



**Agenda**  
**Special Meeting**  
**of the Mary Esther Local Planning Agency**  
**July 22, 2024 - 5:00 PM**

195 Christobal Road – North, Mary Esther, FL 32569

1. **INVOCATION**
2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **ADMINISTRATION OF OATHS TO THOSE PERSONS TESTIFYING**
6. **ITEMS FOR CONSIDERATION**
  - 6.1. **4 Lane Drive Variance**
7. **ADJOURN**

**\*\*\*\*\* PLEASE TURN OFF OR SILENCE ALL CELL PHONES \*\*\*\*\***

## VIEWING ONLINE

To watch the meetings virtually, citizens may log onto the city's website ([www.cityofmaryesther.com](http://www.cityofmaryesther.com)), click the "Public Meetings" section, and select the meeting they would like to watch.

### **NOTES:**

- 1) *Adjournment with continuation on the following day at 6:00 PM may be called if the meeting proceeds past 6:00 PM.*
- 2) *The City does not keep verbatim minutes as a matter of record. If a person decides to appeal any decision made by the Local Planning Agency with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. See Florida Statute 286.0105*
- 3) *Any invocation that may be offered before the official start of the Local Planning Agency meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Local Planning Agency. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Local Planning Agency, and the Local Planning Agency is not allowed by law to endorse the religious beliefs or views of this or any other speaker.*

## **STAFF REPORT**

**TO:** Chairman and Members of the Local Planning Agency  
**FROM:** Tyler Reed  
**DATE:** July 22, 2024  
**SUBJECT:** Variance Request – 4 Lane Drive

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### **BACKGROUND:**

The City has received a request for a variance on the property of 4 Lane Drive. The property owner, Patriot Technologies Inc, represented by Nathan Siegwart, has requested a setback of eighteen feet (18') to allow for a new three thousand three hundred and fifty square feet (3,350 sq ft) building to be developed on the site, replacing a vacant restaurant building and vacant accessory structure. The site is zoned C-1, requiring a fifty-foot (50') front setback from the front property line.

The existing structure is currently setback from the front property line at eleven feet two inches (11'2") measured from the front southwest corner and ten feet nine inches (10'9") from the front southeast corner. In addition to providing a greater setback, the proposed structure will also bring significant improvements to the existing site. This will result in a site closer to compliance with the setback regulations than the current structure.

The site previously comprised two parcels (16-2S-24-1710-000L-00A2 and 16-2S-24-1710-000L-001B), which the applicant recently combined to create one parcel at the staff's recommendation through the Lot Combination process. The new parcel (16-2S-24-1710-000L-001B) has a total of zero point twenty-one (0.21) acres in size. The combination of the two lots increased the frontage length, but the width (depth) of the lot has not changed, at eighty-six feet and six inches (86'6") wide. The relatively small depth of the lot was not the result of the applicant's actions, and the site conditions would cause unnecessary and undue hardship to the property owner if literal enforcement of the setback ordinance were applied. The requested variance is the minimum that would make reasonable land use possible. There are no foreseeable or known negative impacts on the public interest from granting the variance. The granting of the variance would not result in any special privilege that is denied to other lands, buildings, or structures in the same zoning district; without the variance, the property owner would be denied a right enjoyed by owners of similar property, and the variance is in harmony with the general intent of the Land Development Code Article 7.

### **DISCUSSION and JUSTIFICATION:**

In order to authorize a variance, the Local Planning Agency and the City Council must find:

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings or structures in the same land use district

Justification: The lot at 4 Lane Drive has a special circumstance peculiar to the land due to its being an antiquated plat. Therefore, it has a relatively small depth, atypical of today's C-1 lot size requirements and C-1 district lots. In addition, the property is adjacent to the only street right of way. A lack of public

right of way for sidewalks and utilities is also atypical for the C-1 zoning district. This condition makes any future development unreasonable and impractical for a new standard commercial building to meet the C-1 setbacks without a variance.

(2) That the special conditions and circumstances do not result from the actions of the applicant;

Justification: The applicant purchased the property in 2023. The current structure is legal non-conforming, and the lot is an antiquated developed plat that was established before the adoption of the City's Land Development Code. The applicant did not create special conditions or circumstances in the small lot depth and lack of typical public right of way.

(3) That granting the variance requested will not confer upon the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same land use district;

Justification: The applicant will not receive special privileges when granting this variance because the variance will allow the applicant to improve the existing conditions of the site and decrease the non-conformity.

(4) That literal interpretation of the provisions of this Code would deprive the applicant of the rights commonly enjoyed by other properties in the same land use district under the terms of this Code and would work undue and unnecessary hardship on the applicant;

Justification: All similar properties adjacent to the subject property do not follow the literal interpretation of the setback provisions, making them legal, non-conforming lots and structures. A literal interpretation of the setback provisions for the antiquated subject property would work undue and unnecessary hardship on the applicant, given that the surrounding properties are non-conforming.

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and

Justification: The variance requested is the minimum request to make reasonable use of the property because the request confers upon the property owner the same entitlements that others in the same zoning district and adjacent properties currently have. The setback variance will allow greater compatibility with neighboring properties.

(6) That the grant of the variance will be in harmony with the general intent and purpose of this Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Justification: The granting of the variance request would allow a newly constructed commercial building to replace a dilapidated vacant building that is currently in greater violation of the code than what is being proposed. The new building would improve the site, increase conformity to the code, and increase compatibility with adjacent properties. The proposed building setback is not believed to be injurious to any other properties, lower any property values of surrounding properties, or take away or impede the rights of others and is not a detriment to public welfare but an enhancement to public welfare compared to what is existing on the site.

**VIOLATION TO CODE:**

Land Development Code 7.15.03 Limited Commercial (C-1)

*Front Yard:* On every lot or parcel, there shall be a front yard (setback) of not less than fifty (50) feet. No building, structure, accessory structure, fence, wall, seating or other use is permitted within the front setback or forward of the building unless otherwise authorized by this code. Parking is permitted in the setback but not including parking garages.

**FINANCIAL IMPACT**

There are no anticipated financial impacts as a result of approving the variance request.

**RECOMMENDATION:**

Staff requests the Local Planning Agency recommend to the City Council approval for an eighteen-foot (18') front setback variance request for the proposed Patriot Technologies building at 4 Lane Drive, Mary Esther, Florida.

