



**Agenda
Special Meeting
of the Mary Esther Local Planning Agency
February 17, 2025 - 5:30 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 OATH TO THOSE PERSONS TESTIFYING**
- 6. ITEMS FOR CONSIDERATION**
 - 6.1. 199 W. Miracle Strip Pkwy Variance Request**
- 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), 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: January 21, 2025
SUBJECT: Variance Request – 199 W. Miracle Strip Pkwy

BACKGROUND:

The City has received a request for a variance to the Land Development Code 7.15.1(j) (3): *Accessory uses and structures are prohibited in the front yard, except as otherwise specified in the City Code of Ordinances or Land Development Code* on the property of 199 W. Miracle Strip Parkway (17-2S-24-0000-0009-0000). The property owner, Mr. Tom Milhous (the applicant), has requested to allow a one hundred and sixty (160 sq ft) square foot accessory structure be placed in front of the primary structure and encroach the front yard. The accessory structure is proposed to be used as a storage/garden shed with a ten point six (10.6') feet side setback and three hundred and twenty-three (323') feet front setback. The site is split zoned with C-2 (General Commercial District) on the northern portion and R-1 (Single family residential) on the southern portion. The property has a future land use of Commercial (Com) on the northern portion and low density residential (LDR) on the southern portion. The primary structure and proposed accessory structure are located on the southern portion of the property and on the east side.

The applicant has stated that putting the accessory structure in the rear yard, behind the primary structure, will obstruct the view of the waterfront for himself and neighbors. The applicant states that the accessory structure will be located on a concrete foundation that was previously used for a small cottage. The applicant is not aware of any restrictive covenants affecting his property.

The applicant received a courtesy notice of violation on November 22nd, 2024 for CO. 5-1; LDC 18.00.00; 18.04.00; FS 553.79 (1)- Construction without a permit; 18.05.00 Stop Work Order; LDC 7.15.1 (j) (3) – Building setback accessory structure being constructed in the front yard and in front of the dwelling. The applicant has submitted the request for this variance to work toward compliance with the courtesy notice of violations. Staff believes the applicant has, in good faith, worked towards compliance, and has not committed any further violations of the Code of Ordinances or Land Development Code.

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 property is situated on the Santa Rosa Sound, limiting opportunities to place accessory structures in the rear yard that could obstruct scenic views for the property owner and

neighbors. The property is unique in that the primary structure is setback approximately three hundred and seventy seven (377') feet from the public right of way and the proposed structure will be three hundred and twenty three (323') feet from the public right of way. The long and narrow shape of the property makes it impossible for the primary or accessory structure to be seen from the public right of way.

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

Justification: The applicant bought the home and property as is.

(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 there is recent history of granting permits and variances for accessory structures in the front yards on similar lots south of Highway 98.

(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: Similar properties adjacent to the subject property do not follow the literal interpretation of the accessory structure provisions, making them legal, non-conforming lots and structures or have been granted the proper variance. A literal interpretation of the accessory structure provisions for the subject property would work undue and unnecessary hardship on the applicant, given that the surrounding properties are non-conforming, or have been granted similar variance requests.

(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 variance will allow greater compatibility with neighboring properties and with the overall character of larger properties south of Highway 98..

(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 increased compatibility with adjacent properties. The proposed placement of the accessory structure 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. On the contrary, if the accessory structure were to be placed in the rear, this may impede neighbors' views of the waterfront, causing undue conflict and strain.

VIOLATION TO CODE:

Land Development Code 7.15.1 (J) (3) : Accessory Structures

Accessory structures: In all low density residential areas in the City, a detached garage or other detached structure whose dimensions equal or exceed two hundred (200) square feet may be constructed to within seven and a half (7½) feet of the side and rear lot lines provided the minimum front setback of the structure is seventy (70) feet from the front property line. Small utility sheds (under two hundred (200) square feet), screen pool enclosures, cabanas, greenhouses and the like may be constructed to within three and a half (3½) feet of the side and rear lot lines. Attached and detached open carports may be constructed to the side lot line. Additionally, attached and detached open carports may be constructed to within five (5) feet of the front yard lot line. At no time shall the side(s) or front of the carport be enclosed without a permit from the City. A permit is required for an attached or detached carport regardless of size. No other accessory structure including fences shall extend forward of the front of the dwelling or encroach into the required front yard.

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 a variance request to the Land Development Code 7.15.1(j)(3) allowing for an accessory structure to extend forward of the front of the dwelling and encroach into the required front yard for the property at 199 W Miracle Strip Parkway, Mary Esther, Florida.

Respectfully submitted,



Tyler Reed
Community Development Director

Exhibits:

- A – Application
 - B – Affidavit and Mailing List
 - C – Existing Survey / Site Plan
 - D – Aerial Map
 - E – Current Site Conditions

 - G- Advertisement Notice and Receipt
 - H- Other Supporting Documents
-



CITY OF MARY ESTHER

195 CHRISTOBAL ROAD - N. ● MARY ESTHER, FLORIDA 32569
TELEPHONE (850) 243-3566 - FAX (850) 243-0736

Request For Variance

Date of Application: DECEMBER 5, 2024

Name of Applicant: TOM MILHOUS

Phone Number: (334) 672-1227

Owner: TOM MILHOUS

Phone Number: (334) 672-1227

Address: 199 W. MIRACLE STRIP Pkwy

Parcel # 17-25-24-0000-0009-0000

Legal Description: _____

Zoning: _____ Ordinance/Code Affected: CITY CODE 7.15.1 (j) (3)

Briefly describe the requested variance for consideration:

BUILD A 10'X16' GARDEN/STORAGE SHED ON NORTH SIDE OF PROPERTY.

