

PLANNING COMMISSION MEETING  
CITY OF NICEVILLE, FLORIDA  
OCTOBER 5, 2020

Members present: Judy Byrne Riley  
Tracy Jennette  
Suanne Wilson  
Jared Bradley  
Ed Espinoza  
Wade Fludd

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 September 1, 2020 minutes as presented. Seconded by Ed Espinoza. All voting yes, minutes approved.

AGENDA

1. Richard and Wanda Clark, 623 McKinney St, 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'.

Matthew Kalch, 617 McKinney St, was opposed to a duplex because of traffic and parking. James Cooksey, 706 McKinney St, has parking concerns and questions if on street parking is allowed in the city limits. Kathy Dunn, Ellis Ave, has concerns with parking and traffic.

Richard and Wanda Clark, stated they would be building a duplex and each one would have a garage and driveway for parking.

Tracy Jennette made the motion to approve the request. Seconded by Ed Espinoza. Vote: Byrne Riley, no; Wilson, no; Bradley, yes; Jennette, yes; Espinoza, yes; Fludd, yes. Motion carried.

2. Connie Jinks, 212 21<sup>st</sup> St, request a Special Exception, after the fact, to the Land Development Code, Section 7.08.00, B, to allow for a 30" setback for a detached structure as opposed to the required 10' and a 24" front yard setback as opposed to the required 25'.

John Powell, 211 21<sup>st</sup> St, stated he was in favor of the carport and thought it was an improvement to the neighborhood parking.

Connie Jinks explained that her brother had purchased this hurricane rated carport intending to later get the approval and permit. After finding out the process, he went to several neighbors and asked if anyone was against what he had built and had them sign letters giving their approval for the structure.

Discussion followed and questions surfaced as to if this structure could ever be closed in and would this set precedence for allowing all structures to be granted the same exceptions.

Ed Espinoza made the motion to approve the request for the structure as built, with no modifications and to not let it be taken as setting a precedence for other structures. Seconded by Jared Bradley. Vote: Byrne Riley, yes; Bradley, yes; Espinoza, yes; Jennette, no; Wilson, no; Fludd, no. Motion denied.

There being no further business Suanne Wilson made the motion to adjourn. Seconded by Tracy Jennette. All voting yes. Meeting adjourned at 7:50 p.m.

Robert Jenkins  
City Planner

Frankie Revell  
Recording Secretary

Judy Byrne Riley  
Chairman