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Respectfully submitted,



Tyler Reed  
Community Development Director

Exhibits:

- A – Application
  - B – Affidavit and Mailing List
  - C – Existing Survey
  - D – Site Plan
  - E – Aerial Map
  - F – Current Site Conditions
  - G – Advertisement Notice & Receipt
  - H – Other Supporting Documents
-



**CITY OF MARY ESTHER**  
195 CRISTOBAL ROAD - N. ● MARY ESTHER, FLORIDA 32569  
TELEPHONE (850) 243-3566 - FAX (850) 243-0736

### Request For Variance

Date of 3/18/24

Application: Name Nathaniel Siegwart Phone Number: 850-420-9398

of Applicant:

Owner Patriot Technologies NWF Inc Phone 850-420-9398  
:

Address: 4 Lane Drive, Mary Esther, FL Parcel # 16-2S-24-1710-000L-00A2 and 16-2S-24-1710 000L-001B

Legal Description: \_\_\_\_\_

Zoning: C-1 Ordinance/Code Affected: \_\_\_\_\_

Briefly describe the requested variance for consideration:

[Requesting an 18 ft building setback from the right of way at Lane Drive.](#)

[See attached proposed drawing.](#)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### ACKNOWLEDGMENTS

1. I understand that this request will be processed by the City and considered at the earliest available public hearing.
2. I understand that at non-refundable fee of \$50.00 is due before the application will be processed.
3. I understand that all costs of advertisement is the responsibility of the applicant/owner.
4. I understand that I must comply with all provisions of City Ordinance 21-16, 21-18 and the advertising/notice requirements as stated on the back of this application.

I, Nathaniel Siegwart, owner of Patriot Technologies NWF Inc  
hereby request consideration by the City of Mary Esther for a variance to the Code of Ordinances or Land Development Code for the above described property and certify that I have read and understand the acknowledgments as stated within this application for a variance.

Signature:  Date: 3/18/24

Patriot Technologies  
5 Lane Dr. Suite E  
Mary Esther, FL 32569  
March 26th, 2024

City of Mary Esther, Planning Dept.  
195 Christobal Rd. N  
Mary Esther, FL 32569

Dear Planning Official,

In compliance with item 3b of section 21-18, I am writing this letter to state the reasons for this variance request.

First we would like to consolidate our operations to one property which is the reason the property at 4 Lane Dr. was purchased. We have been operating out of our current leased location across the street but need more space.

Secondly the existing building on the property at 4 Lane Drive is not well suited for our needs as a business, and it is only 11' from the right of way at Lane Drive.

Thank you for reviewing this request and please let us know if any more information is needed to approve this request.

Sincerely,

Nathan Siegwart  
Patriot Technologies

Florida License: EF20001193  
5 Lane Drive Suite E  
Mary Esther, FL 32569  
850.543.8030

**Sec. 21-16. Rezoning and variance request.**

(a) Requests for rezonings and variances shall be presented to the planning/zoning department in a preliminary manner prior to formal submission of such request to the local planning agency and the city council. The planning/zoning director shall assist the applicant in discussing and coordinating the preliminary request with appropriate officials such as the building inspector, fire chief, engineer, attorney or other officials for the purpose of making a preliminary evaluation of the request to determine compliance with the building codes and safety procedures and other applicable regulations.

(b) After such preliminary evaluation, the planning/zoning director shall distribute to the applicant such documents as may be necessary to proceed with preparation of the application request.

(c) Once completed, the application shall be submitted to the local planning agency and the city council through the city clerk, at 195 Christobal Road North, Mary Esther, Florida 32569.

(d) The applicant shall ensure that the property affected is posted with a sign approximately two (2) feet by three (3) feet and printed so it can be easily read from the street. A sufficient number of signs shall be placed on all street frontages. The sign should state in effect the following:

PUBLIC HEARING (PROPOSED REZONING) or (CHANGE OF PERMITTED USE OF) FROM  
(Current use/purpose) TO (Proposed use/purpose); the date, time and place of the public hearing; and FOR  
INFORMATION CALL (Telephone Number).

(Ord. No. 84-6, § 1, 7-2-84; Ord. No. 2005-08, § 1, 11-7-05)

**Sec. 21-18. Variance request.**

(a) A variance is used in connection with this Code as a means of modifying or adjusting the provisions and requirements of the Code when such action will not be contrary to the public interest and when, owing to conditions peculiar to the property and that are not the result of actions of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship for the applicant.

(b) The application for a variance shall contain the following:

(1) Evidence of title of applicant (copy of deed or contract to purchase).

(2) Copy of subdivision restrictive covenants or restrictive covenants in applicant's deed or other title documents.

(3) Letter of request stating reasons variance is needed.

(4) Legal description of property, deed or sales contract, and plot plan.

(5) Sketch showing dimensions of property, existing structures, and proposed structures, also showing all setback lines.

(6) List of property owners within a three-hundred-foot radius of property affected, including their names and addresses. This information can be obtained through the tax assessor's office.

(7) Notarized affidavit stating that subsection (6) above was obtained through the office of the tax assessor and that each of the property owners have been notified by certified mail of such variance request.

(8) A fifty-dollar application fee for each variance requested, which is nonrefundable.

(9) Notarized affidavit stating that signs have been posted on the affected property.

(c) In order to authorize a variance the local planning agency and the city council must find:

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings or structures in the same land use district;

(2) That the special conditions and circumstances do not result from the actions of the applicant;

(3) That granting the variance requested will not confer upon the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same land use district;

- (4) That literal interpretation of the provisions of this Code would deprive the applicant of the rights commonly enjoyed by other properties in the same land use district under the terms of this Code and would work undue and unnecessary hardship on the applicant;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
- (6) That the grant of the variance will be in harmony with the general intent and purpose of this Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Ord. No. 84-6, § 1, 7-2-84; Ord. No. 2005-08, § II, 11-7-05)

**Notice procedures.**

- (1) The City of Mary Esther will advertise (at the applicants expense) twice in a newspaper that is published at least five (5) days per week that a public hearing, public meeting, or public workshop, as the case may be, will be held to consider any of the matters for the proposed approval. The advertisement will include an identification of who is holding the hearing, meeting or workshop as well as the date, time, place and general subject of the hearing, meeting or workshop and the location where copies of the proposed matter may be obtained. To the extent possible, the advertisement will appear in a section of the newspaper other than the classified or legal sections. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.
- (2) The advertisements shall appear approximately fourteen (14) days prior to the hearing, meeting or workshop and no later than five (5) days prior to the hearing, meeting or workshop.
- (3) All public hearings and public meetings shall be held after 5:00 p.m., Monday through Thursday. Workshops may be held at other times deemed appropriate.
- (4) In addition to the advertising requirements described above, a notice of the hearing, meeting or workshop will be posted in a conspicuous place or places at City Hall at least seven (7) days prior to the hearing, meeting or workshop.
- (5) The city will also provide a direct notice of any hearing, meeting or workshop to any group, agency or government that registers with the city to receive such notice at least fourteen (14) days prior to the hearing, meeting or workshop. The group, agency or government receiving such notice shall be responsible to notify their membership of the particulars involved.
- (6) The city will periodically provide notification to the media regarding the status of matters under consideration.
- (7) In addition, the city will conform to the applicable notice requirements for adoption of the comprehensive plan as described in Chapter 163.3184 and 163.3187, Florida Statutes.



Properties within 300' of 4 Lane Drive, Mary Esther, FL

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
16-2S-24-1710-000D-00A0 # 7017 1450 0002 1993 7234	MARY ESTHER LEASING INC, INTEGRITY WEIGHT LOSS CENTER	PO BOX 397	MARY ESTHER, FL 32569-0397
16-2S-24-1710-000D-017A 7017 1450 0002 1993 7262	MARY ESTHER LEASING INC, ADVANCED SACRED HOPE ACADEMY	PO BOX 397	MARY ESTHER, FL 32569-0397
16-2S-24-1710-000D-017C 7017 1450 0002 1993 7200	MARY ESTHER LEASING INC	PO BOX 397	MARY ESTHER, FL 32569-0397
16-2S-24-1710-000E-0190 7017 1450 0002 1993 7231	Z TWO SISTERS INC, TOM THUMB 100 MIRACLE STRIP	6216 SUNTAN CIRCLE	PENSACOLA, FL 32526
16-2S-24-1710-000E-0220 7017 1450 0002 1993 7255	MERAK ENTERPRISES INC, CERAMICS CREATIONS	800 CHOCTAW LANE	SHALIMAR, FL 32579
16-2S-24-1710-000E-0240 7017 1450 0002 1993 7224	MERAK ENTERPRISES INC, SERENE REEF	800 CHOCTAW LANE	SHALIMAR, FL 32579
16-2S-24-1710-000F-0260 7017 1450 0002 1993 7219	MARY ESTHER LEASING INC, ORTHODONTIC SPECIALISTS	PO BOX 397	MARY ESTHER, FL 32569-0397
16-2S-24-1710-000F-0270	MARY ESTHER LEASING INC	PO BOX 397	MARY ESTHER, FL 32569-0397
16-2S-24-1710-000F-0280	CITY OF MARY ESTHER, VERIZON WIRELESS	195 CRISTOBAL RD	MARY ESTHER, FL 32569
16-2S-24-1710-000G-0010	CITY OF MARY ESTHER	195 CRISTOBAL RD	MARY ESTHER, FL 32569
16-2S-24-1710-000L-0010 7017 1450 0002 1993 7199	BRJ INVESTMENTS INC	701 ANCHOR ST	FT WALTON BEACH, FL 32547
16-2S-24-1710-000L-001B 7017 1450 0002 1993 7170	PATRIOT TECHNOLOGIES NWF INC	5 LANE DR STE E	MARY ESTHER, FL 32569
16-2S-24-1710-000L-00A1 7017 1450 0002 1993 7187	MARY ESTHER CHURCH OF CHRIST	6 LANE DR	MARY ESTHER, FL 32569-1918
16-2S-24-1710-000L-00A2	PATRIOT TECHNOLOGIES NWF INC	5 LANE DR STE E	MARY ESTHER, FL 32569
16-2S-24-1710-000L-00A3	CITY OF MARY ESTHER	195 CRISTOBAL RD	MARY ESTHER, FL 32569

The above list was acquired from the Okaloosa County Tax Collectors Office by Nathaniel Siegwart on 6/6/24


Nathaniel Siegwart [Signature] 6/6/24  
 Print Name Signature Date

STATE OF FLORIDA  
 COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of  physical presence OR  online notarization this 6 day of June, 2024, by Nathaniel Siegwart

Personally Known OR  Produced Identification

Type of Identification Produced  
[Signature]  
 Notary Public

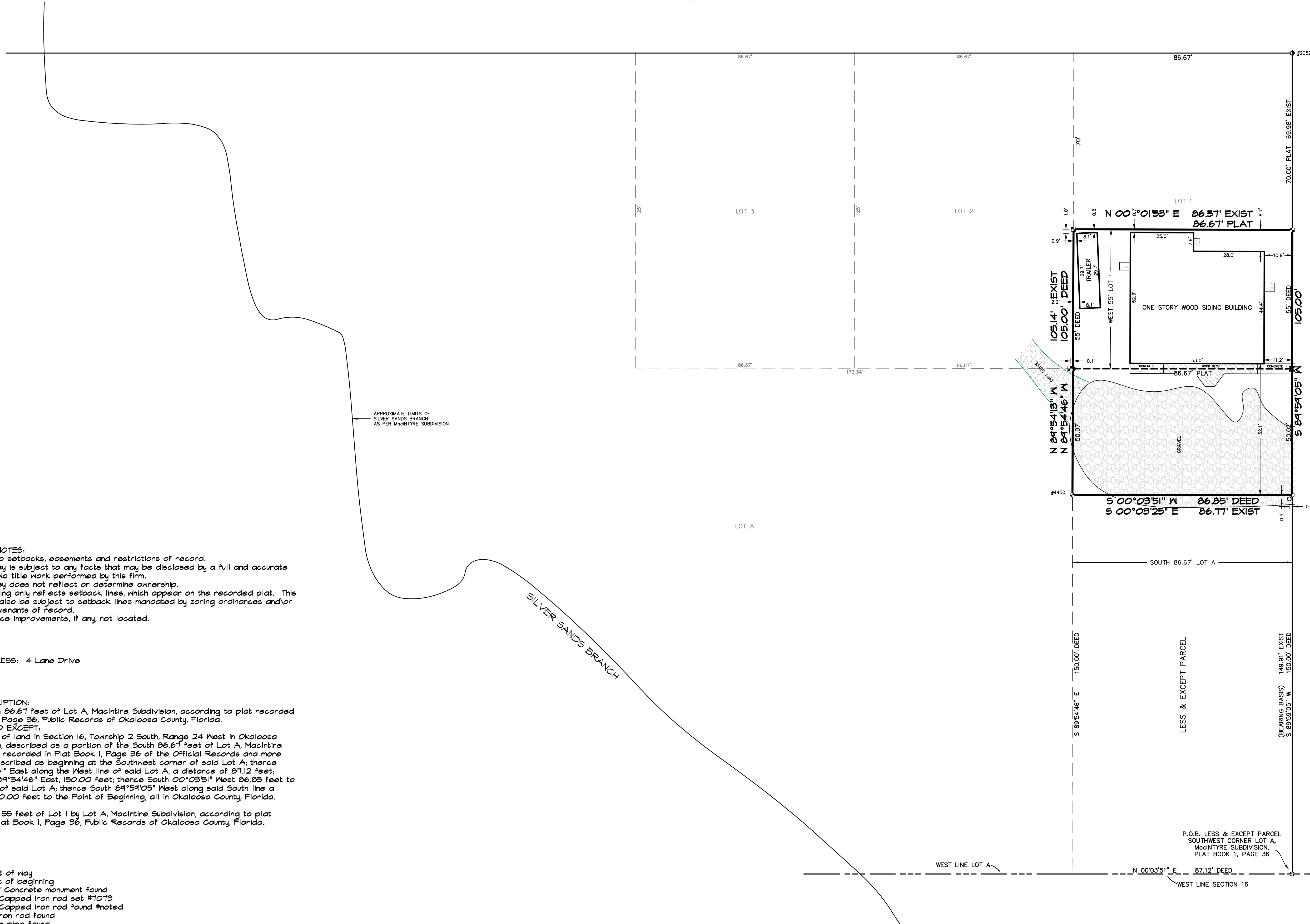
 Kelvin Cherry  
 Notary Public  
 State of Florida  
 Comm# HH070546  
 Expires 12/12/2024

