“Home of the Boggy Bayou Mullet Festival”

July 17, 2020

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, August 3, 2020, at 7:00 p.m. in the Council Chambers, 208 North Partin Drive.

AGENDA

1. 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’. This would allow them to construct a metal carport type RV cover.

   Metes and bounds.

2. Sycamore Property Ventures, LLC, Andi’s Way, request a Special Exception to the Land Development Code, Table 7-2, R-3 zoning to allow for a 5’ front setback on all 8 lots as opposed to the required 20’.

   Andi’s Way, 8 lots on 23rd St.

3. Audra Nagel and Billie Burnette, 820 Cedar Ave S, request their property be re-zoned from R-1A, Single Family Residential to R-2, One or Multi Family Residential.

   Metes and bounds.

The City Council will hear these requests at their Tuesday, August 11, 2020 meeting.

Sincerely,

Frankie Revell
Recording Secretary
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"
Okaloosa County Property Appraiser

Overview

Legend
- Parcels
- Roads
- Water
- City Labels

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<th>Parcel ID</th>
<th>Physical Address</th>
<th>Last 2 Sales</th>
<th>Reason</th>
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<th>Land Value</th>
<th>Last 2 Sales</th>
<th>Just Value</th>
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Date created: 7/15/2020
Last Data Updated: 7/15/2020 10:12:51 AM
Developed by Schneider GEOSPATIAL
Mrs. Franki Revell – Building Department  
212 Partin Drive N.  
Niceville, FL, 32578

June 11, 2020

RE: Front Setback Variance Request – Sycamore Property Ventures, LLC 23rd Street Niceville, FL  
Parcel ID 08-1S-0000-0037-0010

Mrs. Revell:

Please accept this letter as Sycamore Property Ventures, LLC’s (SPV’s) formal request for a front setback variance on the eight (8) lots located on the subject property/development, fronting 23rd Street. Current front setback requirements for this and surrounding properties mandate a 20’ front setback. In almost all cases, this coincides with the homes being a minium of 20’ off of the adjacent roadway. In the case of this particular property, there is a 20’ strip of county owned property and utility easement, running adjacent to the roadway and between the front lot lines of the eight lots, owned by SPV, and the existing 23rd Street Roadway.

Given the 20’ utility easement and county owned property located between the proposed lots and the existing 23rd Street Roadway, SPV is requesting that the City’s mandated 20’ front setback for these lots be reduced to 5’, which would place the homes proposed for construction, a minimum of 25’ off of the 23rd Street Roadway.

This would enable better utilization of both the lot depth and lot topography and more importantly provide SPV with the flexibility to stagger the actual “constructed” setback distances of the homes, in relation to the roadway. Once again, if the proposed variance request is granted, the minium front setback distance from the roadway, for all homes constructed, would be at least 25’. Actual setback depth would be staggered and would be done in a manner that would be more asthetically pleasing for the overall community, as well as for the project/development itself.

We sincerely appreciate your consideration of this request and look forward to continuing to work with the City of Niceville on this project.

Sincerely,

[Signature]

Grady Anderson – President
SALT Construction Services, LLC

Salt Construction Services, LLC |
TO: City of Niceville Building Department
212 Partin Drive North, Niceville, FL

FROM: Audra J. Nagel
115 McEwen Drive, Niceville, FL

Billie A. Burnette
215 22nd Street, Niceville, FL

SUBJECT: Request to Rezone Property

Property Description. 820 Cedar Ave South, shown on Future Land Use map (attached). The size is 3.64 acres or 158,487 square feet, containing approximately 2 acres of wetland known as Thomas Branch.

Zoning. Request zoning be changed from R-1A (low density residential or LDR) to R-2 (medium density residential or MDR).

Reason. The property was inherited by Audra J. Nagel and her sister Billie A. Burnette upon the death of their mother in 2011. There have been problems selling the property due, in part, to the fact that developers are looking for property with a minimum of R-2 zoning to construct multi-family units. The change in zoning should bring the property to the attention of more buyers and also coincide with the future land use designation of MDR.

Attachment:
Niceville Future Land Use Map (Partial)
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### Land Value
- Land Value: $63,451
- Ag Land: $0
- Date: 3/1/1987
- Price: $100
- Reason: N/A
- Qual: U

### Building Value
- Building Value: $168,075
- Date: 1/1/1977
- Price: $37300
- Reason: N/A
- Qual: U

### Misc Value
- Misc Value: $1,538

### Just Value
- Just Value: $233,064

### Assessed Value
- Assessed Value: $233,064

### Exempt Value
- Exempt Value: $0

### Taxable Value
- Taxable Value: $233,064

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Date created: 7/15/2020
Last Data Uploaded: 7/15/2020 10:12:51 AM

Developed by Schneider GEOSPATIAL