

Frankie Revell  
Building Department



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

*"Home of the Boggy Bayou Mullet Festival"*

December 18, 2019

To: Judy Byrne Riley  
Carl Donahoo  
John Collins  
Abner Williams  
Suanne Wilson  
Tracy Jennette  
Rachelle Waltz  
Bill Smith  
Tom Tolbert

The regular meeting of the Niceville Planning Commission will be on Monday, January 6, 2020, at 7:00 p.m. in the Council Chambers, 208 North Partin Drive.

#### AGENDA

1. Matt Zinke, Jenkins Engineering, request preliminary and final review of Deer Moss Creek Phase 2.
2. Matt Zinke, Jenkins Engineering, request preliminary and final review of Sycamore 23<sup>rd</sup> Street.

The City Council will hear these requests at their Tuesday, January 14, 2020 meeting.

Sincerely,

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

Frankie Revell  
Recording Secretary



NOT FOR CONSTRUCTION

ZONING: RESIDENTIAL (R-2)  
(OKALOOSA COUNTY)  
FLU: MEDIUM DENSITY  
RESIDENTIAL (OKALOOSA  
COUNTY)  
N/F  
PID#08-15-22-0000-0036-0030  
DAVIS  
500 REEVES ST.  
NICEVILLE, FL 32578

ZONING: RESIDENTIAL (R-2)  
(OKALOOSA COUNTY)  
FLU: MEDIUM DENSITY  
RESIDENTIAL (OKALOOSA  
COUNTY)  
N/F  
PID#08-15-22-0000-0036-0040  
DAVIS  
500 REEVES ST.  
NICEVILLE, FL 32578

N/F  
PID#09-15-22-2140-000  
OWEN  
1802 25TH ST.  
NICEVILLE, FL 32578

ZONING: RESIDENTIAL (R-2)  
(OKALOOSA COUNTY)  
FLU: MEDIUM DENSITY  
RESIDENTIAL (OKALOOSA  
COUNTY)

N/F  
PID#09-15-22-1610-0  
SMITH  
1601 2314 ST  
NICEVILLE, FL 32578



0 10' 20' 40' 60'  
HORIZONTAL SCALE: 1" = 20'

LEGEND:

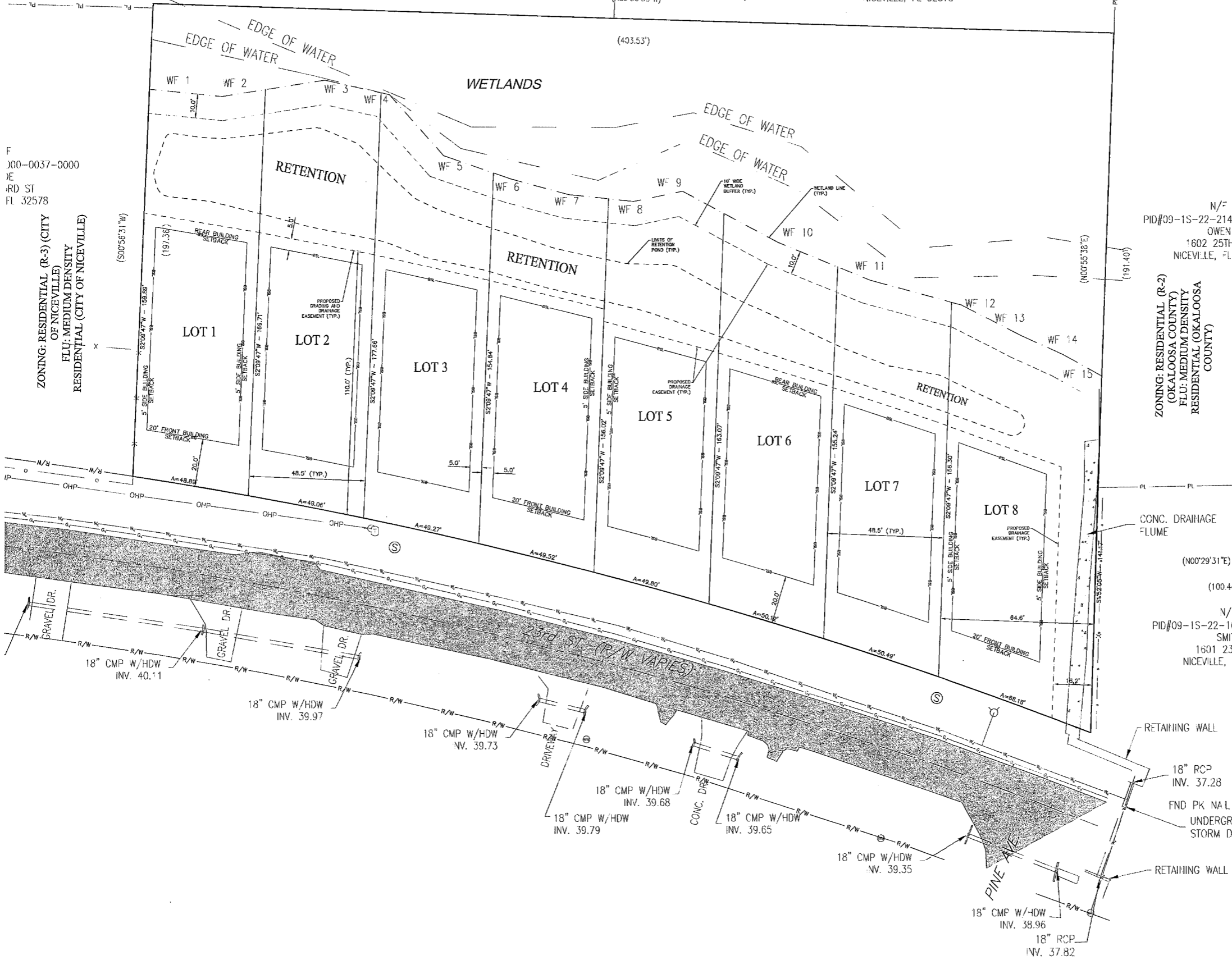
- ASPHALTIC CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE

SITE DATA TABLE:

PARCEL ID	08-15-22-0000-0037-0010
EXISTING LAND USE	VACANT
ZONING	R-3 (CITY OF NICEVILLE)
FUTURE LAND USE	MDR (MEDIUM DENSITY RESIDENTIAL)
PROVIDED MINIMUM LOT SIZE	4,000 S.F.
PROVIDED MINIMUM LOT WIDTH	40'
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	45'
PROVIDED SETBACKS:	
ROAD FRONTAGE SETBACK	20'
SIDE SETBACK	20'
REAR SETBACK	20'
PROJECT SITE AREA	2.27± AC
DESCRIPTION	8 SINGLE FAMILY LOTS
ALLOWED DENSITY	15 UNITS/ACRE
PROVIDED DENSITY	3.52 UNITS/ACRE

NOTES:

- PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE DIMENSIONED.
- RETURN RADIUS IS 25' UNLESS OTHERWISE DIMENSIONED.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12910C0389N, EFFECTIVE DATE 12-8-2002, THIS SITE LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN."
- ALL STRIPING WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL SIGNAGE IN ACCORDANCE WITH THE LATEST MUTCD STANDARDS. IF CUSTOM SIGNAGE IS INSTALLED BY DEVELOPER, THEY WILL BE REQUIRED TO PROVIDE ALL MAINTENANCE AND REPLACEMENT, IF FUTURE REPLACEMENT IS REQUIRED, THE CITY WILL ONLY REPLACE SIGNAGE PER MUTCD STANDARDS.
- NO WORK SHALL BE PERFORMED WITHIN THE RIGHT-OF-WAY UNTIL THE PROPER MAINTENANCE OF TRAFFIC IS IN PLACE ACCORDING TO THE APPROPRIATE ROAD SIGNS INDEX. A CERTIFIED WORSWICK TRAFFIC SUPERVISOR SHALL SET UP THE NOT.
- ALL DISTURBED AREAS WITHIN RIGHT OF WAY SHALL BE STABILIZED WITH SOIL, AND MUST BE IRRIGATED UNTIL ESTABLISHED.
- THE SITE COMPLIES WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
- BUILDING SETBACK IS MINIMUM HORIZONTAL DISTANCE PERMITTED AND MEASURED FROM FACE OF BUILDING TO THE NEAREST PROPERTY LINE.
- ALL COVERED/ENCLOSED STRUCTURES ARE SUBJECT TO SETBACK REQUIREMENTS.
- PARKING IN ROAD RIGHT-OF-WAY AND INGRESS/EGRESS EASEMENT IS PROHIBITED.
- CONSTRUCTION ACTIVITIES WILL ONLY BE ALLOWED BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THRU SATURDAY. ANY CONSTRUCTION ACTIVITIES CONDUCTED OUTSIDE OF THESE TIME PERIODS IS A VIOLATION OF THE CITY'S NOISE ORDINANCE AND WILL NOT BE ALLOWED.
- ANY PROPOSED OUTDOOR LIGHTING FOR THE PROJECT MUST BE PROPERLY CUT OR SHIELDED TO PREVENT UPWARD GLARE (LIGHT FIXTURES TO BE DARK-SKY COMPLIANT PER ILLUM. AFB REQUIREMENT) OR LIGHT TRESPASS ONTO ADJACENT PROPERTIES.
- HOME BUILDERS TO COORDINATE AND PERMIT FUTURE DRIVEWAY CONNECTIONS WITH OKALOOSA COUNTY.



F  
000-0037-0000  
RD ST  
FL 32578

ZONING: RESIDENTIAL (R-3) (CITY  
OF NICEVILLE)  
FLU: MEDIUM DENSITY  
RESIDENTIAL (CITY OF NICEVILLE)

CCNC. DRAINAGE  
FLUME  
(N00°29'31"E)  
(100.44')

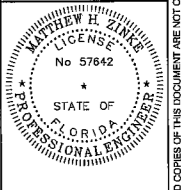
RETAINING WALL  
18" RCP  
INV. 37.28  
FND PK NAL  
UNDERGROUND  
STORM DRAIN  
RETAINING WALL

18" CMP W/HDW  
INV. 38.96  
18" RCP  
INV. 37.82

File: P:\2019\15-22-2140-000\Subdivision\Drawing\15-22-2140-000-0037-0010.dwg - Last Saved: 12/16/2019 7:40 AM by: MDC



JENKINS ENGINEERING, INC.  
121 HART STREET  
NICEVILLE, FLORIDA 32578  
PHONE 850.979.5141  
FAX 850.729.2480  
JECIVIL.COM  
C.O.A. NO. 9927



BY	MATTHEW H. ZINKE, P.E.
DATE	12-03-19
REV	
DESCRIPTION	

SYCAMORE PROPERTY VENTURES, LLC  
SYCAMORE 23RD ST SUBDIVISION  
CITY OF NICEVILLE, FLORIDA  
SITE PLAN

JOB: 19-80  
DATE: 12-03-19  
DESIGNED: MZ/MS  
DRAWN: MS

BAR IS ONE INCH ON ORIGINAL  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

DRAWING NUMBER  
OS OF 10  
SHEET NUMBER  
C03

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