TRACKING # IN BLUE  
 ALL MAIL \$8.69 X 10 total cost \$86.90

NORTH SCALE 1" = 20'

CHRISTOBAL ROAD 28' R/W  
(PUBLIC)

LANE DRIVE 20' R/W  
(PUBLIC)



**SURVEYOR'S NOTES:**

1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.

STREET ADDRESS: 4 Lane Drive

**LEGAL DESCRIPTION:**

The South 86.67 feet of Lot A, MacIntyre Subdivision, according to plat recorded in Plat Book 1, Page 36, Public Records of Okaloosa County, Florida.

**LESS AND EXCEPT:**

A parcel of land in Section 16, Township 2 South, Range 24 West in Okaloosa County, Florida, described as a portion of the South 86.67 feet of Lot A, MacIntyre Subdivision, as recorded in Plat Book 1, Page 36 of the Official Records and more particularly described as beginning at the southwest corner of said Lot A; thence North 00°03'51" East along the West line of said Lot A, a distance of 87.12 feet; thence South 89°54'46" East, 150.00 feet; thence South 00°03'51" West 86.85 feet to the South line of said Lot A; thence South 89°54'05" West along said South line a distance of 150.00 feet to the Point of Beginning, all in Okaloosa County, Florida.

**AND:**

The West 55 feet of Lot 1 by Lot A, MacIntyre Subdivision, according to plat recorded in Plat Book 1, Page 36, Public Records of Okaloosa County, Florida.

**LEGEND:**

- R/W Right of way
- P.O.B. Point of beginning
- 4"x4" Concrete monument found
- 1/2" Capped iron rod set #1015
- ⊙ 1/2" Capped iron rod found #noted
- ⊙ 1/2" Iron rod found
- 1" Iron pipe found
- ⊙ Permanent control point found # noted
- X "X" cut in concrete

APPROXIMATE LIMITS OF SILVER SANDS BRANCH AS PER MACINTYRE SUBDIVISION

P.O.B. LESS & EXCEPT PARCEL  
SOUTHWEST CORNER LOT A,  
MACINTYRE SUBDIVISION,  
PLAT BOOK 1, PAGE 36

Measurements made in accordance with United States Standards.  
Bearing Reference NORTH BASED ON THE NORTH R/W LANE DRIVE AS  
S 89°54'05" W (DEED CALL)  
Ordered By NATHAN SIEGMART Elevation Reference  
Encroachments GRAVEL, DIRT DRIVE  
Source of Information PUBLIC RECORDS, RECORDED PLAT, MACINTYRE SUBDIVISION (P.B. 1, P. 36).  
**A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTION 16, T-2-S, R-24-W**

**PGILAZE AND ASSOCIATES, INC.**  
LAND SURVEYORS  
500 N. HAVES BERRYWAY, SUITE 103  
PENSACOLA, FL 32508  
Phone: (850) 434-6666 Fax: (850) 434-6661  
Email: jgsurvey@bellsouth.net

**Walter J. Glaze**  
PSM # 6190

**David D. Glaze**  
PSM # 5605

GRAPHIC SCALE - 1" = 20'

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.  
**LB No. 7073**

SHEET	1
OF	1
NOT VALID WITHOUT SEAL AND SIGNATURE	
File No.	C-9026
Job No.	40065-23
Scale	1" = 20'
Date of Survey	7-7-2023
Date of Plat	7-10-2023
Date of Revision	
FB	1701 PC 47-49
FB	PC
Drawn by	WJG
Checked by	DDG

NORTH SCALE 1" = 20'

CHRISTOBAL ROAD 28' R/W (PUBLIC)

LANE DRIVE 20' R/W (PUBLIC)

Building setback information as per:

Code of Ordinances Supplement 21 Online content updated on September 1, 2021 CODE OF ORDINANCES County of OKALOOSA, FLORIDA Codified through Ordinance No. 20-22, adopted December 1, 2020. (Supp. No. 2)

2.8.6. - Bulk regulations. Intensity shall be limited to a floor area ratio of 0.75 and an impervious surface coverage of no more than 75 percent. Maximum building height shall be no more than 45 feet. Front setback shall be no less than ten feet. Residential building setbacks shall be applied based on the type of building, i.e. single-family: R-1; duplex: R-2, etc. See section 2.19.00 for possible additional requirements.

2.19.0. - Bulk regulations footnotes. Item 3: In all commercially zoned (C-1, C-2, and C-3) districts for all buildings two stories or less in height, no side or rear yards are required except where the property line is contiguous with a residential use; then a buffer or screen, as required in section 6.05.01 shall be installed. Two or more buildings located on the same lot shall be a minimum ten feet apart for one or two-story buildings.

SURVEYOR'S NOTES:

- 1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface Improvements, if any, not located.
6. NOT A BOUNDARY SURVEY. Boundary information shown as per Pittman, Glaze & Associates survey file #C4026, dated July 10, 2023.
7. Building setback line information furnished by client.

