

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
AUGUST 3, 2020

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

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.

Carl Donahoo made the motion to approve the July 6, 2020 minutes as presented. Seconded by Rachelle Waltz. All voting yes, minutes approved.

AGENDA

1. 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'. This would allow them to construct a metal carport type RV cover.

Metes and bounds.

Jason and Nicole Hurt, 102 Georgia Ave, presented the commission with pictures of the structure they wanted to build. They stated it was wind rated for 155 mph and was 13' tall, which is lower than the height of their house.

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

2. Sycamore Property Ventures, LLC, Andi's Way, request a Special Exception to the Land Development Code, Table 7-2, R-3 zoning to allow for a 5' front setback on all 8 lots as opposed to the required 20'.

Andi's Way, 8 lots on 23rd St.

No one was present to represent Sycamore Property Ventures.

Tim Miller, 1605 23rd St, stated he was opposed to this request. He was concerned with the construction near the wetlands and the appearance of the neighborhood.

Craig Owens, 1602 25th St, stated he was opposed to this request due to the wetlands.

Carl Donahoo made the motion to deny this request. Seconded by Suanne Wilson. Vote: Byrne Riley, yes; Donahoo, yes; Wilson, yes; Jennette, no; Waltz, no. Motion carried.

3. Audra Nagel and Billie Burnette, 820 Cedar Ave S, request their property be rezoned from R-1A, Single Family Residential to R-2, One or Multi Family Residential.

Metes and bounds.

Jonathan Everett, 811 Cedar Ave S, stated he was opposed to apartments and multifamily, due to traffic concerns.

Audra Nagel stated her wish was to sell to one buyer and keep single family, however, she has not been successful in selling the property as such. In order to make it more marketable it needs to have a higher density.

Constance Conti, 109 McEwen Dr, was opposed due to additional traffic, multi family, and possible height of multifamily.

Horst Walter, 105 McEwen Dr, was opposed due to the destruction of the wetlands and ecosystem.

Phillip and Harriet West, 101 McEwen Dr, were opposed to the possibility of commercial zoning and multifamily.

Discussion of R-1B zoning came up. Audra Nagel asked to change her request to R-1B, Residential Single Family.

Rachelle Waltz made the motion to approve the request for R-1B. Seconded by Carl Donahoo. Vote: Byrne Riley, yes; Donahoo, yes; Waltz, yes; Jennette, yes; Wilson, yes. Motion carried.

There being no further business Rachelle Waltz made the motion to adjourn. Seconded by Suanne Wilson. All voting yes. Meeting adjourned at 7:55 p.m.

Robert Jenkins
City Planner

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman

Frankie Revell
Building Department



P: 850.279.6436 x1205
F: 850.729.5766
212 Partin Drive N.
Niceville, Florida 32578
building@niceville.org

"Home of the Boggy Bayou Mullet Festival"

Dear Property Owner:

The City of Niceville Planning Commission and City Council have been petitioned by Jason and Nicole Hurt, 102 Georgia Ave, for 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'.

This would allow them to construct a metal carport type RV cover. Public hearings of this petition will be heard on Monday, August 3, 2020 and Tuesday, August 11, 2020 at the City of Niceville Council Chambers, 208 North Partin Drive, at 7:00 p.m.

You are invited to attend these meetings and be heard.

Sincerely,

A handwritten signature in cursive that reads "Frankie Revell".

Frankie Revell
Recording Secretary

I REGARDS TO THE THE ABOVE ACTION. I STILL EXPRESS MY CONCERNS IN THIS MATTER.

THANKS

A handwritten signature in cursive that appears to read "Jack".

905 Bay Breeze

Frankie Revell
Building Department



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Niceville, Florida 32578
building@niceville.org

"Home of the Boggy Bayou Mullet Festival"

Dear Property Owner:

The City of Niceville Planning Commission and City Council have been petitioned by Audra Nagel and Billie Burnette, 820 Cedar Ave S, to rezone their property from R-1A, Residential Single Family to R-2, One or Multi Family. Public hearings of this petition will be heard on Monday, August 3, 2020 and Tuesday, August 11, 2020 at the City of Niceville Council Chambers, 208 North Partin Drive, at 7:00 p.m.

You are invited to attend these meetings and be heard.

Sincerely,

A handwritten signature in cursive script that reads "Frankie Revell".

Frankie Revell
Recording Secretary

8/3/2020

*City homes only.
No 2 story apt's.
No awnings on setback.*

A handwritten signature in cursive script that reads "Jamie Deacon".

*111 Mc Ewen Drive
Niceville, FL 32578*