

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
NOVEMBER 6, 2017

Members present: Judy Byrne Riley
Doug Bacon
Rachelle Waltz
Carl Donahoo
Fred Jones
Suanne Wilson

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

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

Carl Donahoo made the motion to approve the October 2, 2017 minutes as presented. Seconded by Rachelle Waltz. All voting yes, minutes approved.

AGENDA

1. KG II Development, Parcels C, D and E Cedar Ave (1311 and 1313 Cedar Ave) request a special exception to the Land Development Code, Table 7-2, R-2 Zoning, to allow for a 20' front setback and a 10' rear setback as opposed to the required 25' and 20'.

LEGAL

Metes and bounds description.

Rick Goff, owner, 1311 and 1313 Cedar Ave, explained that due to the depth of these lots it was almost impossible to build a new home. There was a prior Special Exception granted on one of these parcels to allow for 15' front and 10' rear. Bruce Price stated this portion of Cedar Ave was not platted and sometimes the property lines run into the actual street. Fred Jones made the motion to approve this request. Seconded by Rachelle Waltz. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Bacon, yes; Jones, yes. Motion carried.

AGENDA

2. Steven and Angela Rhude, 1750 Hopper St, request a special exception to the Land Development Code, Table 7-2, R-1B Zoning, to allow for a 13.5' rear setback as opposed to the required 20'.

LEGAL

Metes and bounds description.

Frankie Revell advised Steven Rhude had to go out of town on TDY and had requested she answer any questions. Discussion followed. Doug Bacon made the motion to approve the request. Seconded by Fred Jones. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Bacon, yes; Jones, yes. Motion carried.

There being no further business Rachelle Waltz made the motion to adjourn. Seconded by Suanne Wilson. All voting yes. Meeting adjourned at 7:15 p.m.

Bruce Price
Public Works Director

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman

PLANNING MEETING FOR NOVEMBER 06, 2017.

Agenda item number 1, (Lots 1311, 1312, 1313 Cedar Ave.)

All 3 properties are vacant. All are relatively very small. There is a strong need for a front-back footage exception to build any dwelling units.

As I was reviewing the 3 parcels, two residents, from across the street, were standing roadside, as I arrived. They seemed knowledgeable about the proposed exception requests. They offered me no opinion one way or the other, nor did I.

I reminded them about the upcoming Niceville Planning Commission meeting for Nov. 06, 2017 and invited them to attend.

I recommend a yes vote.

Agenda item number 2, (1750 Hopper St.)

The property has an existing dwelling unit on it. At first look, one would think the existing dwelling unit is squeezed in too tight on a square footage lot that is too small to begin with. However, from the measurements known to me and my visual observations, the dwelling unit is within all requirements for zoning R-1B. The variations asked for should fit as long as all the neighbors agree or have no comments. Residents seemed to be home, but I did not disturb them.

I recommend a yes vote.

A handwritten signature in cursive script that reads "Fred Jones". The signature is written in black ink and is positioned to the right of the text of the second agenda item.