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 Monday, October 5, 2020, at 7:00 p.m. in the Council Chambers, 208 North Partin Drive.

AGENDA

1. Richard and Wanda Clark, 623 McKinney St, 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’.

2. Connie Jinks, 212 21st St, request a Special Exception, after the fact, to the Land Development Code, Section 7.08.00, B, to allow for a 30” setback for a detached structure as opposed to the required 10’ and a 24” front yard setback as opposed to the required 25’.

The City Council will hear these requests at their Tuesday, October 13, 2020 meeting.

Sincerely,

[Signature]
Frankie Revell
Recording Secretary
Date: 12 August 2020

From: Richard / Wanda Clark
623 McKinney St
Niceville, FL 32578

To: Ms Frankie Revell
City of Niceville Florida, City Council / Building Department
212 Partin Drive North
Niceville, FL 32578

The purpose of this letter is to request the Niceville City Council / Building Department consideration in approving variance to the easements that govern building on the property currently known as 623 McKinney St, Niceville FL 32578.

On July 22, 2020 a land survey was performed by Gustin, Cothern, & Tucker, Inc of 623 Mckinney St Niceville FL 32578, otherwise known as Lots 17 & 18, Helms & Allen Subdivision (Plat Book 1, Page 41) lying in Section 7, Township 1 South, Range 22 West, Okaloosa County, Florida for the purpose of determining buildable area once the current house (built in 1950’s) is removed.

The survey of the property above identified that the Lot Measurements (100 feet X 100 feet) on record with Okaloosa County were no longer the same dimensions. The Lot Measurements after survey identified a loss of -31.66 feet on North side and a loss of -28.24 feet on South side of property. This is a very significant amount of property loss (approx. 3000 sq. ft) when trying to rebuild anything.

We request the Niceville City Council / Building Department consider approving a change to the current easements that govern building on this property. The new building will face Allen Street. The front easement change to 20 feet on Allen St., easement (North side) on McKinney St change to 15 feet, easement (South side) keep the 5 feet and approve reallocation of 5 feet of 10 feet alley / fire lane, change easement on back to 10 feet.

These changes to the easements would allow for a buildable area of approximately 3200 square feet (0.07 acres).

Your consideration and approval of this request will be greatly appreciated so we can move forward in our reconstruction effort.

Sincerely,

Richard and Wanda Clark

(916) 917-6625 or (916) 708-8276

RWCINQ8@HOTMAIL.COM
Parcel ID: 07-15-22-1130-0003-0170

Physical Address: 623 MCKINNEY ST NICEVILLE CLARK WANDA SUE & RICHARD D
Mailing Address: 8615 PALAVER CT ROSEVILLE, CA 95747

Land Value: $43,006
Ag Land Value: $0
Building Value: $58,470
Misc Value: $0
Just Value: $101,476
Assessed Value: $101,476
Exempt Value: $0
Taxable Value: $101,476

Last 2 Sales Date:
7/29/2020 $100 UNQUAL/CORRECTIVE/QCD,TD U
2/6/2020 $100 UNQUAL/CORRECTIVE/QCD,TD U

Date created: 9/21/2020
Last Data Uploaded: 9/21/2020 3:36:16 AM

Developed by Schneider GEOspatial
SURVEY REPORT

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHORN & TUCKER, INC. VISIBLLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEDD OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.

2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 51-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

3. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHORN & TUCKER, INC.

4. APPARENT USES ARE AS SHOWN.

5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE. THERE ARE NO BEARINGS SHOWN IN THE PLAT OF HELMS AND ALLEN SUBDIVISION.

7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

8. THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #1209102388 H, DATED 12/06/2002, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.

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 REJECTS THE RIGHTS OF ANY OTHER INDIVIDUAL, OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

LLOTS 17 & 18, BLOCK 3, HELMS & ALLEN SUBDIVISION (PLAT BOOK 1, PAGE 41) LYING IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

GUSTIN, COTHORN & TUCKER, INC.
LAND SURVEYING
121 HART STREET
(850) 678 - 5141 L.B. #3501
NICEVILLE, FL 32578
www.gct-survmap.com

INDEX 200400

SPECIFIC PURPOSE / DESCRIPTION SKETCH

CLIENT: RICHARD & WANDA CLARK
F.B. 20-18
JOSHUA P. WOOD, P.S.M. No.6960
8/4/2020

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

© 2020 GUSTIN, COTHORN & TUCKER, INC.

200400.01B

STRAVANSky SHEET 1 OF 1
September 4, 2020

To whom it may concern,

My name is Connie Jinks, the property owner at 212 21st Street in Niceville. I am requesting special request to allow the detached carport in the front yard.

Site plan:

Structure is 14 feet high  
Structure is 12 feet from 212 21st street property to 210 21st street property line (neighbor)  
Structure is 25 feet from the front of structure to the street  
Structure is 20 feet from the side of the building to the neighbors house  
Structure is 3 feet from the front of my house to the structure itself.

Sincerely,
Connie Jinks

685-4361

* house to carport 30"  
* carport to property line 27"
DESCRIPTION:

Lot 7, Block 6, Pinecrest Isles Subdivision

OKALOOSTA COUNTY, FLORIDA

SEC. 8 Twp. 15, RGE. 22, W. 1/2, recorded Plat Book 8, page 1

ENCROACHMENTS: None

HEREBY CERTIFY THAT THIS PLAT PLAN SHOWN HERETO IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ORDERED BY: R. Miller

FIELD BOOK 33, PAGE 15

APPROVED:

Floridiana Engineer

Cert. No. 4174