



TECHNICAL REVIEW COMMITTEE MEETING

Welcome to the City of Niceville Technical Review Committee (TRC) Meeting. The public may address the Committee in person regarding technical matters and issues of consistency with the Land Development Code and/or Comprehensive Plan and must attend in person to speak during public hearings.

Additional project information is available upon request from the Community Development Department including any submitted site plans on file, stormwater plans, and applicable permits etc. Please email cfrassetti@nicevillefl.gov or call 850-279-6436 ext. 1013 with such requests.

If you are a person with a disability who needs accommodation to participate in this meeting or if you have any questions, please contact the City Clerk's Office at 279-6436. If you are deaf/hard of hearing and require the services of an interpreter, please call the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours of advance notice, prior to the scheduled meeting, for accommodation.

AGENDA

February 18, 2026

City Council Chambers Adjacent Meeting Room
208 Partin Drive North
8:30 AM

A. Approval of the Agenda with Additions or Deletions

B. New Business

B-1: Minor Development Order: Deer Moss Creek Phase 7A – This a development order amendment request to amend the rear setback requirements for lots in Deer Moss Creek Phase 7A from 15' to 10' for lots with homes with attached garages.

B-2: Lot Split Request: 307 Cadillac Avenue – This a lot split request to split the parcel at 307 Cadillac Ave. and create an ingress/egress easement across Martha St. Parcel ID No. 01-1S-23-0000-0078-0000.

C. Adjournment



B-1



CITY OF NICEVILLE

Community Development Department
Planning – Building – Inspections – CRA
208 Partin Drive N, Niceville, FL 32578
850-279-6436 – www.cityofniceville.org

APPLICATION FOR MINOR / MAJOR DEVELOPMENT ORDER

(Please mark appropriate application box below)

- MINOR DEVELOPMENT ORDER APPLICATION

- MAJOR DEVELOPMENT ORDER APPLICATION

REQUIRED SUBMITTALS

2.06.03. All development applications shall be submitted on these forms and in such numbers as required, to the building department. The information required to accompany each type of development application shall include but is not limited to the following:

- A. Authority to submit an application, in a form approved by the Planning Administrator;
- B. Statement of how the development proposal is consistent with the Comprehensive Plan and applicable standards and criteria of this LDC;
- C. Evidence of compliance with all applicable elements of the City's concurrency management system as provided in Article 6;
- D. Documentation that applicant has addressed tree survey, landscape plan, sign plan, solid waste disposal, stormwater management, erosion and sedimentation control, traffic impacts, water and sewer, and similar information as may be required by this Code;
- E. Development plans, site plans (at scales determined by the City, and including cross-sections and engineering details as requested by the City);
- F. Master plan/phasing plan with all related attachments, if applicable;
- G. Boundary survey of the entire property meeting the technical standards of Florida Administrative Code 5J-17.052, completed within two years of the application date and containing a legal description and the total acreage;
- H. Architectural elevations, if applicable;
- I. Warranty deed, or such other deed as may be required by the Planning Administrator;
- J. Fees, as established by the City; and
- K. Fiscal impacts including the timing of any needed infrastructure improvements or new facilities, if applicable.

Address of Proposed Development: _____

City, State, Zip: _____

Applicant Information

Applicant Name*: _____

* If company or corporation, name of secretary or officer

Business Name: _____

Mailing Address: _____

City, State, Zip: _____

Applicant Phone Number: _____

Applicant Email Address: _____

Project Information

Parcel Identification Number(s) (Can be obtained from Property Appraiser's Office):

Legal Description (Can be attached if necessary):

What is the current Zoning District of the property? _____

What is the current Future Land Use Map designation? _____

Proposed Use (i.e. restaurant, retail, manufacturing, apartments, etc.): _____

Project Type (Select One): Addition New Build

Property Size (sq. ft. or acreage): _____

Briefly describe the extent of proposed site improvements: _____

Maximum Building Height: _____

Parking Spaces Provided: Existing spaces: _____ Proposed: _____ Total: _____

of Residential Lots: _____ # Units per Residential Lot: _____

Multifamily Units: _____ Type of Multifamily Units: _____

Square Footage of Non-Residential Development:

Existing: _____ s.f. Proposed: _____ s.f. Total: _____ s.f.

Flood Zone: *The applicant will include all flood zones on the required survey submittal.*

Sewer and Water: *Development projects connecting to the City's water or sewer system shall design in accordance the current Water and Sewer Technical Manual and any applicable State standards.*

Additional Project Information (if applicable)

FDEP General Permit #	
FDEP Potable Water Permit #	
FDEP Stormwater Permit #	
FDEP Wastewater Permit #	
FDOT Permit #	
Will state permits be required for this project? (see below)	

If so, what state permits will be required? _____

Additional Contact Information

Property Owner Information (if different from applicant)

Name: _____

If company or corporation, name of secretary or officer

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number _____

Email: _____

Agent Information (if different from applicant)

Name: _____

If company or corporation, name of secretary or officer

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number _____

Email: _____

Architect

Name: _____

If company or corporation, name of secretary or officer

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number _____

Email: _____

Engineer

Name: _____

If company or corporation, name of secretary or officer

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number _____

Email: _____

Surveyor

Name: _____

If company or corporation, name of secretary or officer

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number _____

Email: _____

**APPLICATION FOR PRE-DEVELOPMENT ADDRESS
PHYSICAL ADDRESSING REQUIREMENTS**

The applicant must provide a site plan and driving directions to the parcel with the application. The packet will contain the Parcel ID number, directions to the parcel specifying the exact footage from the nearest intersection street, and the Site Plan along with the completed Pre-Development Address Application.

E9-1-1 GIS/IR Department will then assign a physical address and collect a GPS point for the proposed development and will notify Planning of approval or disapproval of the site plan as provided through the technical review process forwarded by Planning and will include the development’s address on the form.

The following items are needed to obtain a pre-development address only. (Note: The address assigned will be in accordance with the policies of the City of Niceville. It is NOT for mail delivery or utility compliance. A permanent 9-1-1 address will be assigned only when a building permit is obtained and construction commences on the proposed property.)

