LEGAL

Metes and bounds description. Parcels 1, 2, and 3. Exhibit A.

Maureen Johnson explained this development would be about 13 Single Family Homes and access would be from Iowa St.

Pat Ritchie made the motion to approve this request. Seconded by Rachelle Waltz. Vote: Byrne Riley, yes; Jones, yes; Donahoo, yes; Ritchie, yes; Waltz, yes. Motion carried.

AGENDA

5. The City of Niceville requests the following annexations of 1602, 1604, and 1606 26th St. Request Zoning and Future Land Use as follows: 1602 26th St, R-3 One or Multi Family, MDR Medium Density Residential; 1604 26th St, R-3 One or Multi Family, MDR Medium Density Residential; 1606 26th St, R-1, Single Family, LDR Low Density Residential.

LEGAL

Metes and bounds description. 1602 26th Street.

LEGAL

Metes and bounds description. 1604 26th Street.

LEGAL

Metes and bounds description. 1606 26th Street.

Rachelle Waltz made the motion to approve this request for 3 annexations. Seconded by Pat Ritchie. Vote: Byrne Riley, yes; Jones, yes; Donahoo, yes; Ritchie, yes; Waltz, yes. Motion carried.

6. The City of Niceville requests, as part of our CRS Program, adoption of Okaloosa County's Comprehensive Emergency Management Plan.

Ammy Hanson explained that to increase our points for the CRS program the City would need to adopt this plan.

Pat Ritchie made the motion to approve this request. Seconded by Carl Donahoo. Vote: Byrne Riley, yes; Jones, yes; Donahoo, yes; Ritchie, yes; Waltz, yes. Motion carried.

There being no further business Pat Ritchie made the motion to adjourn. Seconded by Rachelle Waltz. All voting yes. Meeting adjourned at 8:20 p.m.

Bruce Price
Public Works Director

Frankie Revell
Recording Secretary

Judy Byrne Riley
Acting Chairman