

RESOLUTION NO. 21-04-03

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO THE LAND DEVELOPMENT CODE, SECTION 96.06.04, E, SWIMMING POOLS, TO ALLOW FOR A 3 FOOT SETBACK FROM THE PROPERTY LINE AS OPPOSED TO THE REQUIRED 4 FOOT AT 1244 ELDERFLOWER DRIVE, NICEVILLE, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application has been made to the City Council of the City of Niceville, Florida by William and Heather Meeboer for a Special Exception to the Land Development Code, Section 96.06.04, E, Swimming Pools, to allow for 3 foot setback from the property line as opposed to the required 4 foot located at 1244 Elderflower Drive, 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, Section 96.06.04, E, Swimming Pools, to allow for 3 foot setback from the property line as opposed to the required 4 foot located at 1244 Elderflower Drive, Okaloosa County, Florida 32578, Okaloosa County, Florida 32578, is hereby granted on the following described property:

Lot 23, of HARTFIELD AT DEER MOSS CREEK, according to the Plat thereof as recorded in Plat Book 28, page(s) 46-51, inclusive of the Public Records of Okaloosa County, Florida

Parcel ID No. 11-1S-22-2001-0000-0230

Property Address: 1244 Elderflower Drive, 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 13th day of April, 2021.


MAYOR

ATTEST:


CITY CLERK

3/8/2021

William & Heather Meeboer
1244 Elderflower Dr
Niceville, FL 32578
407-252-0765

To Whom it **May** Concern,

As part of our request to install an in ground swimming pool at our primary residence at 1244 Elderflower Drive, Niceville, FL (Deer Moss Creek Phase 1) we are hereby requesting at 1 foot setback variance from our rear property line allowing us to install the pool 3 feet from the rear property line. The variance will allow us to install at 11.5 foot wide pool which would be proportional to the lot and property and should not infringe on any additional party as our lot back up to the Eglin AFB range with no rear facing neighbors.

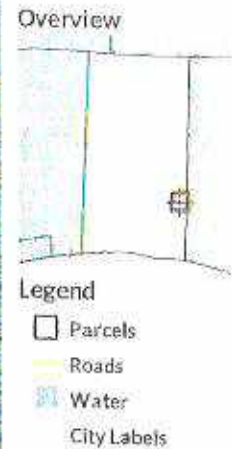
Please see the attached Plot Plan and scale sketch of the request and advise if you have any questions.