- 1. A 24” x 36” Site Plan
- 2. Location Indicator on Site Plan to be addressed
- 3. Location Map
- 4. Name of Development

Driving Directions to Site from nearest major intersection: _____

Contact Information:

Name: _____

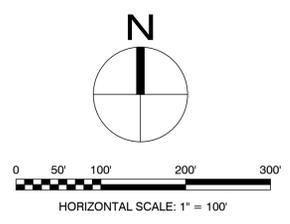
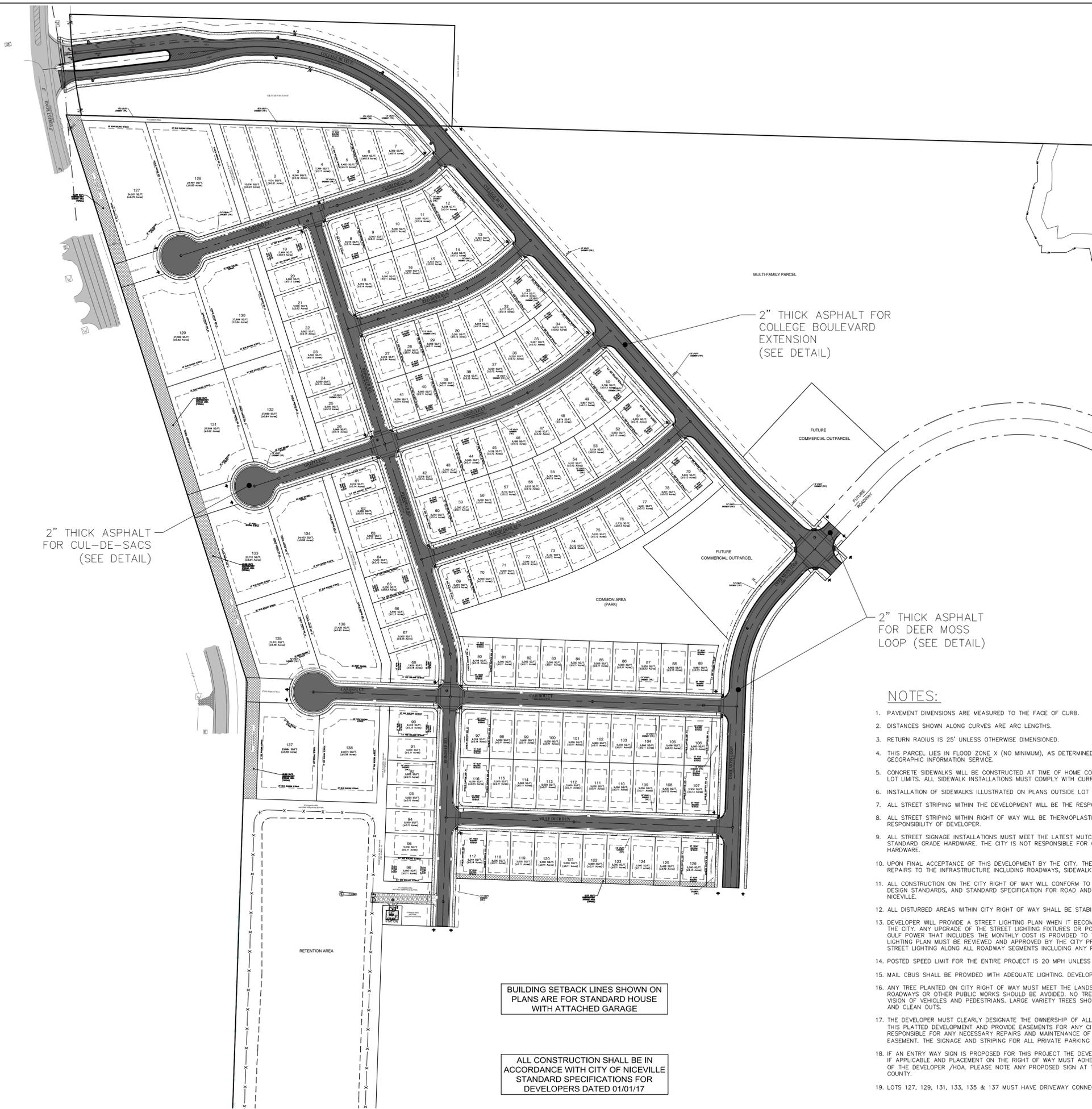
Address: _____

Phone Number: _____

Email Address: _____

NOT FOR CONSTRUCTION

File: D:\JEB\21-08 DMC Phase 7 - Documents\Drawings\21-08 DMC Phase 7.dwg - Last Saved: 6/24/2024 1:44 PM by: MSC



LEGEND:

ASPHALTIC CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
RIGHT-OF-WAY LINE	[Line Style]
PROPERTY LINE	[Line Style]
LOT LINE	[Line Style]
EASEMENT LINE	[Line Style]
BUILDING SETBACK LINE	[Line Style]

PROJECT STATISTICS:

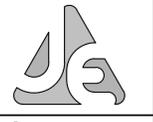
PARCEL ID	11-15-22-0000-0002-0000
LAND USE	VACANT
ZONING	CPUD
FUTURE LAND USE	CPUD (CONCEPTUAL PLANNED UNIT DEVELOPMENT)
OVERALL PROJECT SITE AREA	1,100± AC
PHASE III PROJECT SITE AREA	42.70± AC
DESCRIPTION	138 SINGLE FAMILY LOTS
PROVIDED DENSITY	3.23 UNITS/ACRE
PROVIDED BUILDING HEIGHT	35'
MINIMUM PROVIDED SETBACKS (SEE INDIVIDUAL LOTS):	
PRIMARY STRUCTURE:	
R-1A LOTS ADJACENT TO FOREST RD. (LOT 127-138)	
REQUIRED SETBACKS:	
ROAD FRONTAGE SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	25'
CORNER SETBACK	15'
REQUIRED MINIMUM LOT SIZE 10,000 S.F.	
REQUIRED MINIMUM LOT WIDTH 90'	
MAXIMUM LOT COVERAGE 40%	
MAXIMUM BUILDING HEIGHT 35'	
ALL OTHER LOTS:	
ATTACHED GARAGES:	
PROVIDED SETBACKS (HOUSE):	
ROAD FRONTAGE SETBACK	20'
SIDE SETBACK	5.5'
REAR SETBACK	15'
CORNER SETBACK	15'
DETACHED GARAGE:	
PROVIDED SETBACKS (HOUSE):	
ROAD FRONTAGE SETBACK	15'
SIDE SETBACK	5.5'
REAR SETBACK	15'
CORNER SETBACK	15'
PROVIDED SETBACKS (GARAGE):	
FRONT SETBACK	20'
SIDE SETBACK	5.5'
REAR SETBACK	5.5'
CORNER SETBACK	15'
* MINIMUM DISTANCE BETWEEN BUILDINGS/STRUCTURES IS 11.0'	

NOTES:

- PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- RETURN RADIUS IS 25' UNLESS OTHERWISE DIMENSIONED.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0400 J, DATED 03/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- CONCRETE SIDEWALKS WILL BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION BY THE BUILDING CONTRACTOR. SIDEWALK WILL BE INSTALLED ON ENTIRE ROAD FRONTAGE TO LOT LIMITS. ALL SIDEWALK INSTALLATIONS MUST COMPLY WITH CURRENT ADA STANDARDS.
- INSTALLATION OF SIDEWALKS ILLUSTRATED ON PLANS OUTSIDE LOT LINES WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL STREET STRIPING WITHIN THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND WILL MEET CITY OF NICEVILLE REQUIREMENTS.
- ALL STREET STRIPING WITHIN RIGHT OF WAY WILL BE THERMOPLASTIC AND SIGNAGE WILL MEET THE MOST RECENT SIZE AND REFLECTIVITY STANDARDS AND WILL BE RESPONSIBILITY OF DEVELOPER.
- ALL STREET SIGNAGE INSTALLATIONS MUST MEET THE LATEST MUTCD GUIDELINES USING STANDARD GRADE SIGN MATERIALS; ALUMINUM FACING, U-CHANNEL POST AND INDUSTRY STANDARD GRADE HARDWARE. THE CITY IS NOT RESPONSIBLE FOR COST ASSOCIATED WITH THE UPKEEP OR REPLACEMENT OF DECORATIVE OR CUSTOM BUILT SIGNS AND HARDWARE.
- UPON FINAL ACCEPTANCE OF THIS DEVELOPMENT BY THE CITY, THERE WILL BE A (2) YEAR WARRANTY PERIOD AS DEFINED IN THE LAND DEVELOPMENT CODE. ANY NECESSARY REPAIRS TO THE INFRASTRUCTURE INCLUDING ROADWAYS, SIDEWALKS, CURBING AND THE DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL CONSTRUCTION ON THE CITY RIGHT OF WAY WILL CONFORM TO FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS, AND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION FOR SAFETY AND WORK PROVIDED, UNLESS OTHERWISE SPECIFIED BY THE CITY OF NICEVILLE.
- ALL DISTURBED AREAS WITHIN CITY RIGHT OF WAY SHALL BE STABILIZED WITH SOD, AND MUST BE IRRIGATED UNTIL ESTABLISHED.
- DEVELOPER WILL PROVIDE A STREET LIGHTING PLAN WHEN IT BECOMES AVAILABLE OR A LETTER STATING THAT ADEQUATE STREET LIGHTING WILL BE PROVIDED AT NO COST TO THE CITY. ANY UPGRADE OF THE STREET LIGHTING FIXTURES OR POLES WILL NOT BE ACCEPTED AND APPROVED BY THE CITY UNLESS A SIGNED AGREEMENT OR CONTRACT WITH GULF POWER THAT INCLUDES THE MONTHLY COST IS PROVIDED TO THE CITY. ALL STREET LIGHTING FIXTURES WILL BE CUT OR SHIELDED TO PREVENT UPWARD GLARE. THE FINAL LIGHTING PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. DEVELOPER SHOULD VERIFY THAT ADEQUATE POWER AND CONDUITS ARE PROVIDED FOR STREET LIGHTING ALONG ALL ROADWAY SEGMENTS INCLUDING ANY POWER NECESSARY FOR ENTRANCE SIGNAGE.
- POSTED SPEED LIMIT FOR THE ENTIRE PROJECT IS 20 MPH UNLESS OTHERWISE NOTED.
- MAIL CBUS SHALL BE PROVIDED WITH ADEQUATE LIGHTING. DEVELOPER/CONTRACTOR TO COORDINATE WITH USPS.
- ANY TREE PLANTED ON CITY RIGHT OF WAY MUST MEET THE LANDSCAPE DEVELOPMENT STANDARDS 12.04.03. TREE SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO ROADWAYS OR OTHER PUBLIC WORKS SHOULD BE AVOIDED. NO TREE WILL BE ALLOWED TO GROW WITHIN THE CITY RIGHT OF WAY THAT WILL RESTRICT THE LINE OF SIGHT OR VISION OF VEHICLES AND PEDESTRIANS. LARGE VARIETY TREES SHOULD NOT BE PLANTED CLOSER THAN 10 FEET TO UNDERGROUND WATER AND SEWER SERVICE LINES, METER AND CLEAN OUTS.
- THE DEVELOPER MUST CLEARLY DESIGNATE THE OWNERSHIP OF ALL ROADWAYS, ALLEYS, COMMON AREAS, RETENTION AREAS AND SURROUNDING PROPERTY WITHIN THE LIMITS OF THIS PLATTED DEVELOPMENT AND PROVIDE EASEMENTS FOR ANY CITY UTILITIES THAT WILL BE OUTSIDE A CITY MAINTAINED RIGHT OF WAY. THE DEVELOPER/HOA WILL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND MAINTENANCE OF ALL PRIVATELY OWNED GROUNDS AND FACILITIES OUTSIDE THE LIMITS OF THE CITY RIGHT OF WAYS AND CITY EASEMENT. THE SIGNAGE AND STRIPING FOR ALL PRIVATE PARKING AREAS WITHIN THE CITY RIGHT OF WAY WILL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER/HOA.
- IF AN ENTRY WAY SIGN IS PROPOSED FOR THIS PROJECT THE DEVELOPER SHOULD CONTACT THE NICEVILLE BUILDING DEPARTMENT FOR PERMITTING REQUIREMENTS. SIGN LIGHTING IF APPLICABLE AND PLACEMENT ON THE RIGHT OF WAY MUST ADHERE TO CITY REQUIREMENTS. ANY COST ASSOCIATED WITH INSTALLATION OF THE SIGN ARE THE RESPONSIBILITY OF THE DEVELOPER /HOA. PLEASE NOTE ANY PROPOSED SIGN AT THE FOREST ROAD ENTRANCE, IF ALLOWED WOULD NEED TO BE PERMITTED THROUGH EGLIN AFB AND OKALOOSA COUNTY.
- LOTS 127, 129, 131, 133, 135 & 137 MUST HAVE DRIVEWAY CONNECTION TO PAVED CUL-DE-SAC AND CONNECT ACCESS 50' PUBLIC RIGHT OF WAY FOR VEHICULAR TRAFFIC.

BUILDING SETBACK LINES SHOWN ON PLANS ARE FOR STANDARD HOUSE WITH ATTACHED GARAGE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NICEVILLE STANDARD SPECIFICATIONS FOR DEVELOPERS DATED 01/01/17



JENKINS ENGINEERING, INC.
 75 EGLIN PARKWAY, NE SUITE 200
 FORT WALTON BEACH, FLORIDA 32548
 PHONE 850.837.2448
 FAX 850.837.2450
 JEICVIL.COM
 C.O.A. NO. 9927



MATTHEW H. ZINKE, P.E. FL. REGISTRATION NO. 57642

REV	DATE	DESCRIPTION
1.	08/02/21	REVISED PER CITY OF NICEVILLE TRC COMMENTS
2.	12/09/22	REVISED STREET NAMES PER OKALOOSA 911
3.	04/02/23	REVISED TO ADD COMMON AREA EASEMENT
4.	02/08/24	REVISED ATTACHED GARAGE REAR SETBACK FROM 15' TO 10' PER OWNER REQUEST

RUCKEL PROPERTIES, INC.
 DMC PHASE 7A
 CITY OF NICEVILLE, FLORIDA
 OVERALL SITE PLAN
 NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 21-09
 DATE: 07-13-21
 DESIGNED: MZ/MS
 DRAWN: MS

BAR IS ONE INCH ON ORIGINAL

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER 03 OF 38

SHEET NUMBER C03



B-2



APPLICATION FOR LOT SPLIT

City of Niceville Community Development
208 Partin Drive N
Niceville, FL 32578

Date: 1/30/26

Applicant name: James Eric Williams

Applicant is: Property owner [checked] Authorized agent* [blank]
*Attach verification affidavit

Applicant Address: 207 Marquette St, Niceville

Applicant Telephone: 850-217-2076

Property Owner Name: James Eric Williams

Property Address: 307 Cadillac

Parcel ID Number: 01-15-23-0000-0078-0000

Land use information: FLUM category MU

Zoning district R2

Size of property: .51 acres OR 8877.75 SF
sq. ft.

Proposed size (each lot): (A) 574156 sq ft (B) (irrs) 16132.63 SF

Setbacks: Front: Sides: Rear:

Number of proposed lots (including parent parcel): 2

Road frontage requirement:

Certification: I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for city staff to enter

upon the property involved at any reasonable time for purposes of inspections or posting of notices.

James Eric Williams

Applicant typed or printed name

X J E W
Applicant signature

X 2-1-2026
Date

Purpose

The purpose of a lot split is to provide a means for the single division of property based on zoning and density which does not require major roadway, drainage, or other similar improvements. Criteria for the subdivision of land can be located in the City of Niceville LDC 2.10.00.

Requirements

- Resulting property must meet all dimensional requirements for the existing zoning.
- Both resulting properties must have frontage on an existing public or private road, and would not result in the need for additional drainage or roadways.
- No more than two (2) lots shall be created by this process, this is including the "parent parcel" of the subdivided property.
- Following approval, all newly created lots must be recorded by deed or other legal instrument in the Official Records of Okaloosa County through proper documentation at the Okaloosa County Clerk of Courts.



APPLICANT'S AFFIDAVIT OF OWNERSHIP & DESIGNATION OF AGENT
 City of Niceville Building and Planning Department
 208 Partin Drive N
 Niceville, FL 32578

I. Ownership.

I, James Eric Williams, hereby attest to ownership of the property described below:

Parcel I.D. Number(s):

01-15-23-0000-0078-0000

Location address:

307 Cadillac

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of:

James Eric Williams

Please complete the appropriate section below:

Individual

James Eric Williams

Corporation

Provide Names of Officers:

Partnership

Provide Names of General Partners:

Dept. of State Registration No.:

Name/Address of Registered Agent:

II. Designation of Applicant's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

Applicant's Agent: C.M. McLeaish
Address: 115 22nd St, Niceville
Contact Person: Chris McLeaish
Telephone No.: 850-585-7358

III. Notice to Owner.

- A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

- B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

IV. Acknowledgement.

Individual
Signature [Handwritten Signature]

Print Name: JAMES ERIC WILLIAMS

Address: 207 MANQUETTE ST
Mescal, AZ 85726

Phone: 850 217 2076

Email: JAMES.ERIC.WILLIAMS@GMAIL.COM

Please use appropriate notary block.

STATE OF _____

COUNTY OF _____

Corporation Partnership
Print Corporation Name
By: _____

Signature _____

Print Name: _____

Address: _____

Phone: _____

Email: _____

Partnership
Print Corporation Name
By: _____

Signature _____

Print Name: _____

Address: _____

Phone: _____

Email: _____

Individual
Before me, this _____ day of _____, 20____, personally appeared _____

who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

Corporation Partnership
Before me, this _____ day of _____, 20____, personally appeared _____ of _____

a _____ corporation, on behalf of the corporation, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Partnership
Before me, this _____ day of _____, 20____, personally appeared _____ partner/agent on behalf of _____

a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Personally known X; or

Produced identification _____.

Type of identification produced: _____

[Handwritten Signature]

Signature of Notary

Print Name: Kristen Latrolais Mock

Notary Public

(Notary Stamp)



My Commission Expires: February 25, 2029

Required Information & Materials

The following information must be submitted with the completed, signed and dated application form.

1. ___ A copy of the deed and legal description of the property involved.
2. ___ A survey with the configuration and dimensions of the “parent parcel.”
3. ___ A survey with the configuration and dimensions of the resulting lot split parcels.
4. ___ The fee for Lot Split \$225.00
5. ___ If the applicant is not the actual property owner, a verification of authorized agent must be provided.

Procedure

The procedure for Lot Split is as follows:

1. Fully complete, sign, and date the applicable application form.
2. Submit the completed application and required information to Community Development.
3. Once the application is submitted and determined to be fully complete the requested action will be placed on the agenda of the Planning Commission for the next available meeting date based on advertising requirements.
4. The times, dates and locations of the required public hearings will be provided to the applicant by the Planning Administrator.
5. The City of Niceville shall post a sign on a conspicuous location on the property. This sign must be posted no less than 14 days prior to the scheduled public hearing.
6. The City of Niceville shall send notice letters to all property owners within 300 feet of the variance subject property's boundaries a minimum of 14 days prior to the scheduled public hearing.
7. The applicant must attend the Planning Commission meeting so as to answer any questions or issues that may arise.

see 18.50
cls 420.00

WARRANTY DEED

This Instrument Warren W. Cook, President
Prepared by: First National Land Title Co., Inc.
4400 Highway 20 East, Suite 107
Niceville, FL 32578

Property Appraisers Parcel I.D. (Folio) Number(s):
01-1S-23-0000-0079-0010 and 01-1S-23-0000-0079-0020

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 2nd day of October, 2020, A.D. by Gregory F. Linton and Teresa A. Linton, husband and wife, hereinafter called the "Grantor", to James E. Williams, an unmarried man

whose post office address is: 200 Kelly Road, Suite 202, Niceville, FL 32578, hereinafter called the "Grantee".

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Okaloosa County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature] [Signature]
Printed Name: Tammy C. Jones Gregory F. Linton

Witness Signature: [Signature] P.O. Address: 6455 Welannee Boulevard
Printed Name: Kim Frady Laurel Hill, FL 32567

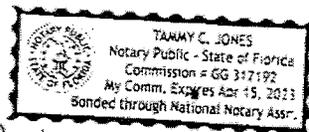
Witness Signature: [Signature] [Signature]
Printed Name: Tammy C. Jones Teresa A. Linton

Witness Signature: [Signature] P.O. Address: 6455 Welannee Boulevard
Printed Name: Kim Frady Laurel Hill, FL 32567

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of October, 2020 by Gregory F. Linton and Teresa A. Linton, husband and wife. They are Personally Known OR Produced drivers license(s) as Identification.

[Signature]
Notary Public Signature (SEAL)
Printed Name: Tammy C. Jones
 Online Notary (Check Box if acknowledgment done by Online Notarization)



Entrance lot Together 307 Cadillac

Together Parcel 10
01-15-23-0000-0078-0000

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SW corner of the SE 1/4 of the SW 1/4, Section 1, Township 1 South, Range 23 West; thence N 452 feet to the Point of Beginning; thence E 150 feet; thence N 208 feet; thence West 150 feet; thence S 208 feet to the Point of Beginning. Situate, lying and being in Okaloosa County, Florida.

and

PARCEL 2:

A Parcel of land lying in Section 1, Township 1 S, Range 23 W, Okaloosa County, Florida, described as follows: Commence at the SW corner of the SE 1/4 of the SW 1/4 of said Section 1; thence N 01° 25' 34" W. 207.27 feet; thence N 00° 24' 20" W. 51.86 feet to a 1/2" capped iron rod (CIR) #6469 marking the Point of Beginning; thence N 88° 34' 26" E 147.00 feet to a 1/2" capped iron rod (CIR) #6469; thence N 01° 25' 34" W. 192.00 feet; thence S 88° 34' 26" W 57.00 feet; thence S 01° 25' 34" W 156.00 feet; thence S 88° 34' 26" W. 90.00 feet; thence S 01° 25' 34" E. 36.00 feet to the Point of Beginning.

110 10.00
d/s 980.00

File #: 3721120 11/06/2024 03:10 PM

Fees: \$10.00 DeedDocTax: \$980.00

WARRANTY DEED

Record and Return to:

Name: First National Land Title Co., Inc.
Address: 4400 Highway 20 East, Suite 107
Niceville, FL 32578

DC MNichols

JD Peacock II Clerk of Circuit Court Okaloosa County, FL

This Instrument Prepared by: Warren W. Cook, President
First National Land Title Co., Inc.
4400 Highway 20 East, Suite 107
Niceville, FL 32578

307 Cadillac
Martha St Home

Property Appraisers Parcel I.D. (Folio) Number(s):
01-1S-23-0000-0078-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 30th day of October, 2024, A.D. by Alayna Weaver-Pruess, a single woman, hereinafter called the "Grantor", to James Eric Williams, whose post office address is: 309 Kelly Road, Niceville, FL 32578, hereinafter called the "Grantee".

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Okaloosa County, Florida, to wit:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 1 South, Range 23 West, Okaloosa County, Florida; thence North along the forty line a distance of 208 feet to the Point of Beginning; thence East 208 feet; thence North 52 feet; thence West 208 feet; thence South 52 feet to the Point of Beginning.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2024 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

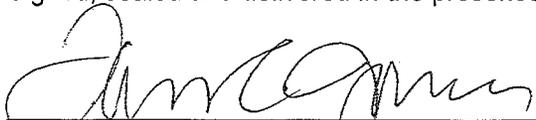
Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

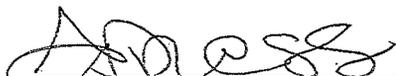
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

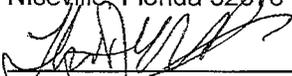
Signed, sealed and delivered in the presence of:



Witness: Tammy C. Jones
4400 Highway 20 East, Suite 107
Niceville, Florida 32578



Alayna Weaver-Pruess
P.O. Address: 407 Wisteria Street
Panama City Beach, FL 32407



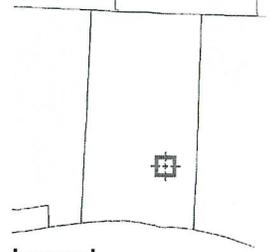
Witness Signature:
Witness Printed Name: THOMAS J KINROSS
Witness Address: 17651 E PCB PARKWAY

