

Frankie Revell
Building Department



P: 850.279.6436 x1205
F: 850.729.5766
212 Partin Drive N.
Niceville, Florida 32578

"Home of the Boggy Bayou Mullet Festival"

October 13, 2016

To: Fred Jones
Cris McLeaish
Judy Byrne Riley
Dennis Brown
Pat Ritchie
Rachelle Waltz
Carl Donahoo
Thomas Cox
Jeff Fanto

The regular meeting of the Niceville Planning Commission will be on, *Tuesday, November 1, 2016 at 7:30 p.m.* in the Council Chambers, 208 North Partin Drive.

AGENDA

1. Buckhead Holdings, LLC request preliminary and final review of the proposed 12 lot Osprey Ridge.

LEGAL

Lots 1-12, Osprey Ridge located off Bayshore Drive.

AGENDA

2. Steven and Jennifer Herzig, 4487 New Market Rd, request their property be de-annexed from the city limits of Niceville.

LEGAL

Lot 8, Huntington Phase III, according to the map or plat thereof as recorded in Plat Book 17, Pages 6 and 7, Public Records of Okaloosa County, Florida.

AGENDA

3. Leonard and Francia Siers, 135 Dolphin Point Rd, request a special exception to the Land Development Code, Article 7, Table 7-2, to allow for a maximum height of 43'-10" as opposed to 35'.

LEGAL

Lot 12, Dolphin Point Estates, according to the Plat thereof as recorded in Plat Book 9, Page 20, Public Records of Okaloosa County, Florida.

AGENDA

4. Niceville Realty Trust LLC, 380 Iowa St, request their 3 parcels be re-zoned from C-1, Limited Commercial to R-NC, Residential Neighborhood Commercial.

LEGAL

Metes and bounds description. Parcels 1, 2, and 3. Exhibit A.

AGENDA

5. The City of Niceville requests the following annexations of 1602, 1604, and 1606 26th St. Request Zoning and Future Land Use as follows: 1602 26th St, R-3 One or Multi Family, MDR Medium Density Residential; 1604 26th St, R-3 One or Multi Family, MDR Medium Density Residential; 1606 26th St, R-1, Single Family, LDR Low Density Residential.

LEGAL

Metes and bounds description. 1602 26th Street.

LEGAL

Metes and bounds description. 1604 26th Street.

LEGAL

Metes and bounds description. 1606 26th Street.

6. The City of Niceville requests, as part of our CRS Program, adoption of Okaloosa County's Comprehensive Emergency Management Plan.

Each of you are urged to attend this meeting.

Sincerely,



Frankie Revell
Recording Secretary

City of Niceville

29 Sep 2016

Building Department

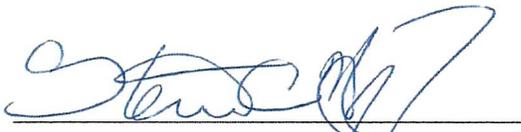
212 Partin Drive North

Niceville, Florida 32578

Dear Sirs,

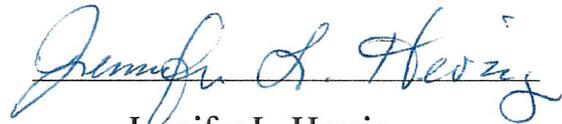
We respectfully request de-annexation of our home and associated property at 4487 New Market Rd, Niceville FL., in the Sub-division of Huntington, from the City of Niceville to the County of Okaloosa.

If you have any questions or wish to follow-up, please contact either of us at the numbers below.



Steven C. Herzig

Cell: (850) 888-2062

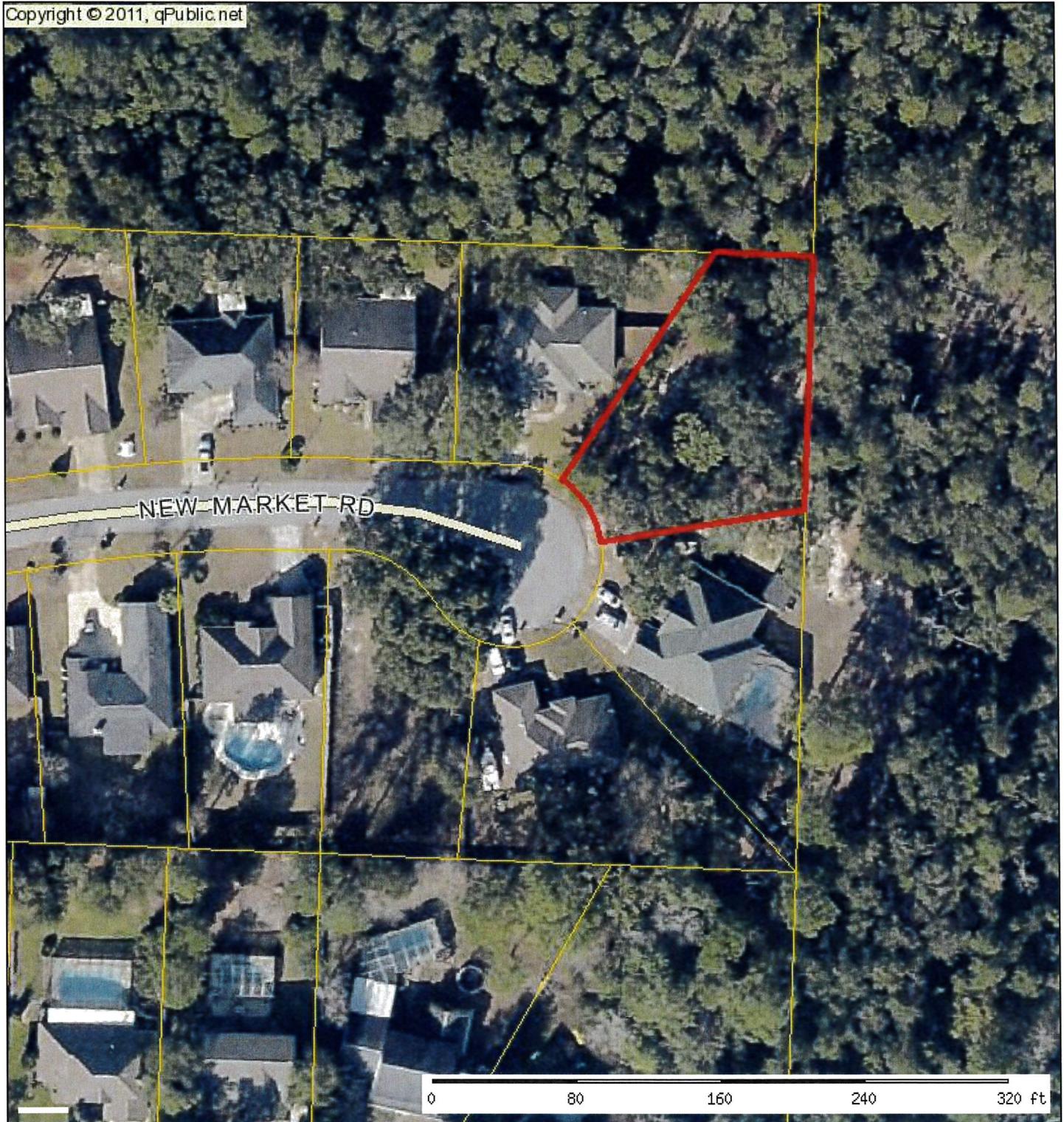


Jennifer L. Herzig

Cell: (561) 440-9773

4487 New Market Rd

Niceville, FL. 32578



Okaloosa County Appraiser

Parcel: 11-1S-22-6915-0000-0080 Acres: 0

Name:	HERZIG STEVEN C & JENNIFER L	Land Value:	77,662
Site:	4487 NEW MARKET RD NICEVILLE	Building Value:	290,280
Sale:	\$426,000 on 2016-04 Reason=I Qual=Q	Misc Value:	0
Mail:	4487 NEW MARKET RD NICEVILLE, FL 32578	Just Value:	367,942
		Assessed Value	367,942
		Exempt Value	0
		Taxable Value	367,942



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Date printed: 10/12/16 : 11:58:10



Commercial & Residential
P.O. Box 4915
Fort Walton Beach, FL 32549
(850) 865-0898 Fax (850) 862-0043
mdnewell@cox.net

City of Niceville Building Department
Attn: Mr. Carl Scott
212 Partin Drive N.
Niceville, Florida 32578
(850) 729-5766

October 6, 2016

Re: Variance Request for Residential Building Height
Location: 135 Dolphin Point Road (Lot 12 Dolphin Point Estates)
Owner: Mr. Leonard Siers
Contractor: Mr. Don Keener

Dear Mr. Scott:

Pursuant to your July 13, 2016 letter to Mr. & Mrs. Leonard and Francia Siers, the owners respectfully request a variance request for their proposed residential building height to be built at the aforementioned location. The City of Niceville has an ordinance or policy utilizing the latest FEMA Map changes which dictate the Base Flood Elevations, Coastal Construction Control Line, and FIRM Maps. Initially, the proposed structure had a maximum roof ridge height of 31'-6" above grade. Based on an earlier survey provided by Gustin, Cothorn & Tucker, Inc., the average grade elevation would have placed this structure's ridge height at approximately 35 feet with an AE 8' line controlling the finish floor elevation. Due to the latest survey dated July 21, 2016, this moves the VE 10' line further inland which impacts the proposed structure. This will require the proposed structure to have the lowest horizontal structure member to be at least 1 foot above the designated flood zone. This will place the finish floor elevation at about 12'-4" since we will be using a concrete tie beam to support the ICF construction. This new requirement now pushes the structure's roof ridge height up to approximately 43'-10". We will be sending revised construction plans shortly with site location and storm water retention for permitting.

If you have any questions or desire further information, please contact me at your earliest convenience.

Sincerely,

Michael D. Newell, P.E.
FL Reg. No. 41126



Okaloosa County Appraiser			
Parcel: 21-1S-22-0164-0000-0120 Acres: 0			
Name:	SIERS LEONARD B & FRANCIA A	Land Value:	371,170
Site:	135 DOLPHIN POINT RD	Building Value:	0
Sale:	\$400,000 on 2014-04 Reason=V Qual=Q	Misc Value:	15,200
Mail:	830 MAGNOLIA SHORES DR NICEVILLE, FL 32578	Just Value:	386,370
		Assessed Value	386,370
		Exempt Value	0
		Taxable Value	386,370



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 Date printed: 10/12/16 : 11:59:33

September 21, 2016

To: City of Niceville

Re: 380 Iowa Street, Niceville Florida

To whom it may concern:

We are providing this letter to state that we would like the property at 380 Iowa St. Niceville, Florida to be rezoned from C-1 zoning to R-NC zoning. This includes all three properties as on attached deed.

Enclosed please find a copy of the Deed and a check for \$225.00.

If you have any questions please call our office.

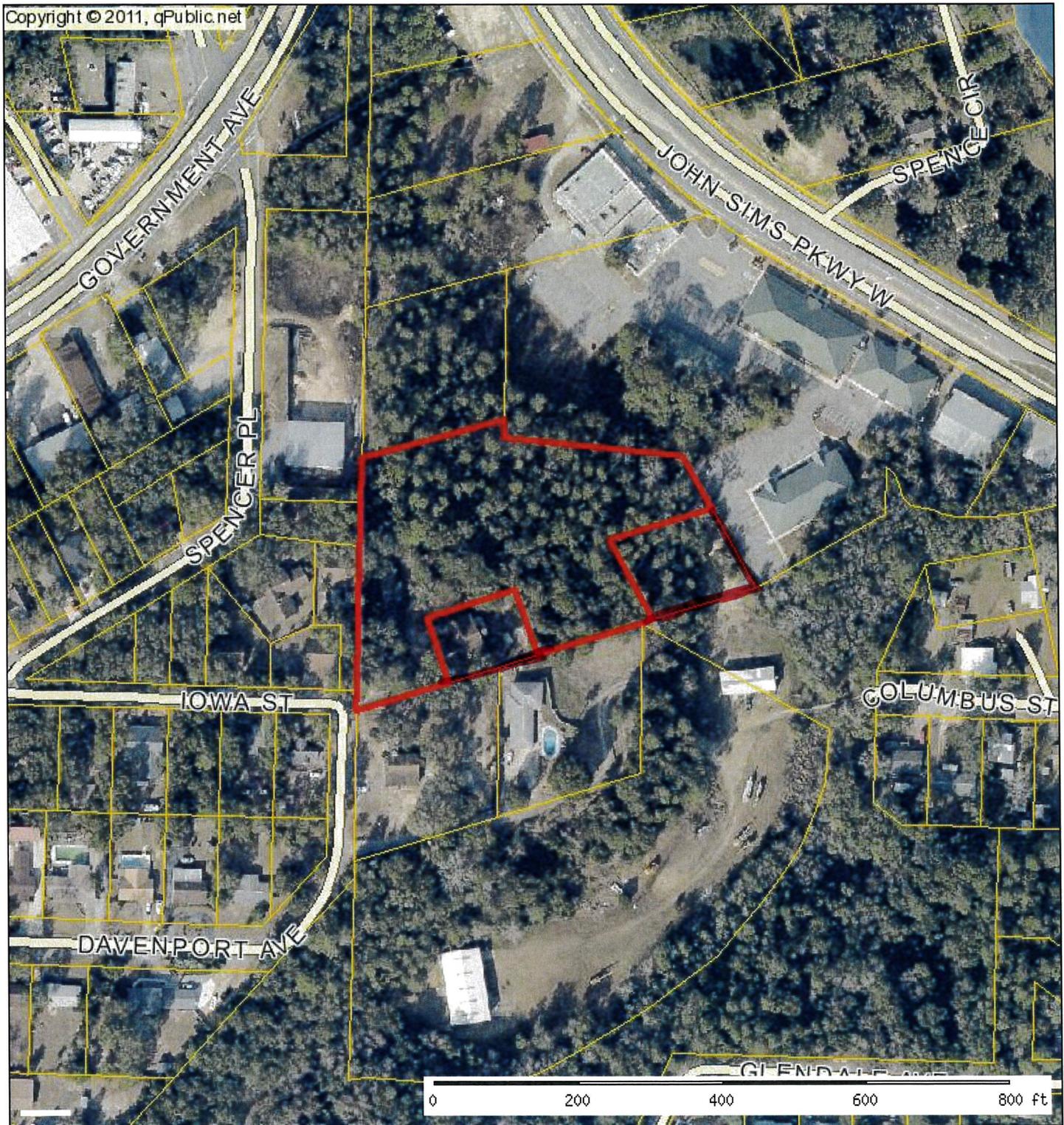
Thank you,

A handwritten signature in black ink, appearing to read 'Daniel Dufault', with a long horizontal flourish extending to the right.

Niceville Realty Trust LLC

Daniel Dufault Managing Member

850-650-5541



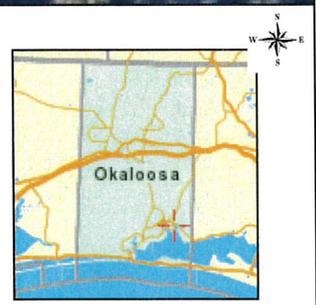
Okaloosa County Appraiser			
Parcel: 12-1S-23-0000-0022-0000 Acres: 2.63			
Name:	NICEVILLE REALTY TRUST LLC	Land Value:	73,172
Site:	380 B IOWA ST NICEVILLE	Building Value:	20,431
Sale:	\$159,900 on 2013-06 Reason=I Qual=U	Misc Value:	0
Mail:	1150 AIRPORT RD #171 DESTIN, FL 32541	Just Value:	93,603
		Assessed Value	93,603
		Exempt Value	0
		Taxable Value	93,603



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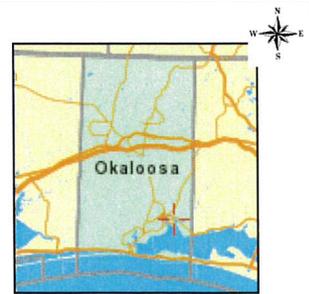


Okaloosa County Appraiser			
Parcel: 08-1S-22-0000-0026-0000 Acres: 0			
Name:	DYE DAVID E TRUST	Land Value:	22,000
Site:	1602 26TH ST NICEVILLE	Building Value:	48,886
Sale:	\$100 on 2009-06 Reason=V Qual=U	Misc Value:	1,217
Mail:	2824 EDGEWATER DR NICEVILLE, FL 32578	Just Value:	72,103
		Assessed Value	70,274
		Exempt Value	0
		Taxable Value	70,274





Okaloosa County Appraiser			
Parcel: 08-1S-22-0000-0022-0000 Acres: 0			
Name:	STREET GWEN J	Land Value:	22,000
Site:	1604 26TH ST NICEVILLE	Building Value:	24,980
Sale:	\$100 on 1993-10 Reason=I Qual=U	Misc Value:	1,250
Mail:	PO BOX 784 NICEVILLE, FL 325880784	Just Value:	48,230
		Assessed Value	41,375
		Exempt Value	25,000
		Taxable Value	16,375



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Okaloosa County Appraiser

Parcel: 09-1S-22-2140-000H-0020 Acres: 0

Name:	GHOSH JAY	Land Value:	29,995
Site:	1606 26TH ST NICEVILLE	Building Value:	53,799
Sale:	\$100 on 2013-04 Reason=I Qual=U	Misc Value:	0
Mail:	PO BOX 1419 FT WALTON BCH, FL 32549	Just Value:	83,794
		Assessed Value	83,794
		Exempt Value	0
		Taxable Value	83,794



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Date printed: 10/12/16 : 12:01:47