

RESOLUTION NO. 16-03-02

**A RESOLUTION GRANTING A SPECIAL EXCEPTION
TO THE LAND DEVELOPMENT CODE, SECTION
7.07.09(a) TO ALLOW A DETACHED OPEN CARPORT
IN THE FRONT SIDE OF HER YARD AND TO ALLOW
A 4' FRONT SETBACK AND A 16' SIDE SETBACK AS
OPPOSED TO THE REQUIRED 25' FOR A CORNER
LOT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, application has been made to the City Council of the City of Niceville, Florida by Suzuki Stewart for a Special Exception to the Land Development Code, Section 7.07.09(a) to allow for a detached open carport in the front side of her yard and to allow aa 4' front setback and a 16' side setback as opposed to the required 25' for a corner lot parcel of Land being portions of Lots 17, 18, and 19, property located at 306 Allen Street, 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, Section 7.07.09(a) to allow for a detached open carport in the front side of her yard and to allow a

4' front setback and a 16' side setback as opposed to the required 25' for a corner lot, is hereby granted on the following described property:

Lots 17, 18, and 19, Block 10, Helms and Allen Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 41, of the Public Records of Okaloosa County, Florida.


Parcel ID # 07-1S-22-1130-0010-018A

Property Address: 306 Allen Street, 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 subdivision and thus this Resolution does not nullify any such covenants and restrictions.

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

ADOPTED in regular session this 8th day of March, 2016.


MAYOR

ATTEST:


City Clerk

Daniel J. Doucet

From: Frankie A. Revell
Sent: Monday, February 29, 2016 9:28 AM
To: ddp@powellinjurylaw.com; Daniel J. Doucet
Subject: FW: Item 1
Attachments: Item 1.pdf

From: Frankie A. Revell
Sent: Wednesday, February 24, 2016 9:24 AM
To: Jim BoMan (jbaughman@niceville.org) <jbaughman@niceville.org>; 'mayorboggy@aol.com' <mayorboggy@aol.com>; 'sanders@baybeacon.com' <sanders@baybeacon.com>; 'ddp@powellinjurylaw.com' <ddp@powellinjurylaw.com>
Subject: FW: Item 1

From: Frankie A. Revell
Sent: Monday, February 15, 2016 2:05 PM
To: Tony Namlick <tonynamlick@cox.net>; Jb Riley <rileyjb1501@gmail.com>; cmmcleaish@embarqmail.com; mcleaish@cox.net; brownmusic1@cox.net; fjone88@cox.net; rachel@cyberwebwerx.com; ritchie1@cox.net; FANTO, JEFFREY L GS-12 USAF AFMC 96 CEG/CENPL <jeffrey.fanto@us.af.mil>; coxt2@mail.okaloosa.k12.fl.us
Subject: Item 1

Frankie Revell
City of Niceville
Building Department
212 Partin Drive N
Niceville, Florida 32578
850.279.6436 x 1205
850.729.5766 fax
frevell@niceville.org

Frankie A. Revell

From: Suki <suzukistewart@gmail.com>
Sent: Tuesday, February 09, 2016 7:57 PM
To: Frankie A. Revell
Subject: RE: Carport
Attachments: Carport Measurements.jpg

Another drawing! Hope you can read it. There will be 4 feet from the back of the carport to the property line. 17 1/2 feet from the corner of the fence (which is staying) to the corner of the house. That actually gives me a foot between the gate and the planned carport. 16 feet from side of carport to the other fence line – I know that arrow looks a little weird. And the fence is beyond my property line on that side at that point.

I want the carport to be safe in high winds. That's why I'm going through this trouble. I don't want some flimsy cloth thing that could be a hazard to any of my neighbors.

Let me know if you need anything else from me. ☺

From: Frankie A. Revell [mailto:frevell@niceville.org]
Sent: Tuesday, February 09, 2016 3:45 PM
To: Suzuki Stewart
Subject: RE: Carport

That sounds perfect.

Frankie Revell
City of Niceville
Building Department
212 Pardin Drive N
Niceville, Florida 32578
250.279.6436 x 1205
250.729.5766 fax
frevell@niceville.org

From: Suzuki Stewart [mailto:suzukistewart@gmail.com]
Sent: Tuesday, February 09, 2016 3:24 PM
To: Frankie A. Revell <frevell@niceville.org>
Subject: Re: Carport

Wonderful! I'll re-use my last one (the main part) and just put in the Plan B garage and then put in arrows with the distances.

I've learned a lot! I had no idea a detached carport had to be so far from the house front, etc.

Thank you!

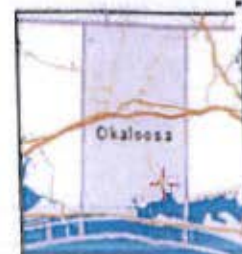
On Tue, Feb 9, 2016 at 3:02 PM, Frankie A. Revell <frevell@niceville.org> wrote:



Okaloosa County Appraiser

Parcel: 07-1S-22-1130-0010-018A Acres: 0

Name:	STEWART SUZUKI	Land Value:	29,252
Site:	306 ALLEN ST NICEVILLE	Building Value:	21,220
Sale:	\$69,900 on 2012-07 Reason=I Qual=C	Misc Value:	0
Mail:	306 ALLEN ST NICEVILLE, FL 32578	Just Value:	50,472
		Assessed Value	47,787
		Exempt Value	25,000
		Taxable Value	22,787



Okaloosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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