

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
FEBRUARY 1, 2021

Members present: Suanne Wilson
Tracy Jennette
Doug Tolbert
Jared Bradley
Ed Espinoza
Wade Fludd

Present were: Frankie Revell, Recording Secretary
Robert Jenkins, City Planner

Meeting was called to order by Suanne Wilson, at 7:00 p.m.

Tracy Jennette made the motion to approve the October 5, 2020 minutes as presented. Seconded by Jared Bradley. All voting yes, minutes approved.

AGENDA

1. Vestcon Builders, 206 Walton Ave, requests preliminary and final approval of Turkey Creek Townhomes.

Randy Hilburn representing Vestcon Builders stated this was a 9 unit townhouse project. Each unit would be 2 stories, approximately 1250 square feet and have a garage.

Chris Montale, 113 Big Oaks Lane, stated his opposition due to traffic, parking concerns, retention and the loss of trees.

Discussion followed. Doug Tolbert made the motion to approve this request. Seconded by Tracy Jennette. Vote: Wilson, yes; Bradley, yes; Jennette, yes; Espinoza, yes; Fludd, yes; Tolbert, yes. Motion carried.

2. Fredy and Margaret Page, 110 Friar Tuck Dr, request a special exception to the Land Development Code, Table 7-2, R-1, to allow for a 0' side setback for an attached carport as opposed to the required 7½ feet.

Fredy Page stated he wanted to construct this carport to cover his investment in a boat. The plans will be engineered and the structure will drain into his own yard. He has spoken to his neighbor and he has no objections.

Discussion followed. Wade Fludd made the motion to approve this request for an open carport as submitted. Seconded by Tracy Jennette. Vote: Bradley, yes; Espinoza, yes; Jennette, yes; Wilson, yes; Fludd, yes; Tolbert, yes. Motion carried.

3. Justin Phillip VanHouten, 612 Powell Dr, request a special exception to the Land Development Code, Table 7-2, R-2, to allow for a 10' rear setback as opposed to the required 20'.

Phillip VanHouten stated he intends to build a single family home on this lot. To increase the size of the home he needs this 10' rear setback.

Discussion followed. Tracy Jennette made the motion to approve this request. Seconded by Doug Tolbert. Vote: Wilson, yes; Bradley, yes; Jennette, yes; Tolbert, yes; Espinoza, yes; Fludd, yes. Motion carried.

4. This item was removed from the agenda at the request of Randy Wise.

Meeting adjourned at 7:30 p.m.

Robert Jenkins
City Planner

Frankie Revell
Recording Secretary

Suanne Wilson
Acting Chairman