STREET ADDRESS: 4 Lane Drive

LEGAL DESCRIPTION:

The South 86.67 feet of Lot A, MacIntyre Subdivision, according to plat recorded in Plat Book 1, Page 36, Public Records of Okaloosa County, Florida. LESS AND EXCEPT:

A parcel of land in Section 16, Township 2 South, Range 24 West in Okaloosa County, Florida, described as a portion of the South 86.67 feet of Lot A, MacIntyre Subdivision, as recorded in Plat Book 1, Page 36 of the Official Records and more particularly described as beginning at the Southwest corner of said Lot A; thence North 00°03'51" East along the West line of said Lot A, a distance of 87.12 feet; thence South 84°54'46" East, 150.00 feet; thence South 00°03'51" West 86.85 feet to the South line of said Lot A; thence South 84°54'05" West along said South line a distance of 150.00 feet to the Point of Beginning, all in Okaloosa County, Florida. AND

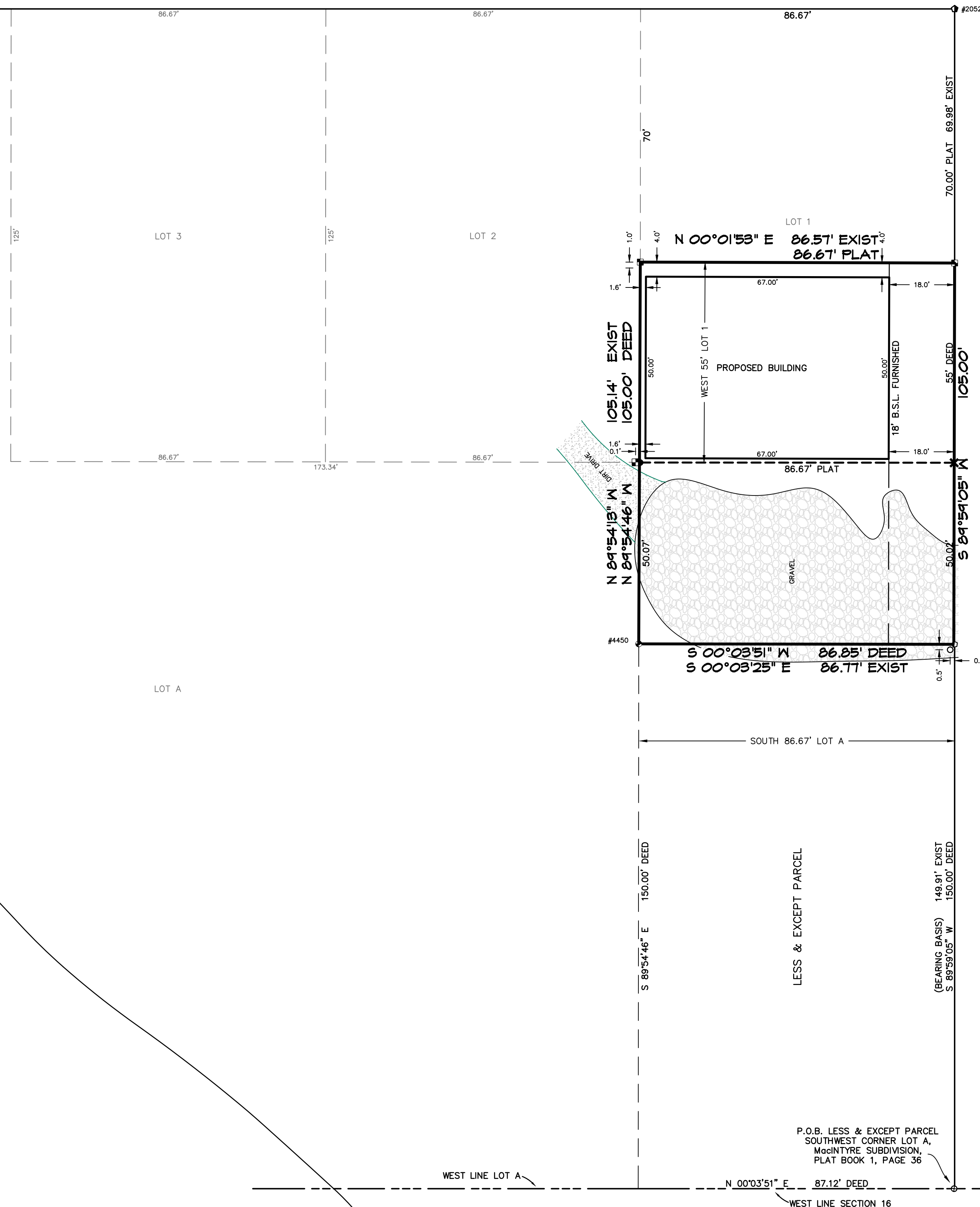
The West 55 feet of Lot 1 by Lot A, MacIntyre Subdivision, according to plat recorded in Plat Book 1, Page 36, Public Records of Okaloosa County, Florida.

LEGEND:

- R/W Right of way
P.O.B. Point of beginning
4x4 Concrete monument found
1/2" Capped iron rod set #1075
1/2" Capped iron rod found #noted
1/2" Iron rod found
1" Iron pipe found
Permanent control point found # noted
"x" cut in concrete

APPROXIMATE LIMITS OF SILVER SANDS BRANCH AS PER MACINTYRE SUBDIVISION

SILVER SANDS BRANCH



Bearing Reference NORTH BASED ON THE NORTH R/W LANE DRIVE AS 5 84°54'05" N (DEED CALL) Ordered By NATHAN SIEGMART Elevation Reference Encroachments GRAVEL, DIRT DRIVE PUBLIC RECORDS, RECORDED PLAT, MACINTYRE SUBDIVISION Source of Information PUBLIC RECORDS, RECORDED PLAT, MACINTYRE SUBDIVISION (P.B. 1, P. 36)

Measurements made in accordance with United States Standards

Pittman, Glaze & Associates, Inc. Land Surveyors logo and contact information: 500 N. WARE ROAD, SUITE 333, PENSACOLA, FL 32508. Phone: (850) 434-6666. Fax: (850) 434-6661. Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes. LB No. 7073

Professional surveyor seal for David D. Glaze, State of Florida, License No. 5605. Includes sheet information: SHEET 1 OF 1, File No. C-4045, Job No. 40065-23A, Date of Survey 7-7-2023, Date of Plat 8-17-2023, Date of Revision 9-21-2024, FB 1701 PG 47-47, Drawn by FMJ, Checked by DDG.

