

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
MARCH 5, 2018

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

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.

Suanne Wilson made the motion to approve the November 6, 2017 minutes as presented. Seconded by Doug Bacon. All voting yes, minutes approved.

AGENDA

1. Mark and Martha Woolsey, 802 Bayshore 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'.

LEGAL

Metes and bounds description.

Discussion was held regarding past exceptions to this property. Rachelle Waltz made the motion to approve this request. Seconded by Carl Donahoo. Vote: Byrne Riley, yes; Donahoo, yes; Waltz, yes; Wilson, yes; Bacon, yes; Jones, yes; Ritchie, yes. Motion carried.

AGENDA

2. Annie Cameron, 309 Government Ave, request a Special Exception to the Land Development Code, Section 8.05.03 (c) (9), to allow for 1 space per 500' of retail gross floor space and 1 space for every 1000' of warehouse area as opposed to the required 1 space per 200' of gross floor area.

LEGAL

Lot 15, Block 6, AA Howell Subdivision, according to the plat thereof as recorded in Plat Book 1, Page 46, of the Public Records of Okaloosa County, Florida.

Matt Zinke, Jenkins Engineering, discussed the stormwater requirements for this project and explained without the exception for parking the project would not be workable. Discussion followed.

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

AGENDA

3. Shepherd Bradley, 107 Reynolds Ave, request a Special Exception to the Land Development Code, Table 7-2, R-3, to allow for a 15' rear setback as opposed to the required 20'.

LEGAL

Lots 1, 2 and 3, Block 9, POWELL SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 96, Public Records of Okaloosa County, Florida.

Mary Alice Teague, 106 Reynolds was present to gain information on what was happening on these lots. Pilar Skievaski, 602 Elm and the triangular piece at the corner of Reynolds and Powell, voiced concerns with stormwater and the impact to the stream on her property and the trees that back up to these lots. Discussion followed.

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

AGENDA

4. Robert McElroy, Fir Ave, request his property be annexed into the City limits and be zoned R-1B with a Future Land Use of LDR.

LEGAL

That portion of Vacated Fiftieth Street lying North and adjacent to Lot 1, Block 15, Plat of Valparaiso Realty Company's Pine Crest Addition to Valparaiso, Florida, Sheet No. 1, Subdivision No. 2, according to the plat thereof as recorded in Plat Book 1, Page 48, Public Records of Okaloosa County, Florida, having been vacated by the Board of County Commissioners Okaloosa County, Florida, by Resolution dated April 11, 1978, and recorded April 28, 1978, in Official Records Book 969 at Page 806, Public Records of Okaloosa County, Florida.

I explained this parcel was part of a larger parcel that was annexed in 2013 but when the legal descriptions were recorded it was left out. The previous owner got this paperwork error corrected and the new owner was bringing it back for annexation.

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

There being no further business Judy Byrne Riley adjourned the meeting at 7:50.

Bruce Price
Public Works Director

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman