

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
JUNE 3, 2019

Members present: Judy Byrne Riley
Carl Donahoo
Abner Williams
Rachelle Waltz
John Collins

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

Meeting was called to order by Judy Byrne Riley, Chairman, at 7:00 p.m. Judy welcomed new member, Abner Williams to the Commission.

Carl Donahoo made the motion to approve the May 1, 2019 minutes as presented. Seconded by John Collins. All voting yes, minutes approved.

AGENDA

1. Josh Nicodemus, Valor Property Group, LLC, 1406 Bayshore Dr, request a Special Exception to the Land Development Code, Table 7-2, R-1, Minimum lot area, to allow for roughly a 7400 square foot lot as opposed to the required 7500.

Steve Mau and Shannon Yerkes, 1408 Bayshore Dr, expressed concerns for drainage and standing water if another house were built here. Ray Johnson, 808 Magnolia Shores Dr, also had drainage and standing water concerns.

Bruce explained this was a very low area and there were some drainage pipes located inside this property. He also said a house would not be able to be built over these pipes.

Josh Nicodemus, stated he would have to study the project and decide if it would be cost effective to relocate the drainage pipes and build another house or just renovate the existing house.

John Collins made the motion to deny this request. Seconded by Carl Donahoo. Vote: Byrne Riley, no; Donahoo, yes; Waltz, yes; Williams, yes; Collins, yes. Motion carried.

2. D. Wayne Phillips, 150 Palm Blvd N, request his property be annexed in the city limits and be zoned C-2, General Commercial with a future land use of commercial.

Rachelle Waltz made the motion to approve the request. Seconded by Abner Williams. Vote: Byrne Riley, yes; Donahoo, yes; Waltz, yes; Williams, yes; Collins, yes. Motion carried.

There being no further business Rachelle Waltz made the motion to adjourn. Seconded by Carl Donahoo. All voting yes. Meeting adjourned at 7:25 p.m.

Bruce Price
Public Works Director

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman