

**RESOLUTION NO. 23-03-01**

**A RESOLUTION GRANTING A SPECIAL EXCEPTION  
TO THE LAND DEVELOPMENT CODE, TABLE 7-2, R-  
1B ZONING TO ALLOW FOR A 16' REAR SETBACK  
FROM THE RESIDENCE AS OPPOSED TO THE  
REQUIRED 20' REAR SETBACK AT 1509 25<sup>TH</sup> STREET  
NICEVILLE, FL; AND PROVIDING FOR AN  
EFFECTIVE DATE.**

**WHEREAS**, application has been made to the City Council of the City of Niceville, Florida by Malcolm Spears for a Special Exception to the Land Development Code, Table 7-2, R-1B zoning, to allow for a 16' rear setback from the residence as opposed to the required 20' rear setback on the property located at 1509 25<sup>th</sup> Street, Niceville, Okaloosa County, 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 a 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 7-2, R-1B zoning, to allow for a 16' rear setback from the residence as opposed to the required 20' rear setback on the property located at 1509 25<sup>th</sup> Street, Niceville, Okaloosa County, Florida 32578, is hereby granted on the following described property:

Parcel 1:

Beginning at the Southeast Corner of The NE 1/4 Of SE 1/4, Section 8, Township 1 South, Range 22 West, Thence Run North 591 Feet, Thence Run West 420 Feet for Point Of Beginning Of Tract Herein Conveyed, Thence Continue West 105 Feet, Thence Run North 105 Feet, Thence East 105 Feet, Thence Run South 105 Feet To Point Of Beginning, Situate, Lying and Beginning In Okaloosa County, Florida.

Parcel 2:

West 57.31 Feet Of Lot 9, DAVIS – CLARK SUBDIVISION, According To The Plat Thereof As Recorded In Plat Book 4, Page 10, Public Records Of Okaloosa County, Florida.

Parcel ID No. 08-1S-22-0610-0009-0000

Property Address: 1509 25<sup>th</sup> Street, Niceville, FL 32578

**Section 2.** The City does not have authority to change, alter or disregard any restrictive covenants or restrictions in deeds pertaining to this subdivision 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 14<sup>th</sup> day of March, 2023.

  
MAYOR

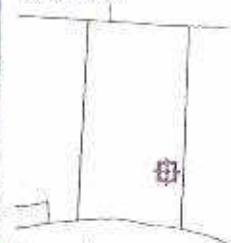
ATTEST:

  
CITY CLERK





Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Water
- ☐ City Labels

Parcel ID	08-15-22-0610-0009-0000	Physical Address	1509 25TH ST NICEVILLE	Land Value	\$46,632	Last 2 Sales			
Acres (GIS)	0.12	Mailing Address	GRAND AMERICAN ENTERPRISES INC	Ag Land Value	\$0	Date	Price	Reason	Qual
Property Class	VACANT	Address	PO BOX 686 BAKER, FL 32531	Building Value	\$0	1/30/2023	\$175000	QUAL/MULT-PROP W/MULT-TAXIDS	Q
Taxing District	6			Misc Value	\$0	6/30/2014	\$100000	UNQUAL/NOT EXPOSED TO OPEN-MKT	U
				Just Value	\$46,632				
				Assessed Value	\$24,844				
				Exempt Value	\$0				
				Taxable Value	\$24,844				

Date created: 2/16/2023  
Last Data Uploaded: 2/16/2023 10:11:33 AM

Developed by Schneider  
GEOSPATIAL