

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
JULY 6, 2020

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

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

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

Suanne Wilson made the motion to approve the June 1, 2020 minutes as presented. Seconded by Rachelle Waltz. All voting yes, minutes approved.

AGENDA

1. Vestcon Builders, request their lots on 11th St be annexed into the City limits and be zoned R-1B with a Future Land Use of LDR, Low Density Residential.

Parcel A & B, 16-1S-22-2497-0000-0010 and 16-1S-22-2497-0000-001A

John Karlesky, Vestcon Builders, stated he wished to annex this property to build 2 single family homes on. There are a lot of wetlands on this property is why he requested the R-1B zoning. He prefers building in the city limits.

Judy Byrne Riley requested the item be brought in with 2 motions, one for annexation and one for zoning.

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

Rachelle Waltz made the motion to approve R-1B zoning. Seconded by Abner Williams. Vote: Byrne Riley, yes; Waltz, yes; Williams, yes; Wilson, yes; Collins, yes; Donahoo, no. Motion carried.

2. Jason and Nicole Hurt, 102 Georgia Ave, request a Special Exception to the Land Development Code, Section 7.07.09, C, to allow for a 4' setback from the house and a 4' setback from the side and rear property lines as opposed to the required 10' and 5'.

Metes and bounds.

John Karlesky, 100 Georgia Ave, stated he has no objections to the structure. James Fuchs, 905 Bay Breeze Cv, stated he was against the structure because he was sold his house with water views and felt this structure would block his views.

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

3. Rick and Susan Goff, 1305 Cedar Ave S, request a Special Exception to the Land Development Code, Table 7-2, R-2 zoning to allow for a 20' front setback and a 10' rear setback as opposed to the required 25' and 20'.

Metes and bounds.

A brief discussion was held. Ila Bryant, 804 Tee St, was present to find out more about the setbacks.

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

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

Robert Jenkins
City Planner

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman