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

AGENDA

1. Vestcon Builders, request their lots on 11th St be annexed into the City limits and be zoned R-1B with a Future Land Use of LDR, Low Density Residential.

Lots 1 and 2, metes and bounds.

2. Jason and Nicole Hurt. 102 Georgia Ave, request a Special Exception to the Land Development Code, Section 7.07.09, C, to allow for a 4' setback from the house and a 4' setback from the side and rear property lines as opposed to the required 10' and 5'.

Metes and bounds.

3. Rick and Susan Goff, 1305 Cedar Ave S, 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'.

Metes and bounds.

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

Sincerely,

Frankie Revell
Recording Secretary
May 19th 2020

Frankie Revell
City of Niceville
208 N Partin Drive
Niceville, Florida 32578
Request for Annex into Niceville City Limits

To the Niceville City Council

I am requesting my property consisting of two 50’ x 525’ Lots be annexed into the City Limits. I am requesting that the Lots be Zoned R1B. The Parcel ID’s of the lots are

Lot 1- 16-15-22-2497-0000-0010
Lot 2- 16-15-22-2497-0000-001A

If you have any questions please feel free to contact me at the number or email listed below.

Thank You

John Karlesky
850-972-9166
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Physical Address</th>
<th>Land Value</th>
<th>Last 2 Sales</th>
<th>Reason</th>
<th>Qual</th>
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<tbody>
<tr>
<td>16-15-22-2497- 0000-0010</td>
<td>.</td>
<td>$35,637</td>
<td></td>
<td></td>
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<tr>
<td>Acres (GIS) 0.29</td>
<td>Mailing Address  VESTCON BUILDERS LLC 4516 E HIGHWAY 20 UNIT 183 NICEVILLE, FL 32578</td>
<td>Ag Land $0</td>
<td>Date 5/4/2020</td>
<td>Price $85000</td>
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<tr>
<td>Property Class VACANT</td>
<td>Building Value $0</td>
<td>Misc Value $0</td>
<td>Just Value $35,637</td>
<td>Assessed Value $35,637</td>
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<td>Assessed Value $35,637</td>
<td>Taxable Value $35,637</td>
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</tbody>
</table>

Date created: 6/23/2020
Last Data Uploaded: 6/23/2020 4:11:05 AM
Developed by Schneider GEO SPATIAL
SURVEY REPORT:
1. No search of the public records was done by Gustafson, Cotterman & Tucker, Inc. Visible evidence of covenants will be shown herein, but no certification is given that covenants, deed restrictions, and restrictions of apparent uses do not exist.
2. No environmental or jurisdictional issues have been determined by Gustafson, Cotterman & Tucker, Inc.
3. Apparent uses are as shown.
4. There may be additional restrictions that are not shown on this survey which may be found in the public records of Okaloosa County, Florida.
5. Bearings shown herein are referenced to state plane coordinates, Florida North Zone (FCC), and 1983.
6. The distances shown herein are in U.S. survey feet.
8. The survey depicted herein was prepared in accordance with the standards of practice for professional surveyors and mappers as stated in Chapter 326, Florida Administrative Code as set forth by the Florida Board of Professional Surveyors and Mappers pursuant to Section 326.004 and Section 326.005 of the Florida Statutes.
9. Notice of Liability: This survey is certified to those individuals shown on the face thereof. Any other party relying on the survey or any part or portion thereof is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other warranty and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the Surveyor.

LEGAL DESCRIPTION (AS SURVEYED):
PROPOSED PARCEL "A"
Begin at the northwest corner of Lot 1B, Block 17, Plat of Valparaiso Realty Company's Pine Crest Additions to Valparaiso, Florida (Plat Book 1, Page 56), said point being on the east right of way line of Union Avenue (50 foot right of way), and being marked by a 3" x 4" concrete monument L.B. #2501, thence departing said right of way line run 3, 87' 0" S.E., a distance of 30.01 feet to a 1 1/2" capped iron rod L.B. #2502, thence run 0, 0' 0" E., a distance of 45.99 feet to the north right of way line of 11th Street (50 foot right of way), and being marked by a 1 1/2" capped iron rod L.B. #2503, thence run 0, 0' 0" W., a distance of 30.44 feet to the east right of way line of Union Avenue (50 foot right of way) and being marked by a 1 1/2" capped iron rod L.B. #2504, thence alighting said right of way line run N 0° 27' 57" E., a distance of 249.76 feet to a 1 1/2" concrete monument L.B. #2505 and the point of beginning.
Said parcel contains 40.39 acres (1,613,842 square feet), more or less.

LEGAL DESCRIPTION (AS SURVEYED):
PROPOSED PARCEL "B"
Commence at the northwest corner of Lot 1B, Block 17, Plat of Valparaiso Realty Company's Pine Crest Additions to Valparaiso, Florida (Plat Book 1, Page 56), said point lying on the east right of way line of Union Avenue (50 foot right of way) and being marked by a 3" x 4" concrete monument L.B. #2501, thence departing said right of way line run N 0° 27' 57" E., a distance of 30.44 feet to a 1 1/2" capped iron rod L.B. #2502, thence run 0, 0' 0" W., a distance of 30.01 feet to the north right of way line of 11th Street (50 foot right of way), and being marked by a 1 1/2" capped iron rod L.B. #2503, thence run 0, 0' 0" E., a distance of 45.99 feet to the north right of way line of Union Avenue (50 foot right of way) and being marked by a 1 1/2" capped iron rod L.B. #2504, thence alighting said right of way line run N 0° 27' 57" E., a distance of 249.76 feet to a 1 1/2" concrete monument L.B. #2505 and the point of beginning.
Said parcel contains 40.39 acres (1,613,842 square feet), more or less.
MEMORANDUM FOR THE NICEVILLE CITY COUNCIL

FROM: The Hurt Family

SUBJECT: Request for an exception to building code for construction of a metal RV pole barn

1. We recently moved to 102 Georgia Avenue in Niceville and formally request an exception to building code so that we may park our RV beside our house under a semi-permanent metal structure.

2. We submit to the council a request to build a metal pole barn on the West side of our lot, 4’ from the west property line, 4’ from the North property line and the southeast corner of the structure 4’ from the West facing side of our home.

3. Please see attached drawings and photos of proposed location with measurements.

JASON G. HURT

NICOLE L. HURT

"Non Quarta"
Parcel ID: 07-15-22-0000-0112-0000
Physical Address: 102 GEORGIA AVE, NICEVILLE, FL 32578
Mailing Address: HURT NICOLE L & JASON G

Acres: 0.32

Property Class: SINGLE FAM
Taxing District: 6

Land Value: $54,474
Ag Land Value: $0
Building Value: $239,502
Value: $239,502
Misc Value: $0
Just Value: $293,976
Assessed Value: $258,075
Exempt Value: $50,000
Taxable Value: $208,075

Last 2 Sales:
- 1/30/2020: $550,000 QUAL/DEED EXAMINATION
- 9/21/2016: $100 UNQUAL/CORRECTIVE/QCD,TD

Qual: Q

Date created: 6/11/2020
Last Data Uploaded: 6/11/2020 4:02:13 AM

Developed by Schneider Geospatial
102 Georgia Ave
Niceville FL 32578
RV Barn Proposed Placement
City of Niceville
June 9, 2020
Request for Setback Variance

Rick and Susan Goff are requesting a setback variance for 1305 S. Cedar Ave in Niceville, Florida. This is a shallow lot. In order to design and build a home on this lot we would like to have a 20-foot setback in the front and 10-foot setback in the rear. I have attached a copy of the property appraiser’s information.

Please feel free to call if you have any questions or need any additional information.

Sincerely,

Rick Goff
850-978-0627