Exhibit E- Aerial Map



Exhibit F- Current Site Conditions



Figure 1 - Existing Structure



Figure 2 - Gravel parking area



Figure 3 - Current setback to Lane Drive



Figure 4 - Lot Frontage



Figure 5 - Existing Structure Frontage



Figure 6 - Utility Pole



Figure 7 - Existing Accessory Structure



**Order Confirmation**

**Not an Invoice**

<b>Account Number:</b>	535985
<b>Customer Name:</b>	City Of Mary Esther
<b>Customer Address:</b>	City Of Mary Esther 195 CHRISTOBAL ROAD Ext 11 Fx 243-0736 Mary Esther FL 32569
<b>Contact Name:</b>	City Of Mary Esther
<b>Contact Phone:</b>	8502433566
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	07/01/2024
<b>Order Number:</b>	10349700
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	38.0000
<b>Height in Inches:</b>	0.0000

Print

Product	#Insertions	Start - End	Category
FTW NW Florida Daily News	2	07/08/2024 - 07/15/2024	Govt Public Notices
FTW nwfdailynews.com	2	07/08/2024 - 07/15/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$174.14
Tax Amount	\$0.00
Service Fee 3.99%	\$6.95
Cash/Check/ACH Discount	-\$6.95
Payment Amount by Cash/Check/ACH	\$174.14
Payment Amount by Credit Card	\$181.09

**Order Confirmation Amount**

**\$174.14**

## **Ad Preview**

### **PUBLIC NOTICE CITY OF MARY ESTHER PUBLIC HEARING FOR VARI- ANCE REQUEST**

Notice is hereby given that a Public Hearing will be conducted at the request of Nathaniel Siegwart, 4 Lane Drive, Mary Esther, FL, on Monday, July 22, 2024, at 5:00 p.m. before the Mary Esther Local Planning Agency at City Hall, 195 Christobal Road North, Mary Esther, FL. The purpose of this hearing is to hear the request for a variance to allow development within the front setback of the subject property. Anyone with any questions or concerns regarding this variance should call Tyler Reed at 850-243-3566 extension 120.

All interested residents and property owners who might be affected are invited to attend. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. The facility is handicap accessible. If special accommodations are needed for sight, sound, language, or physical impairment, please contact the City Clerk at least 24 hours before the meeting by calling 850-243-3566, extension 111.

Pub: 7/8, 7/15/24; #10349700

# Okaloosa County Property Appraiser

## Parcel Summary

**Parcel ID** 16-2S-24-1710-000L-001B  
**Location Address** 4 LANE DR  
 MARY ESTHER 32569  
**Neighborhood** 100400.00  
**Legal Description** MCINTIRE S/D  
 (Note: The Description above is not to be used on legal documents.)  
**Property Use** RESTAURANT/CAFE  
**Code**  
**Sec-Twp-Rng** 16-2S-24  
**Tax District** 5-Mary Esther  
**Millage Rate** 14.3573  
**Acreage** 0  
**Homestead** False  
 (Note: True=Yes, False=No)  
**Acreage (GIS)** 0.11

[View Map](#)

## Owner Information

[PATRIOT TECHNOLOGIES NWF INC](#)  
 5 LANE DR STE E  
 MARY ESTHER, FL 32569

## Address Change Form

Address Change Form

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$41,748	\$37,340	\$33,191	\$34,799	\$31,635
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$35,403	\$33,723	\$30,668	\$30,057	\$30,057
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	(\$35,403)	(\$33,723)	(\$30,668)	(\$30,057)	(\$30,057)
Just (Market) Value	<b>\$77,151</b>	<b>\$71,063</b>	<b>\$63,859</b>	<b>\$64,856</b>	<b>\$61,692</b>
Assessed Value	\$77,151	\$70,245	\$63,859	\$64,856	\$61,692
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$77,151	\$70,245	\$63,859	\$64,856	\$61,692
Maximum Save Our Homes Portability	\$0	\$818	\$0	\$0	\$0

## 2023 TRIM Notice

[Click Here to view the 2023 TRIM Notice \(PDF\)](#)

## Homestead Application

Apply for Homestead Exemption

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
002100 - RESTAURANT	4774	SF	55	0

**Building Information**

Type	RESTAURANT
Total Area	2741
Heated Area	2593
Exterior Walls	AVERAGE
Roof Cover	METAL
Interior Walls	MINIMUM; WALL BD/WD
Frame Type	WOOD FRAME
Floor Cover	PINE WOOD
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	0
Bedrooms	0
Stories	1
Actual Year Built	1953
Effective Year Built	1960

**Building Area Types**

Type	Description	Sq. Footage	Year
BAS	BASE AREA	1476	1953
FOP	F OPN PRCH	148	2000
FST	F STORAGE	36	1953
FST	F STORAGE	95	1999
SFB	SEM F BASE	901	1998
SFB	SEM F BASE	85	2000

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Book / Page	Qualification	Sale Reason	Vacant / Improved	Grantor	Grantee
9/6/2023	\$229,000	WD		<a href="#">3691/118</a>	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Improved	THE LANE TRUST	PATRIOT TECHNOLOGIES NWF INC
5/10/2010	\$120,000	WD		<a href="#">2935/466</a>		QUAL/MULT-PROP W/MULT-TAXIDS	Improved	DENT FREDERICK R & DIANE M	THE LANE TRUST
4/27/2005	\$125,000	WD		<a href="#">2614/411</a>		UNQUAL/PERSPROP, NONTYPCL AMTS	Improved	BETHEA MARK G	DENT FREDERICK R & DIANE M
4/13/2005	\$1,362,500	WD		<a href="#">2610/3851</a>	Unqualified	UNQUAL/PERSPROP, NONTYPCL AMTS	Improved	BIGGS FRANKLIN B - ESTATE	BETHEA MARK G
1/20/2004	\$100	WD		<a href="#">2538/1495</a>	Unqualified	QUAL/CREDIBLE, VERIF/DOC/EVIDEN	Improved	BIGGS FRANKLIN B	BETHEA MARK G - 30% INT
6/1/1990	\$325,000	WD		<a href="#">1559/914</a>	Unqualified	N/A	Improved		BIGGS FRANKLIN B
3/1/1989	\$460,000	WD		<a href="#">1500/384</a>	Unqualified	N/A	Improved		
11/1/1986	\$130,000	WD		<a href="#">1372/1294</a>	Unqualified	N/A	Improved		

**Permits**

Permit Number	Type	Description	Issued	Amount
367581	0000240	RE-ROOF	6/10/2013	\$6,000
3822	0000190	XFOB	6/26/1998	\$3,000

