

**RESOLUTION NO. 17-05-01**

**A RESOLUTION GRANTING A SPECIAL EXCEPTION TO THE LAND DEVELOPMENT CODE, ARTICLE 7, SECTION 7.07.09 C AND 7.08.01 B 1, TO ALLOW FOR A DETACH CARPORT IN THE FRONT YARD, CLOSER THAN THE REQUIRED 10' TO THE PRINCIPAL DWELLING AND A 0' SIDE YARD SETBACK AS OPPOSED TO THE REQUIRED 5'; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, application has been made to the City Council of the City of Niceville, Florida by Bruce and Hedwig Richmond for a Special Exception to the Land Development Code, Article 7, Section 7.07.09 C and 7.08.01 B 1, to allow for a detached carport in the front yard, closer than the required 10' to the principal dwelling and a 0' side yard setback, as opposed to the required 5', property located at 1017 Judith Avenue, 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, Article 7, Section 7.07.09 C and 7.08.01 B 1, to allow for a detached carport in the front yard, closer than the required 10' to the principal dwelling and a 0' side yard setback, as opposed to the required 5', is hereby granted on the following described property:

Lot 8, Block 2, Grey Moss Point, as recorded in the Official Records of Okaloosa County, Florida, in Book 748 at Page 369.


Parcel ID # 07-1S-22-1080-0002-0080

Property Address: 1017 Judith Avenue, 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 and approval in accordance with the City Charter.

**ADOPTED** in regular session this 9th day of May, 2017.

  
MAYOR

ATTEST:

  
CITY CLERK



## Okaloosa County Appraiser

Parcel: 07-15-22-1080-0002-0080 Acres: 0

Name:	RICHMOND BRUCE & HEDWIG S	Land Value:	40,173
Site:	1017 JUDITH AVE NICEVILLE	Building Value:	102,990
Site:	\$100 on 2007-02 Personal Qualif	Misc Value:	2,850
	1017 JUDITH AVE	Just Value:	146,010
Mail:	NICEVILLE, FL 325783016	Assessed Value:	103,000
		Exempt Value:	103,000
		Taxable Value:	0



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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Frankie Revell  
Building Department



P: 850.279.6436 x1205  
F: 850.729.5766  
212 Partin Drive N.  
Niceville, Florida 32578  
building@niceville.org

*"Home of the Boggy Bayou Mullet Festival"*

April 18, 2017

To: Fred Jones  
Doug Bacon  
Judy Byrne Racy  
Dennis Brown  
Pat Ritchie  
Rachelle Waltz  
Carl Donahoo  
Steve Bolton  
Jeff Fanto

The regular meeting of the Niceville Planning Commission will be on, Monday, May 1, 2017 at 7:00 p.m. in the Council Chambers, 208 North Partin Drive.

#### AGENDA

1. Bruce and Hedwig Richmond, 1017 Judith Ave, request a special exception to the Land Development Code, section 7.07.09 C and 7.08.01 B 1, to allow for a detached carport in the front yard, closer than 10' to the principal dwelling and a 0" side yard setback.

#### LEGAL

Lot 8, Block 2, Grey Moss Point, as recorded in the Official Records of Okaloosa County, Florida, in book 748 at Page 369.

Each of you are urged to attend this meeting.

Sincerely,

Frankie Revell  
Recording Secretary

Bruce Richmond  
1017 Judith Ave  
Niceville, FL 32578  
August 22, 2016

City of Niceville  
208 N Partin Dr.  
Niceville, FL 32578

RE: EXCEPTION TO ZONING POLICY

I am requesting an exception to the zoning policy for covered parking canvass on driveway. It is my understanding my property falls short by 7.5 feet on one side.


I am requesting this exception based on the Americans with Disabilities Act to make reasonable accommodations and relieve undue hardship. For public domains the HUD housing requires housing providers to make reasonable accommodations for persons with disabilities and mobility impairment.

I am a disabled veteran and cannot ambulate for more than a few feet. During inclement weather it is very difficult to get in or out of the vehicle with walker or wheelchair safely or without my wife and I getting soaked. I have fallen on several occasions in my drive attempting to manipulate my assistive equipment in the rain.

In accordance with 24 CFR part 100; public domains must have at least 2% of covered parking serving a dwelling comply with the accessibility requirements and an accessible route for inclement weather. I understand I am not a public domain or dwelling but I request the exception on the same premise. I understand all the financial responsibility is my personal responsibility.

I request this exception to policy be granted based on my personal safety and in the spirit of the ADA.

Sincerely,

Bruce Richmond  


850-678-0121