

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
AUGUST 1, 2017

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

Judy Byrne Riley welcomed new member Suanne Wilson.

Doug Bacon made the motion to approve the June 5, 2017 minutes as presented. Seconded by Pat Ritchie. All voting yes, minutes approved.

AGENDA

1. Wayne Sasser, 802 and 806 Bayshore Dr, requests a Special Exception to the Land Development Code, section 7.07.05 C, to allow for a 10' corner lot setback on one side as opposed to the required 15'.

LEGAL

Metes and bounds description.

Frankie Revell explained that Mr. Sasser could not be present but was under contract to sell this property to a buyer that wanted to build a single family home on it. However, because of the unique shape of this property the buyer needed a reduced setback on one corner.

Pat Ritchie made the motion to approve the request for a reduced setback on 29th Street. Seconded by Doug Bacon. Vote: Byrne Riley, yes; Bacon, yes; Jones, no; Ritchie, yes; Donahoo, yes; Wilson, yes; Waltz, yes. Motion approved.

AGENDA

2. Jeffrey and Alana McAlum, 904 Tadpole Ave, request a Special Exception to the Land Development Code, Table 7-2, R-1 Zoning, to allow for a 20' rear setback as opposed to the required 25'.

LEGAL

Lot 3, Madi Way Subdivision, according to the plat thereof as recorded in Plat Book 27, Pages 29 and 30, of the Public Records of Okaloosa County, Florida.

Alana McAlum stated they would like to extend their roof to make a covered porch area on the back of their house. And they were approved by their HOA to do so if granted this exception by the city.

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

AGENDA

3. Patricia Baker, 103 Kelly Rd, request the right-of-way (alley way) between her two properties be vacated.

LEGAL

Metes and bounds description.

Patricia Baker stated she would like this alley way closed so that she could combine her 2 pieces of property into one. Utility companies were notified and there were no responses.

Rachelle Waltz made the motion to approve this request. Seconded by Suanne Wilson. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Bacon, yes; Jones, no; Ritchie, yes. Motion carried.

AGENDA

4. John Karlesky, Maple Ave, request a Special Exception to the Land Development Code, Table 7-2, R-2 Zoning, to allow for a 20' front setback as opposed to the required 25'.

LEGAL

Lots 5, 6 and 7, south of 20th Street.

John Karlesky stated he needed this reduced setback because of wetlands on his property and the houses would line up with the other houses on the street.

Doug Bacon made the motion to approve this request. Seconded by Rachelle Waltz. Vote: Byrne Riley, yes; Waltz, yes; Jones, yes; Donahoo, yes; Ritchie, yes; Bacon, yes; Wilson, 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 7:30 p.m.

Bruce Price
Public Works Director

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman