

RESOLUTION NO. 23-05-01

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO THE LAND DEVELOPMENT CODE, TABLE 7-2, R-1 ZONING TO ALLOW FOR A 21'7" FRONT SETBACK FROM THE RESIDENCE AS OPPOSED TO THE REQUIRED 25' FRONT SETBACK AT 100 BLACK BEAR CIRCLE, NICEVILLE, FL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application has been made to the City Council of the City of Niceville, Florida by Robert and Adrienne Daniels for a Special Exception to the Land Development Code, Table 7-2, R-1 zoning, to allow for a 21'7" front setback from the residence as opposed to the required 25' front setback on the property located at 100 Black Bear Circle, 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-1 zoning, to allow for a 21'7" front setback from the residence as opposed to the required 25' front setback on the property located at 100 Black Bear Circle, Niceville, Okaloosa County, Florida 32578, is hereby granted on the following described property:

Lot 1, Preserve at Swift Creek Replat, according to the plat thereof as recorded in Plat Book 25, Pages 40 and 41, Public Records of Okaloosa County, Florida.

Parcel ID No. 05-1S-22-4550-0000-0010

Property Address: 100 Black bear Circle, 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 9th day of May, 2023.

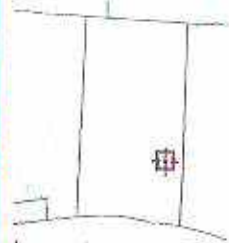

MAYOR

ATTEST:


CITY CLERK



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	05-15-22-4550-0000-0010	Physical Address	100 BLACK BEAR CIR NICEVILLE	Land Value	\$111,915	Last 2 Sales			
Acres (GIS)	0.26	Mailing Address	DANIELS ADRIENNE M & ROBERT I.	Ag Land Value	\$0	Date	2/15/2012	Price	\$334,000
Property Class	SINGLE FAM		100 BLACK BEAR CIRCLE NICEVILLE, FL 32578	Building Value	\$381,496		9/12/2011	\$214,500	QUAL/DEED EXAMINATION
Taxing District	6			Misc Value	\$18,240				QUAL/MULT-PROP W/MULT-TAXIDS
				Just Value	\$511,651				
				Assessed Value	\$301,905				
				Exempt Value	\$301,905				
				Taxable Value	\$0				

Date created: 4/13/2023
Last Data Upload: 4/13/2023 4:45:24 AM

Developed by  Schneider
GEOSPATIAL

Frankie A. Revell

From: Warnaby, Shauna <shauna@randywisehomes.com>
Sent: Thursday, April 13, 2023 9:32 AM
To: Frankie A. Revell
Cc: Luke Philpott
Subject: [VERIFY SENDER before opening any attachments]Special exception for Daniels
Attachments: Daniels set back variance plan.pdf

Good morning,

Robert and Adrienne Daniels at 100 Black Bear Cr, are requesting a Special Exception to allow for a 21.7" front yard setback instead of the required 25'. They wish to put an addition on the front of their home.

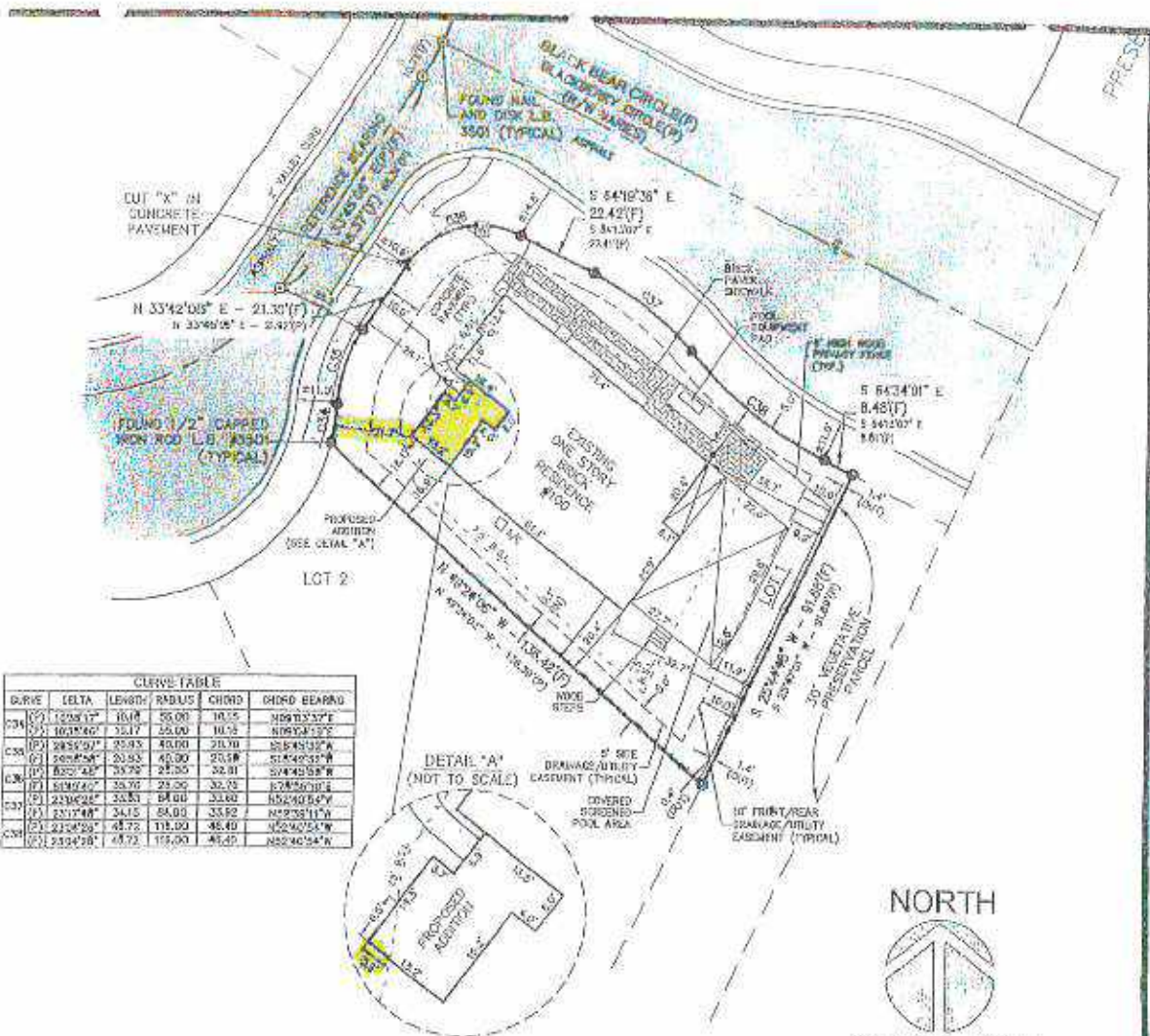
Regards,

Shauna Warnaby

Project Manager, Remodeling

P: 850-678-7055 | **C:** 850-206-9114 | **F:** 850-678-4235 | **Hours:** M-F 7:00am - 4:00 pm

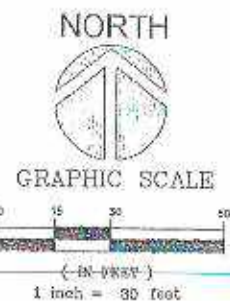
IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.



CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C34	129°17'	16.14	55.00	10.15	N09°02'37"E
C35	103°40'	15.17	55.00	10.15	N09°02'37"E
C36	28°55'57"	25.83	40.00	20.70	S08°43'32"W
C37	28°55'57"	25.83	40.00	20.70	S08°43'32"W
C38	82°22'42"	33.97	25.00	32.31	S04°43'58"W
C39	82°22'42"	33.97	25.00	32.31	S04°43'58"W
C40	23°04'22"	32.81	54.00	33.00	N02°38'11"W
C41	23°04'22"	32.81	54.00	33.00	N02°38'11"W
C42	23°04'22"	32.81	54.00	33.00	N02°38'11"W
C43	23°04'22"	32.81	54.00	33.00	N02°38'11"W

SURVEY REPORT:

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, OCCUPANCIES, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN HEREON.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- FLOOD STATEMENT: PANEL NO. 1205100390 J, DATED 03/09/2021, FLOOD ZONE X. FLOOD ZONE INFORMATION SHOWN HEREON WAS TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE.
- THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 54-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.006 AND SECTION 472.027 OF THE FLORIDA STATUTES.
- 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 RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.



LEGEND:

- # OR NO. = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- F = FIELD
- P = PLAT
- BSL = BUILDING SETBACK LINE
- IN = INSIDE PROPERTY
- OUT = OUTSIDE PROPERTY
- A/C = AIR CONDITIONER
- N/A = NOT APPLICABLE

LOT 1, PRESERVE AT SWIFT CREEK REPLAT (PLAT BOOK 25, PAGES 40-41), LYING IN SECTION 5, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

TYPE SURVEY: SPECIFIC PURPOSE/PLAT PLAN

CLIENT: RANDY WISE HOMES

FIELD DATE: N/A F.S. N/A

FORM: ASSUMED

VERT. EXIST: NOT APPLICABLE

ALLEN E. TUCKER, P.S.M. No. 4584
OR
JOSHUA P. WOOD, P.S.M. No. 8980

DATE: 03/15/2023

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

GUSTIN, COTHERN & TUCKER, INC.

LAND SURVEYING AND MAPPING

(850) 678-5141 L.B. #3501

121 HART STREET

www.gustinco.com

NICEVILLE, FL 32578

200668

INDEX
200668.02

To whom it may concern:

As the homeowner Robert Daniels of 100 Black Bear Circle, Niceville, FL 32578 give Randy Wise Remodeling LLC permission to apply for a house variance/special exception offset on my behalf that will allow the builder to add a new addition to the front of the home.

20 Mar 23
Robert L Daniels