PCB FL 32413

State of Florida



Overview

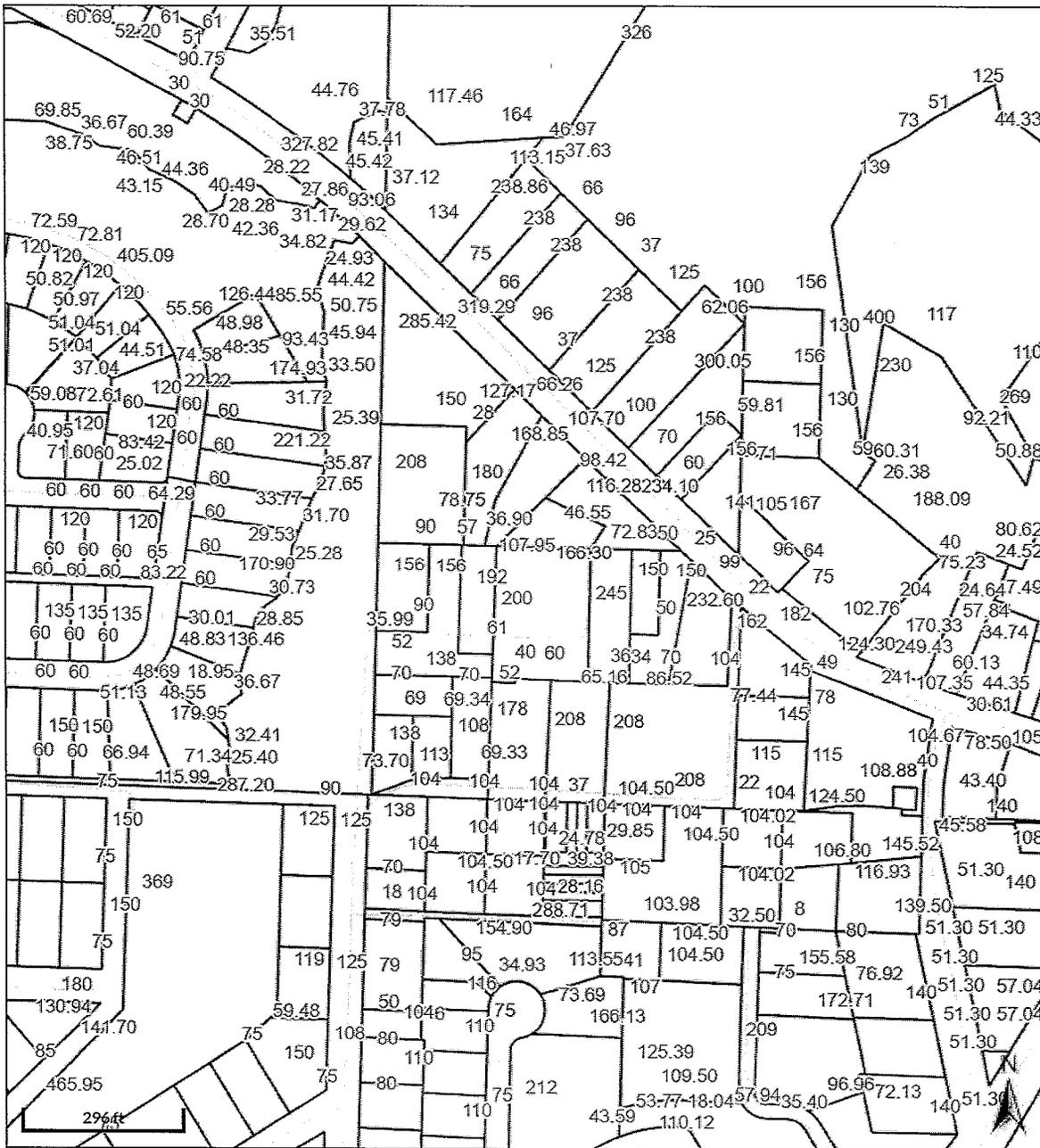


Legend

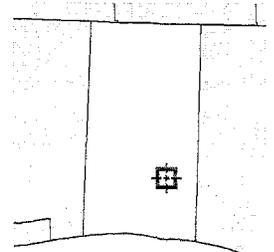
- Parcels
- Roads
- Water
- City Labels

Parcel ID	01-15-23-0000-0078-0000	Physical Address	307 CADILLAC AVE	Land Value	\$53,300	Last 2 Sales			
Acres (GIS)	0.51	Mailing Address	NICEVILLE WILLIAMS JAMES ERIC	Ag Land Value	\$0	Date	10/30/2024	Price	\$140000
Property Class	SINGLE FAMILY		207 MARQUETTE ST	Building Value	\$179,587		10/2/2020		UNQUAL/NOT EXPOSED TO OPEN-MKT
Taxing District	6		NICEVILLE, FL 32578	Misc Value	\$3,500				UNQUAL/NOT EXPOSED TO OPEN-MKT
				Just Value	\$236,387				
				Assessed Value	\$236,387				
				Exempt Value	\$0				
				Taxable Value	\$236,387				
									Qual U

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Overview



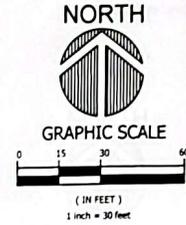
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- Parcels
- Roads
- Dimensions
- Water
- City Labels

Date created: 1/30/2026
Last Data Uploaded: 1/30/2026 11:35:58 AM

DESCRIPTION SKETCH ONLY #307 CADILLAC AVENUE

ADDRESS:
307 CADILLAC AVENUE,
NICEVILLE, FLORIDA 32578



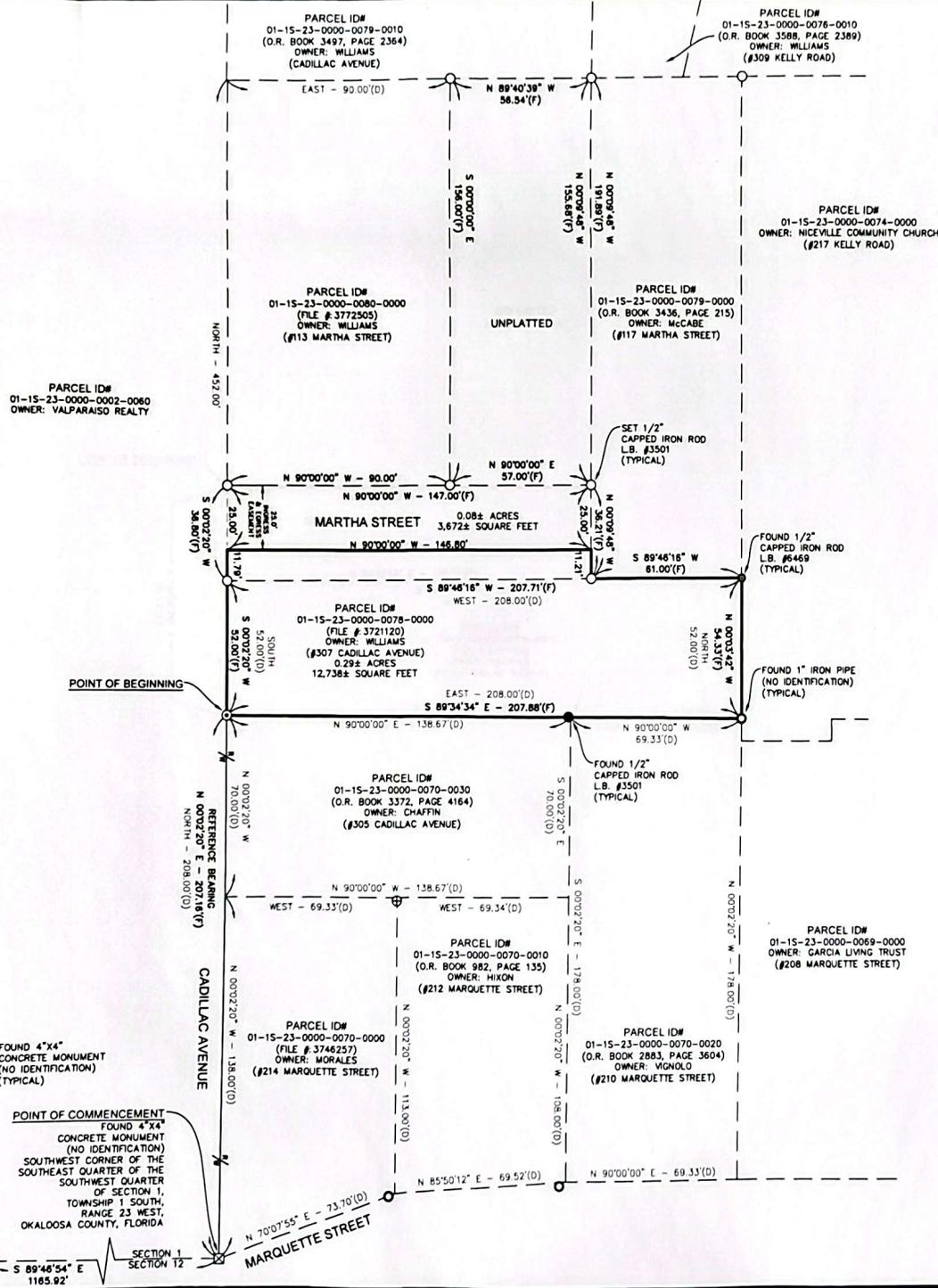
- LEGEND:**
- # OR NO. = NUMBER
 - = DISTANCE NOT TO SCALE
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - O.R. = OFFICIAL RECORDS
 - ± = MORE OR LESS
 - R/W = RIGHT OF WAY
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - NAD = NORTH AMERICAN DATUM
 - F = FIELD
 - D = DEED

SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
3. VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT OF WAY LINE OF CADILLAC AVENUE, SAID LINE BEARING N 00°02'20" E. ALL BEARINGS AND DISTANCES AS SHOWN HEREON ARE PER THE RECORD PLAT OR FURNISHED LEGAL DESCRIPTION UNLESS OTHERWISE NOTED.
6. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THIS PARCEL LIES IN ZONE X, (NO MINIMUM FLOOD ELEVATION REQUIRED), AS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY No. 120173, PANEL No. 12091C0370J, DATED 03/09/2021.
8. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER SJ-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTIONS 472.008 AND 472.027 OF THE FLORIDA STATUTES.
9. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
10. THE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.

LEGAL DESCRIPTION (AS SURVEYED): (307 CADILLAC AVENUE)

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE RUN N 00°02'20" E, A DISTANCE OF 207.16 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°34'34" E, A DISTANCE OF 207.88 FEET; THENCE RUN N 00°03'42" W, A DISTANCE OF 54.33 FEET; THENCE RUN S 89°46'16" W, A DISTANCE OF 61.00 FEET; THENCE RUN N 00°09'48" W, A DISTANCE OF 11.21 FEET; THENCE RUN N 90°00'00" W, A DISTANCE OF 146.80 FEET; THENCE RUN S 00°02'20" W, A DISTANCE OF 63.79 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.29± ACRES, 12,738± SQUARE FEET. SUBJECT TO A 25.0' INGRESS AND EGRESS EASEMENT.



Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
Gustin, Cothern & Tucker, Inc.
G.C. LAND SURVEYING & MAPPING
www.gcsurveying.com
L.L. No. 3501
Niceville, FL 32578 (850) 678-5111 Fax: (850) 729-2460
121 Hart Street



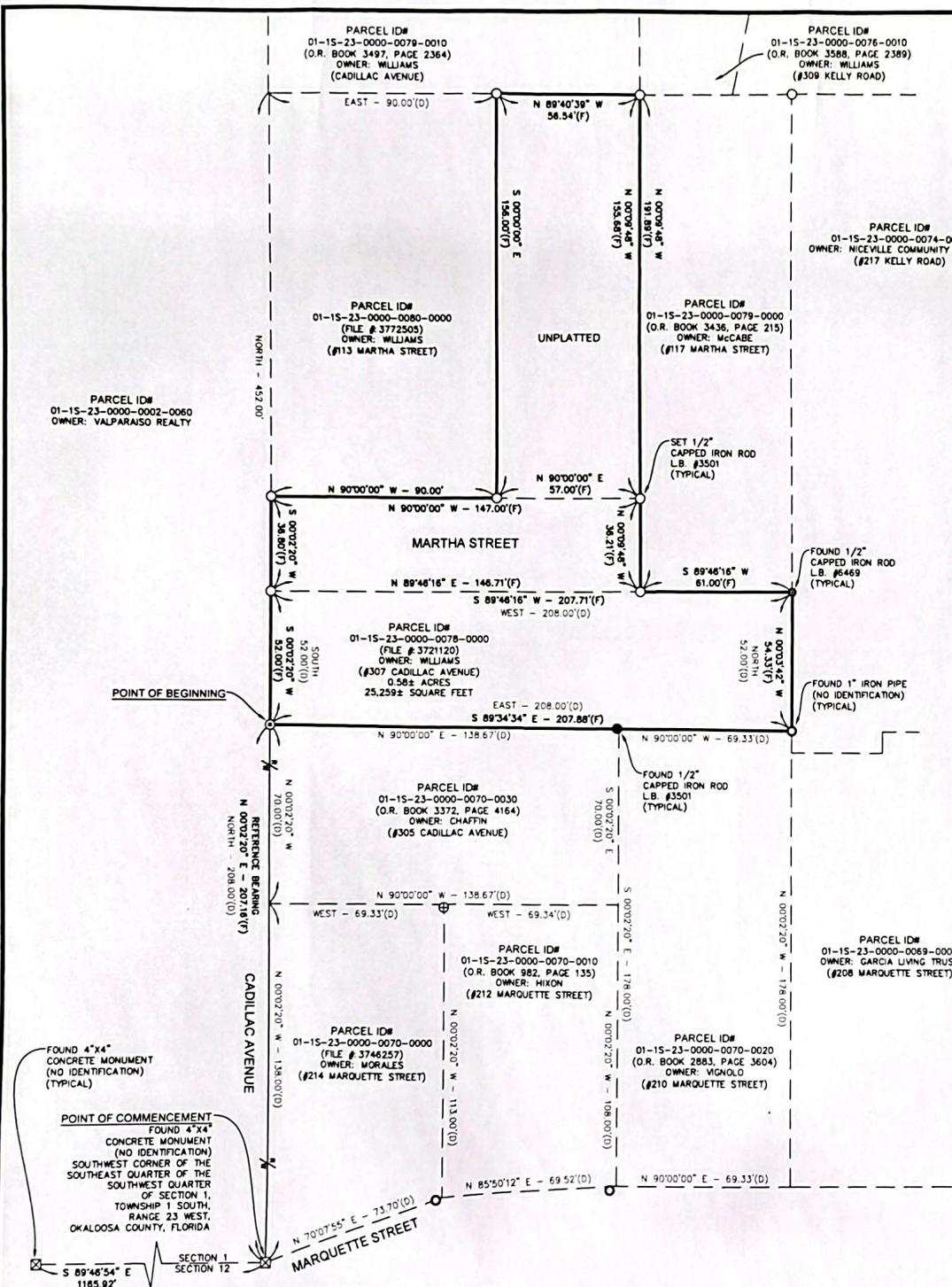
Allen E. Tucker
THE SEAL AND SIGNATURE OF THE SURVEYOR
ALLEN E. TUCKER, P.S.M. No. 4584
DATE 02/06/2026
© G.C.T., INC. 2026

#307 CADILLAC AVENUE
DESCRIPTION SKETCH ONLY
A PARCEL OF LAND IN SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 23 WEST,
NICEVILLE, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 01-15-23-0000-0078-0000

SHEET 01 OF 1		PROJECT 250418	
MAP 250418.01-01		ORDER # 250418.01	
REV		A	

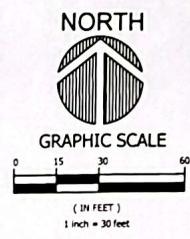
2/6/2026 2:00 PM TANDERSON

2/6/2026 1:33 PM TANKERSON



DESCRIPTION SKETCH ONLY #307 CADILLAC AVENUE

ADDRESS:
307 CADILLAC AVENUE,
NICEVILLE, FLORIDA 32578



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10. THE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.

LEGAL DESCRIPTION (AS RECORDED): (FILE #: 3721120)

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE NORTH ALONG THE FORTY LINE, A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING; THENCE EAST 208 FEET; THENCE NORTH 52 FEET; THENCE WEST 208 FEET; THENCE SOUTH 52 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE RUN N 00°02'20" E, A DISTANCE OF 207.88 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°34'34" E, A DISTANCE OF 207.88 FEET; THENCE RUN N 00°03'42" W, A DISTANCE OF 54.33 FEET; THENCE RUN S 89°46'16" W, A DISTANCE OF 61.00 FEET; THENCE RUN N 00°02'48" W, A DISTANCE OF 191.89 FEET; THENCE RUN N 89°40'39" W, A DISTANCE OF 58.54 FEET; THENCE RUN S 00°00'00" E, A DISTANCE OF 156.00 FEET; THENCE RUN N 90°00'00" W, A DISTANCE OF 80.00 FEET; THENCE RUN S 00°02'20" W, A DISTANCE OF 36.80 FEET; THENCE CONTINUE RUN S 00°02'20" W, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.58± ACRES, 25,259± SQUARE FEET.

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Gustin, Cothern & Tucker, Inc.
G.C. LAND SURVEYING & MAPPING

www.gustinsurveying.com L.S. No. 3501
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 728-2460

DATE 02/06/2026
G.C.T., INC. 2026

#307 CADILLAC AVENUE
DESCRIPTION SKETCH ONLY

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, NICEVILLE, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 01-15-23-0000-0078-0000

SURVEY TYPE:
DESCRIPTION SKETCH ONLY

FIELD BOOK & DATE:
25-16/67 (Z.G.)
01/07/2026

DATUM: (HORIZONTAL/VERTICAL)
DESCRIPTION N/A

CLIENT:
JAMES ERIC WILLIAMS

SHEET 01 OF 1	PROJECT 250418
ORDER# 250418.01	REV A