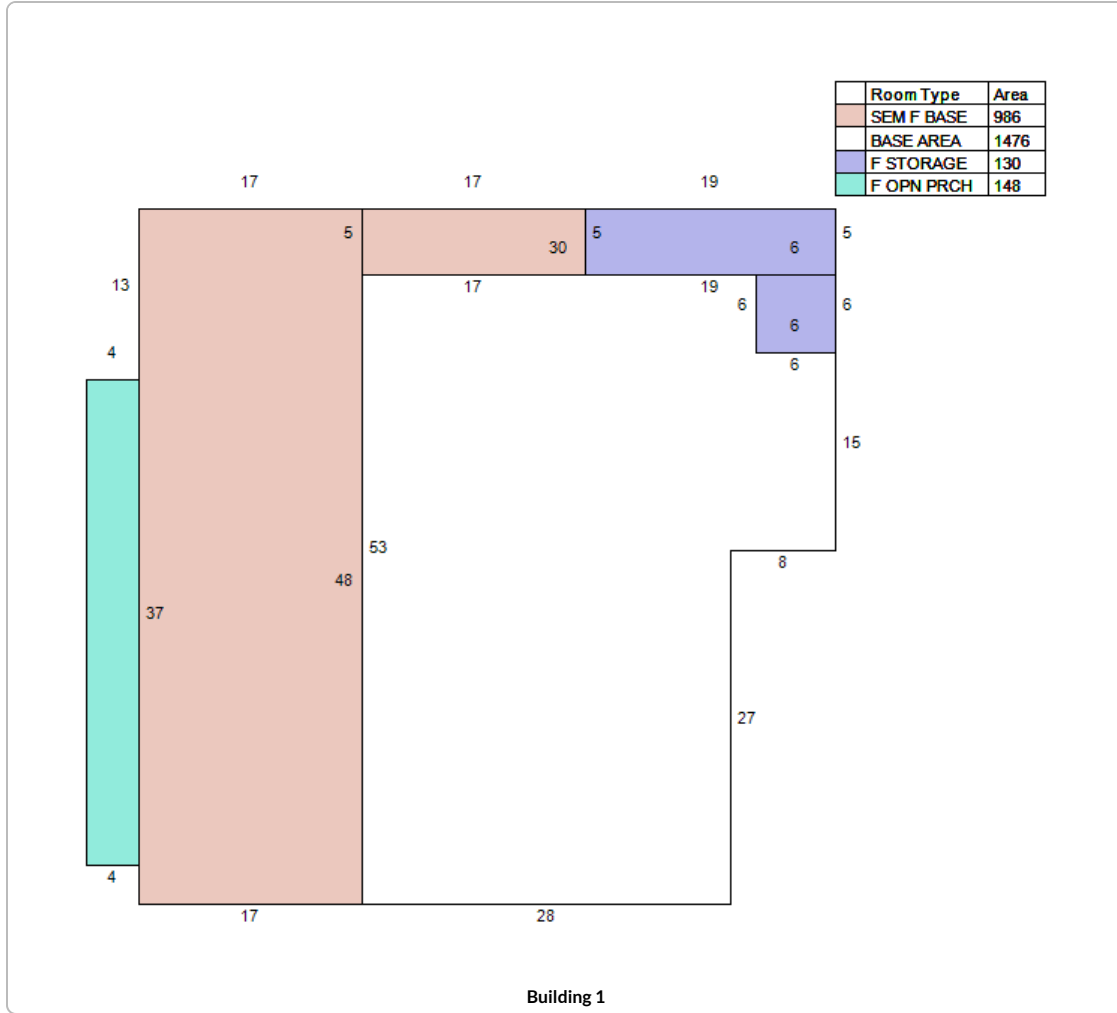
**2023 Property Record Card**

[Click Here to view the 2023 Property Record Card \(PDF\)](#)

**Tax Collector**

[Click here to view the Tax Collector website.](#)

**Sketches**



[Print Sketches](#)

### Generate Owner List by Radius

Distance:

 Fee: 

Use Address From:

 Owner  Property

Select export file format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

- Show All Owners
- Show Parcel ID on Label

Skip Labels

No data available for the following modules: Extra Features.

The Okaloosa County Property Appraiser's Office (OCPA) 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. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Current year assessments are as of January 1st and are based on previous year sales activity. All website information is subject to change  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 6/7/2024, 5:19:36 AM

Contact Us



Prepared by and return to:  
Kerry Anne Schultz

Schultz Law Group, P.L.L.C.  
2779 Gulf Breeze Parkway  
Gulf Breeze, FL 32563  
850-754-1600  
File Number: 23-00329.RC

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 6th day of September, 2023 between **Alvin Curtis, as Trustee of The Lane Trust, a Land Trust dated April 13, 2010** whose post office address is **P.O. Box 1062, Daphne, AL 36526**, grantor, and **Patriot Technologies NWF Inc., a Florida for profit corporation** whose post office address is **5 Lane Drive, Suite E, Mary Esther, FL 32569**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okaloosa County, Florida** to-wit:

**The South 86.67 feet of Lot A, MacIntire Subdivision, according to plat recorded in Nat Book 1, Page 36, Public Records of Okaloosa County, Florida.**

**LESS AND EXCEPT:**

**A parcel of land in Section 16, Township 2 South, Range 24 West in Okaloosa County, Florida, described as a portion of the South 86.67 feet of Lot A, MacIntire Subdivision, as recorded in Plat Book 1, Page 36 of the Official Records and more particularly described as beginning at the Southwest corner of said Lot A; thence North 00°03'51" East along the West line of said Lot A, a distance of 87.12 feet; thence South 89°54'46" East, 150.00 feet; thence South 00°03'51" West 86.85 feet to the South line of said Lot A; thence South 89°59'05" West along said South line a distance of 150.00 feet to the Point of Beginning, all in Okaloosa County, Florida.**

**AND**

**The West 55 feet of Lot 1 by Lot A, MacIntire Subdivision, according to plat recorded in Plat Book 1, Page 36, Public Records of Okaloosa County, Florida.**

**Parcel Identification Number: 16-2S-24-1710-000L-001B**

**and**

**Parcel Identification Number: 16-2S-24-1710-000L-00A2**

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

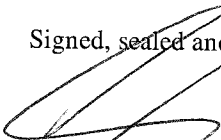

DoubleTime®

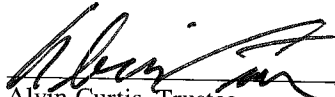
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

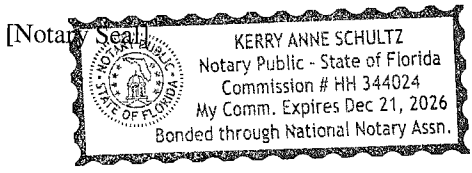
  
Witness Name: Kerry Anne Schultz  


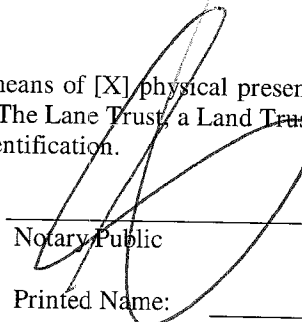
  
Alvin Curtis, Trustee

Witness Name: Braeden Miller

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of September, 2023 by Alvin Curtis as Trustee of the The Lane Trust, a Land Trust dated April 13, 2010, who  is personally known or  has produced a driver's license as identification.



