

PLANNING COMMISSION MEETING
CITY OF NICEVILLE, FLORIDA
AUGUST 6, 2018

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

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.

Doug Bacon made the motion to approve the July 2, 2018 minutes as presented. Seconded by Pat Ritchie. All voting yes, minutes approved.

AGENDA

1. 1. Billy Mosteferis request his property located behind 1601 and 1603 Partin Drive N, be annexed into the city limits with a zoning of C-2, General Commercial and a Future Land Use of Commercial.

Valparaiso P/C 4 Lot 11, Block 14, and Valparaiso P/C 4 Lots 1 to 6 incl Block 14 and all of St N of Lots 1-6 and Valparaiso P/C 4 part Lots 2 and 3 S of Hwy and Lots 4 to 8 exc part as or, located on Partin Drive, Niceville, Okaloosa County, Florida.

A brief discussion was held.

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

2. Charles and Page Caggiano, 428 Lilac Ct, request a special exception to the Land Development Code, Table 7-2, R-1, for a 15' rear setback as opposed to the required 25'.

Lot 17, Fairwood Phase III-A, according to the plat thereof as recorded in Plat Book 17, Pages 67 and 68, Public Records of Okaloosa County, Florida.

Charles Caggiano stated he and his family wished to have this sunroom so they can enjoy more time outdoors without mosquitos. Discussion followed.

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

3. Douglas Hutcheson, 220 Niceville Ave, request his property be re-zoned from R-1,

Residential Single Family to R-1B, Residential Single Family.

Metes and bounds description.

Doug Hutcheson stated he was available for questions. Jessica Myers 299 Niceville Ave, asked what would the zoning allow. Discussion followed.

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

4. Walter and Jerry Spence, 301 Bayshore Drive, request their property be re-zoned from C-2, General Commercial to R-3, One or Multi Family.

Metes and bounds description.

Jerry Spence stated he thought the highest and best use for his property was residential. Discussion followed. Bruce Price stated stormwater on Bayshore Drive was in place with some possible upgrades in the future.

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

Item 5 was removed from the Agenda.

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

Bruce Price
Public Works Director

Frankie Revell
Recording Secretary

Judy Byrne Riley
Chairman