

PLANNING COMMISSION MEETING  
CITY OF NICEVILLE, FLORIDA  
MAY 6, 2019

Members present: Judy Byrne Riley  
Carl Donahoo  
Suanne Wilson  
Tracy Jennette  
Rachelle Waltz  
John Collins

Present were: Frankie Revell, Recording Secretary  
Ammy Hanson, CFM

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

Judy acknowledged Doug Bacon for his dedicated service and sent well wishes in his retirement.

Tracy Jennette made the motion to approve the April 1, 2019 minutes as presented. Seconded by Carl Donahoo. All voting yes, minutes approved.

AGENDA

1. Valparaiso Realty, requests a replat of Block 48 Pinecrest 2.

Matt Zinke, Jenkins Engineering stated this replat would be 5 lots and infrastructure was existing.

Rachelle Waltz made the motion to approve this request. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Jennette, yes; Collins, yes. Motion carried.

2. Valparaiso Realty, Edge Ave, parcel 07-1S-22-0000-0176-0000 requests their property be rezoned from R-2, Multi-Family Residential to C-1, Limited Commercial.

Janet Austerman, 115 Edge Ave, expressed concerns about parking and stormwater retention. Matt Zinke, Jenkins Engineering stated the parking would be on the site and the retention would be in the back of the property. At least 50% of this site is wetlands and there would be nothing disturbing that area.

Tracy Jennette made the motion to approve the request. Seconded by Suanne Wilson. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Jennette, yes; Collins, yes. Motion carried.

3. Shannon Bell, 711 Cypress Dr, requests her property be rezoned from R-1, Residential Single Family to R-2, Multi-Family Residential.

The item was withdrawn by the owner.

4. Shannon Bell, 719 Cypress Dr, requests her property be rezoned from R-1, Residential Single Family to R-2, Multi-Family Residential with a Special Exception to the Land Development Code, Table 7-2, to allow for a 4791 square foot lot as opposed to the required 7500.

Kim Taylor, representing Shannon Bell, 711 and 719 Cypress Dr, stated they were not aware the zoning was not correct. The contractor had spoken to the Building Official and somehow the permitting process was not completed. Shannon Bell apologized for the after the fact request.

Doug and Dawn Savage, 718 Cypress Dr, stated their opposition due to traffic, parking and why after the work was done. They also said there was some damage to the street curbing during construction that was causing the intersection to flood with dirt and rock during heavy rain.

Megan Sherod, 712 Cypress Dr, stated her opposition due to values, character of the neighborhood and why after the work was done.

John Griffin, 103 Deer St, stated his opposition due to traffic and parking.

Larry Beasley, 708 Cypress Dr, stated his opposition.

Again, Shannon Bell apologized and stated she was just following the advice of her contractor and thought everything was approved. She offered to withdraw 711 but because of money already spent she could not withdraw 719.

Tracy Jennette made the motion to approve the request. Seconded by John Collins. Vote: Byrne Riley, no; Waltz, no; Jennette, yes; Collins, yes; Wilson, yes; Donahoo, yes. Motion carried.

5. Eric Williams, Stow N Go LLC, 207 Kelly Rd, requests their property on Carolyn and Marquette Streets be rezoned from R-2, Multi-Family Residential to C-2, General Commercial. Parcels 12-1S-23-0000-0041-0000, 12-1S-23-0000-0041-0010 and 01-1S-23-0000-0064-0000.

Rachelle Waltz made the motion to approve this request. Seconded by John Collins. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Jennette, yes; Collins, yes. Motion carried.

6. Lori Cnota, 211 Deer St, requests a special exception to the Land Development Code, Table 7-2, setbacks to allow for a 20' front and rear and 4' sides, opposed to the required 25'

Lori Cnota, 211 Deer St, stated fire had destroyed her previous house and she would like to build a bigger one with a 2 car garage and needed the reduced setbacks to do so.

Carl Donahoo made the motion to approve this request. Seconded by Tracy Jennette. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Waltz, yes; Collins, yes; Jennette, yes. Motion passed.

There being no further business Rachelle Waltz made the motion to adjourn. Seconded by Tracy Jennette. All voting yes. Meeting adjourned at 8:00 p.m.

Frankie Revell  
Recording Secretary

Judy Byrne Riley  
Chairman