  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

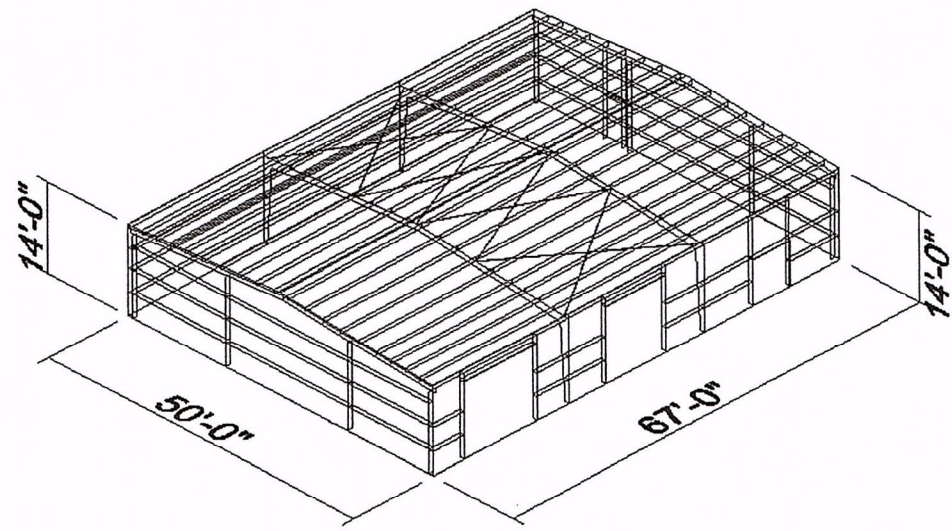
BUILDING TYPE: <u>BEARING FRAME</u>	EAVE HT: <u>14</u>	ROOF PITCH: <u>1.0:12</u>	GIRT TYPE: <u>Flush</u>
WIDTH: <u>50</u> LENGTH: <u>67</u>	FRONT SIDE: <u>14</u>	BACK SIDE: <u>14</u>	ROOF PITCH: <u>1.0:12</u>
SIDEWALL BAY SPACING: <u>3 at 22.33</u>			

BUILDING CODE		BUILDING LOADS		ENDWALL FRAMES		WALL BRACING	
DESIGN CODE: <u>FBC 20</u>	IMPORTANCE	DEAD: <u>2.5</u> psf		LEFT EW: <u>Bearing Frame</u>	RIGHT EW: <u>Bearing Frame</u>	ROOF: <u>Cable Bracing</u>	
CLOSED/OPEN: <u>Enclosed</u>	FACTORS	LIVE: <u>20</u> psf		<b>ROOF LINER</b>		LEFT EW: <u>Panel Shear</u>	
EXPOSURE: <u>C</u>	WIND: <u>1.00</u>	GROUND SNOW: _____ psf				FRONT SW: <u>Panel Shear</u>	
SEISMIC COEF.: <u>0.12</u>	SEISMIC: <u>1.00</u>	COLLATERAL: <u>3</u> psf				RIGHT EW: <u>Panel Shear</u>	
SEISMIC ZONE: <u>B</u>	SNOW: <u>1.00</u>	WIND: <u>146</u> mph				BACK SW: <u>Panel Shear</u>	
RISK CATEGORY: <u>II - Normal</u>							

ROOF AND WALL SHEETING		WALL LINER PANEL		WAINSCOT			
<b>ROOF</b>		<b>WALL</b>		LEFT EW: <u>None</u>	RIGHT EW: <u>None</u>	Wall	Start Bay
FINISH: <u>Galvalume +</u>	REGAL WHITE/Kynar	LEFT SW: <u>None</u>	RIGHT SW: <u>None</u>			End Bay	Height
PANEL: <u>R-PANEL-PB</u>	<u>R-PANEL-PB</u>	FRONT SW: <u>None</u>	BACK SW: <u>None</u>				
GAUGE: <u>26</u>	<u>26</u>						

GABLE EXTENSIONS		EAVE EXTENSIONS		ROOF CANOPIES			
LEFT EW: _____	RIGHT EW: _____	FRONT SW: _____	BACK SW: _____	LEFT EW: <u>None</u>	FRONT SW: <u>None</u>	RIGHT EW: <u>None</u>	BACK SW: <u>None</u>
SOFFIT PANEL: _____	SOFFIT PANEL: _____	SOFFIT: _____					
GAUGE: _____ FIN: _____	GAUGE: _____ FIN: _____	PANEL: _____ GAUGE: _____ FINISH: _____					

ACCESSORIES		PARTIALLY SHEETED WALLS		FRAMED OPENINGS	
FRONT SW: _____	BACK SW: _____	LEFT EW: <u>None</u>	RIGHT EW: <u>None</u>	LEFT EW: <u>none</u>	
GUTTERS: <u>67'</u>	<u>67'</u>	FRONT SW: _____	BACK SW: _____	FRONT SW: <u>(1) 12 W x 12 H (1) 10 W x 12 H (1) 6 W x 7 H</u>	
DSPOUTS: <u>4 EA</u>	<u>4 EA</u>			RIGHT EW: <u>(1) 3 W x 7 H</u>	
				BACK SW: <u>none</u>	



NOTE: CUSTOMER TO VERIFY THAT ALL CODES, LOADS, CITY, STATE AND COUNTY ARE CORRECT PRIOR TO SIGNING THIS CONTRACT.  
 THIS ESTIMATE IS NOT GUARANTEED TO MEET PLANS AND SPECS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH ALL CONTRACT DOCUMENTS.

CHANGE ORDER PROCEDURE: ANY BUILDING REQUIRING CHANGES THAT HAS BEEN RELEASED FOR PRODUCTION WILL NECESSARILY BE CANCELLED. A NEW

POSTED SIGN ALONG ALL STREET FRONTAGES

Requirements

- (1) Sign shall be 2 feet by 3 feet printed on material that is resistant to the elements
- (2) Print shall be easily readable from the street (minimum 1 inch print)
- (3) Sign shall state the following:

PUBLIC HEARING  
VARIANCE REQUEST

JULY 22, 2024 5:00 PM

CITY HALL  
195 CHRISTOBAL RD. N.  
MARY ESTHER, FL 32569

FOR INFORMATION CALL  
850-243-3566 EXT.120

