

RESOLUTION NO. 22-01-01

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO THE LAND DEVELOPMENT CODE, TABLE 8.4, PARKING RATIOS, HOTEL/MOTEL, TO ALLOW FOR 1 PARKING SPACE PER ROOM AS OPPOSED TO THE REQUIRED 1.3 PARKING SPACES PER ROOM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application has been made to the City Council of the City of Niceville, Florida, by Choctaw Engineering, Inc., representing PCS Hotels LLC, for a Special Exception to the Land Development Code, Table 8.4, Parking Ratios, Hotel/Motel, to allow for 1 parking space per room as opposed to the required 1.3 parking spaces per room, on the property located at John Sims Parkway W, Niceville Florida 32578, and

WHEREAS, the City Council has received the recommendation of the Planning Board and notice of public hearing concerning same has been duly publicized and hearing being held this date, and

WHEREAS, objections, if any, have been voiced and considered to the granting of such special exception request, and

WHEREAS, the City Council has determined that such request for a special exception should be granted.

NOW, THEREFORE, BE IT RESOLVED by the City of Niceville, Florida:

Section 1. That a Special Exception to the Land Development Code, Table 8.4, Parking Ratios, Hotel/Motel, to allow for 1 parking space per room as opposed to the required 1.3 parking spaces per room, is hereby granted on the following described property:

Section 12, Township 1 South, Range 23 West at the corner of Government Drive and John Sims Parkway, Niceville, Florida 32578.

Parcel ID No. 12-1S-23-0000-0079-0010

Parcel ID No. 12-1S-23-0000-0016-0020

Property Address: John Sims Parkway W, Niceville Florida 32578

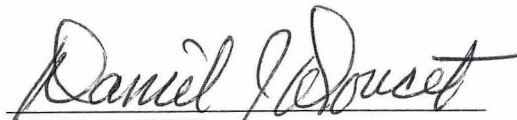
Section 2. The City does not have authority to change, alter or disregard any restrictive covenants or restrictions in deeds pertaining to this property and thus, this Resolution does not nullify any such covenants and restrictions.

Section 3. This Resolution shall become effective upon adoption and approval in accordance with the City Charter.

ADOPTED in regular session this 11th day of January 2022.


MAYOR

ATTEST:


CITY CLERK



CHOCTAW ENGINEERING, INC.
ENGINEERING · SURVEYING

Ms. Frankie Revell
City of Niceville
208 N. Partin Drive
Niceville, FL 32578

1 December 2021

**Re: Home2 Suites Niceville
Variance Request**

CEI 2014-102-B

Dear Ms. Revell:

Choctaw Engineering, Inc. is providing this letter to address the parking requirements for the referenced project as required by the Niceville's Land Development Code. The project site is located in Section 12, Township 1 South, Range 23 West at the corner of Government Drive and John Simms Parkway, Niceville, Florida 32578. The intent of this project is to construct an 83 room hotel with an asphalt parking lot and drainage facilities.

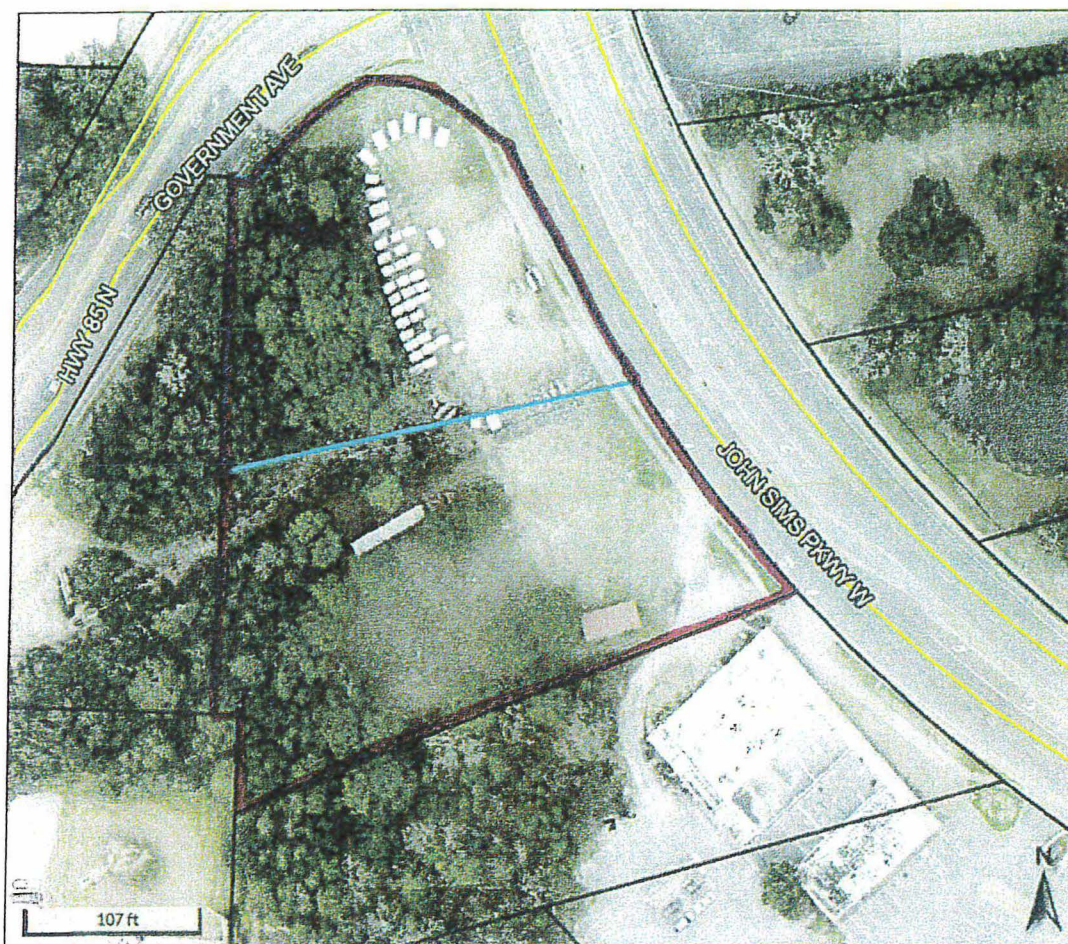
The site plans for this project are based on the previous Land Development Code. The parking spaces for the previous code require 1 space per room (83 rooms). We are requesting a variance from the updated code to provide 83 spaces (1 space per room) in lieu of 108 spaces (1.3 spaces per room).

Please contact us at (850) 862-6611 if you have any questions or require additional information.

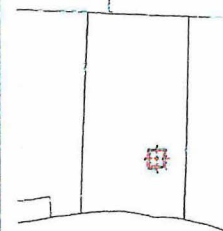
Sincerely,

Choctaw Engineering, Inc.

Mark C. Siner, P.E.
Florida Registration No. 48831
President



Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	12-15-23-	Physical	792 JOHN SIMS	Land	\$366,794	Last 2 Sales			
	0000-0079-	Address	PKWY	Value		Date	Price	Reason	Qual
	0010		NICEVILLE	Ag Land	\$0	2/26/2021	\$447800	UNQUAL/NOT EXPOSED TO OPEN-	U
Acres	0.92	Mailing	PCS HOTELS LLC	Value				MKT	
(GIS)		Address	107 WEST	Building	\$0	3/8/2004	\$100	QUAL/CREDIBLE, VERIF/DOC/EVIDEN	U
Property	VACANTCOM		AUDREY DR NW	Value					
Class			FORT WALTON	Misc	\$0				
Taxing	6		BEACH, FL 32548	Value					
District				Just	\$366,794				
				Value					
				Assessed	\$226,632				
				Value					
				Exempt	\$0				
				Value					
				Taxable	\$226,632				
				Value					

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Developed by  Schneider
GEOSPATIAL