To: Judy Byrne Riley
    Suanne Wilson
    Ed Espinoza
    Tracy Jennette
    Wade Fludd
    Doug Tolbert
    Jared Bradley
    Bill Smith
    Tom Tolbert

The regular meeting of the Niceville Planning Commission will be on Tuesday, September 1, 2020, at 7:00 p.m. in the Council Chambers, 208 North Partin Drive.

AGENDA

1. Alan Cornwell, vacant lot beside 621 Bayshore Dr, request a special exception to the Land Development Code, Table 7-2, R-2 zoning, to allow for an 11'8" front setback as opposed to the required 25' and Section 11.01.02 (a) to allow for a 19'3" coastal rear setback as opposed to the required 25'.

   A portion of lot 1, block 3, Allen's Addition to Niceville.

2. McElroy Enterprises and Holt Land Development LLC, request an undeveloped portion of Hickory Ave be vacated, zoning based on the adjoining parcels and divided between the 2 land owners.

   Metes and bounds

3. Valparaiso Realty requests their properties, Id numbers: 05-1S-22-256D-0071-0040, 05-1S-22-256D-0080-0000, 05-1S-22-256D-0070-0140, 05-1S-22-256D-0081-0000, 05-1S-22-256D-0009-0015, be re-zoned from C-2, General Commercial to PUD, Planned Unit Development. Conceptual Plan Attached.

   A proposed 63 lot single family residential subdivision.

The City Council will hear these requests at their Tuesday, September 8, 2020 meeting.

Sincerely,

Frankie Revell
Recording Secretary
Alan Cornwell  
4125 Callaway Drive  
Niceville, FL 32578  
850-678-2226  

July 29, 2020  

To: City of Niceville  
Subject: Variance Request for Parcel ID #07-1S-22-0000-0148-0000  
(formerly 614 Bayshore Drive, bordered on the south side of 621 Bayshore Dr.)  

I would like to request a variance for the front and rear building setbacks of 25’.  

1) 19’.3” in rear (abutted by Boggy Bayou)  
2) 11’.8” in front  

NOTE:  
If approved the front of this house (cottage) would still not protrude closer to Bayshore Drive than the 2 older neighboring houses.  

Alan A. Cornwell, Owner  

3 ATTACHMENTS
Parcel ID: 07-15-22-0000-0148-0000

Acres: 0.19

Property Class: SINGLE FAM

Taxing District: 6

Physical Address: 621 BAYSHORE DR

Mailing Address: NICEVILLE CORNWELL ALAN A (LIFE ESTATE) 4125 CALLAWAY DR

NICEVILLE, FL 32578

Land Value: $127,018

Ag Land Value: $0

Building Value: $32,152

Misc Value: $4,305

Just Value: $163,475

Assessed Value: $137,776

Exempt Value: $0

Taxable Value: $137,776

Last 2 Sales:

Date | Price | Reason
--- | --- | ---
1/5/2017 | $100 | UNQUAL/CORRECTIVE/QCD,TD
6/8/2000 | $100 | QUAL/CREDBLE,VERIF/DOC/EVIDEN

Qual: U

Date created: 8/10/2020
Last Data Uploaded: 8/10/2020 11:51:32 AM

Developed by Schneider Geospatial
DESCRIPTION: (AS RECORDED IN O.R. 2675, PAGE 1839)

COMMENCING AT THE WEST LINE SOUTH OF PUBLIC ROAD RUNNING EAST 50 FEET; THENCE SOUTH TO THE
August 4, 2020

To:
City of Niceville Building Inspector

We, Robert E. McElroy, owner McElroy Enterprises, Inc and Keith Holt owner of Holt Land Development LLC, request a portion of Hickory Ave. be vacated. McElroy Enterprises, Inc. owns parcel 05-1S-22-256B-0048-0050 at 316 Fir Avenue. Holt Land Development LLC owns parcel 05-1S-22-256B-0052-0000 at 647 Crestview Avenue. McElroy requests the 25’ portion adjacent to his property be zoned R-1B. Holt requests the 25’ portion adjacent to his property be zoned Trailer Park. Both requests are consistent with existing zoning. Attached is a survey that depicts the request.

Thank you:

Robert E. McElroy
McElroy Enterprises, Inc
P.O. Box 607
Niceville, Fl 32588
August 5, 2020

Mrs. Frankie Revell  
City of Niceville  
212 N. Partin Drive  
Niceville, FL 32578

RE: Juniper West Residential  
Preliminary Approval of PUD Conceptual Plan

Dear Frankie:

Valparaiso Realty Company, Inc. (VRC) hereby requests the development of a proposed 63 lot single family residential subdivision, as shown on the enclosed PUD Conceptual Plan, with a Planned Unit Development (PUD) Zoning District. The project will be located on multiple parcels owned by VRC within the City of Niceville and the separate Parcel ID Numbers are listed on the PUD Conceptual Plan.

Please let me know if you need anything else.

Sincerely,

Patrick E. Byrne, II  
President  
Valparaiso Realty Company

Enc: Juniper West Residential - PUD Conceptual Plan

Parcel ID: 05-15-22-256D-0081-0000

Acres (GIS): 3.78

Property: VACANT

Class: Taxing 6

Physical Address: MARC SMITH BLVD

Mailing Address: NICEVILLE VALPARAISO REALTY

PO BOX 8

VALPARAISO, FL 32580-0008

Land Value: $108,375

Ag Land Value: $0

Building Value: $0

Value: n/a

Just Value: $108,375

Assessed Value: $108,375

Exempt Value: $0

Taxable Value: $108,375

Date created: 8/12/2020

Last Data Uploaded: 8/12/2020 1:09:07 AM

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