Sincerely,

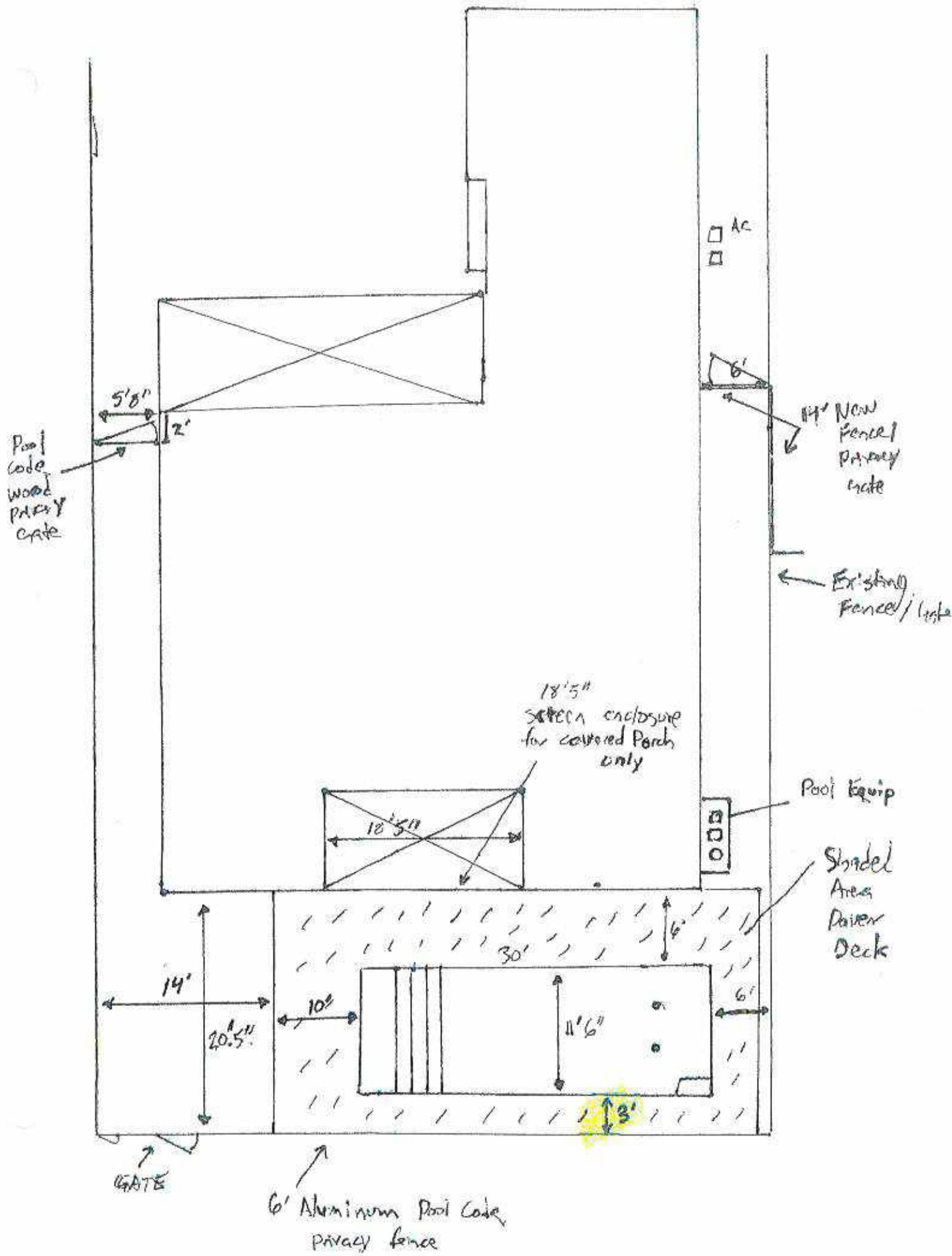


William Meeboer

billmeebr@
gmail



Parcel ID	11-15-22-2001-0000-0230	Physical Address	1244 ELDERFLOWER DR NICEVILLE	Land Value	\$64,236	Last 2 Sales			
Acres (GIS)	0.16	Mailing Address	MEEB OER WILLIAM III & HEATHER	Ag Land Value	\$0	Date	9/15/2020	Price	\$650000
Property Class	SINGLEFAM	Address	1244 ELDERFLOWER DR NICEVILLE, FL 32578	Building Value	\$0		10/4/2017	\$354000	Reason
Taxing District	6			Misc Value	\$0				QUAL/DEED EXAMINATION
				Just Value	\$64,236				QUAL/MULT-PROP W/MULT-TAXIDS
				Assessed Value	\$64,236				
				Exempt Value	\$0				
				Taxable Value	\$64,236				



Bill Meeboer Jr

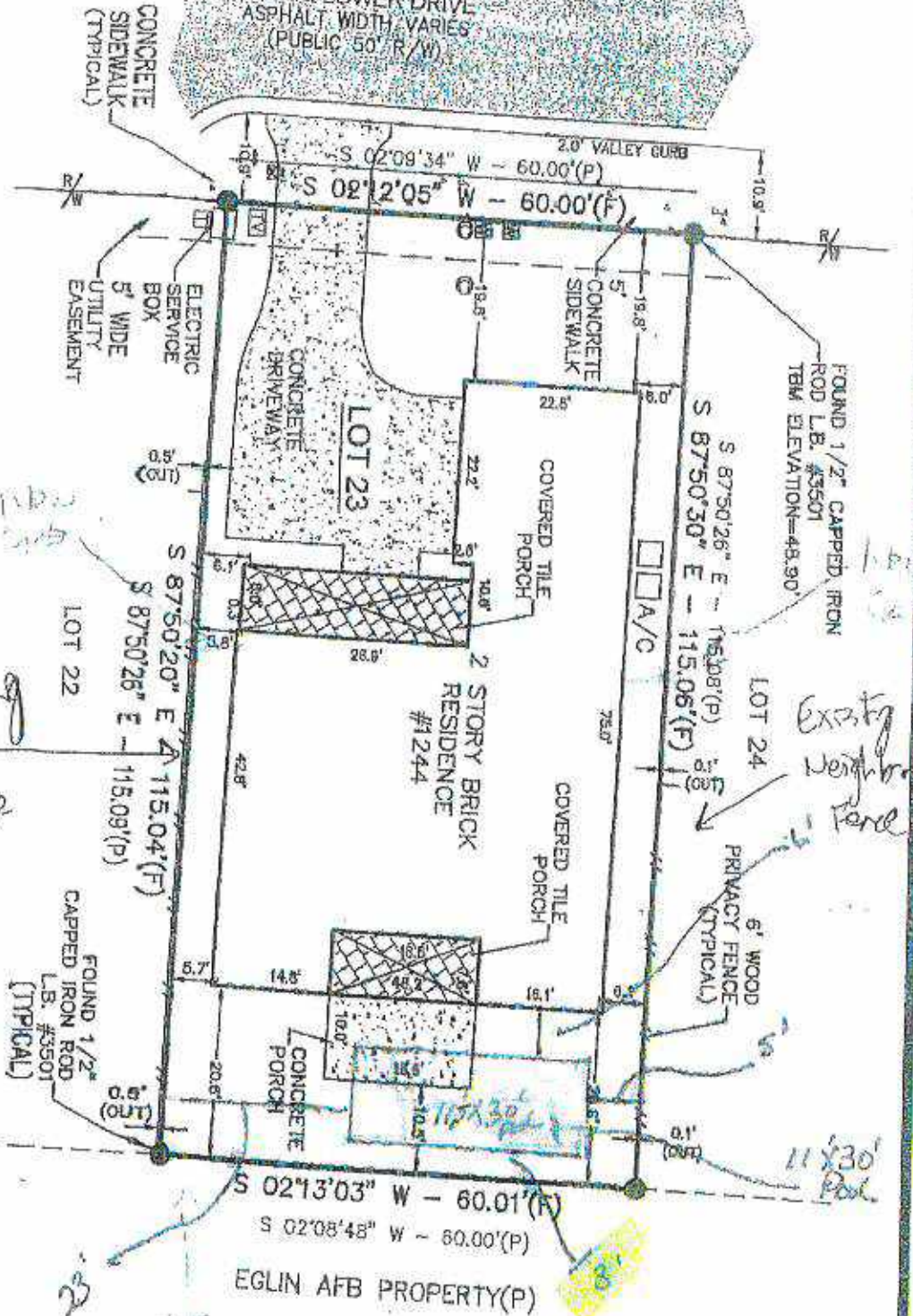
1244 Elderflower

ELDERFLOWER DRIVE
ASPHALT WIDTH VARIES
(PUBLIC 50' R/W)

THIS SURVEY IS CERTIFIED TO:
WILLIAM J. MEEBOER, III AND HEATHER L. MEEBOER
THE FIRST BANK
FIRST AMERICAN TITLE INSURANCE COMPANY
MATTHEWS AND JONES, LLP

SURVEY REPORT:

1. NO ARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & JOCKER,



Existing Neighbor Fence

Existing Neighbor Fence

11' x 30' Pool

EGLIN AFB PROPERTY(P)



GRAPHIC SCALE