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 a 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, TOM MILHOUS, owner of 199 W. MIRACLE STRIP Pkwy. 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: [Handwritten Signature]

Date: DECEMBER 5, 2024

Tyler Reed,
Community Development Director
City of Mary Esther

December 5, 2024

Tom Milhous
199 W Miracle Strip Pkwy
Mary Esther, FL
(334)672-1227

Tyler,

This letter is a request for a variance to the City Code of Ordinances 7.15.1 (j) (3), *Accessory uses and structures are prohibited in the front yard, except as otherwise specified in the City Code of Ordinances or Land Development Code*. The reason for my request is that an accessory structure built to meet current code located in the "backyard", south side, of my property would restrict the waterfront view of myself and several neighbors. The structure will be a 16'X10' storage/garden shed, located on the east and north side of the property, on an existing concrete slab that at one time was the site of a small cottage. The structure will sit on the east side of my property, 10'6" from a fence separating my property from my neighbors, 38' north of my home and approximately 323' south of my northern property line. I am not aware of any restrictive covenants affecting my property at the time of this request.

Included you will find the following documents:

1. Application for Variance
2. Current Property Deed
3. Legal description of the property
4. A copy of a survey of the property
5. Site plan with the proposed location of the accessory structure

I would like to thank you and Kelvin for your help and guidance through this process.



Respectfully,
Tom Milhous

This instrument prepared by and please return to:

LISA JO SPENCER, ESQ.
Lisa Jo Spencer, P.A.
151 Mary Esther Blvd., Suite 503
Mary Esther, FL 32569

Inst. #3514724 Bk: 3594 Pg: 2824
Page 1 of 2 Recorded: 12/21/2021 4:06 PM
RECORDING ARTICLE V: \$8.00 RECORDING: \$10.50
D Doc Stmp: \$0.70
DEPUTY CLERK ASECRIST
JD PEACOCK II CLERK OF COURTS.
OKALOOSA COUNTY, FLORIDA

Parcel I.D.: 17-2S-24-0000-0009-0000

***** [space above this line for recording information] *****

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED, is made on the 21st day of December, 2021, between THOMAS M. MILHOUS, a single man, (hereinafter referred to as "Grantor"), whose mailing address is 199 Miracle Strip Pkwy W, Mary Esther, FL 32569, and THOMAS MARTIN MILHOUS as Trustee of the THOMAS MILHOUS REVOCABLE TRUST, dated December 21, 2021, (hereinafter referred to as "Grantee Beneficiaries") whose mailing address is 199 Miracle Strip Pkwy W, Mary Esther, FL 32569.

WITNESSETH, that the said Grantor, with love and consideration and for no monetary consideration, does hereby transfer and convey to the Grantee Beneficiaries the following described property situated, lying and being in Okaloosa County, Florida:

Commencing at the Northeast corner of Lot 6, Section 17, Township 2 South, Range 24 West, Okaloosa County, Florida; go thence South 01 degrees 37' 39" West along the East line of Section 17, a distance of 1488.21 feet to a point on the South Right of Way of U.S. Highway 98; thence North 87degrees 44' 31" West along said Right of Way a distance of 350.75 feet to the point of beginning; thence departing the South Right of Way of U.S. Highway 98, proceed South 01 degrees 34' 06" West a distance of 536.57 feet to a point on the North Shore of Santa Rosa Sound; thence North 87 degrees 31' 14" West along said shoreline a distance of 103.92 feet; thence departing the shore proceed North 01 degrees 33' 33" East a distance of 536.17 feet to a point on the aforementioned South Right of Way of U.S. 98; thence South 87 degrees 44' 31" East along said Right of Way a distance of 104.00 feet to the point of beginning. Lying in and being part of Government Lot 6, Section 17, Township 2 South, Range 24 West, Okaloosa County, Florida.

The above parcel of land being more particularly described by survey prepared by W.W. Curle, Inc. as follows;

Commence at the intersection of the West line of MACINTYRE SUBDIVISION, as recorded in Plat Book 1, Page 36, of the Public Records of Okaloosa County, Florida and the South Right of Way line of U.S. Highway 98 (Right of Way varies); then North 87 degrees 44 minutes 31 seconds West along said Right of Way line a distance of 465.20 feet to the point of beginning; thence continue same course a distance of 104.00 feet; thence South 01 degrees 23 minutes 15 seconds West a distance of 476.44 feet to a point hereinafter called Point "A"; thence continue South 01 degrees 23 minutes 15 seconds West a distance of 82 feet, more or less, to the approximate shoreline of Santa Rosa Sound; thence meander Easterly along said shoreline a distance of 100 feet, more or less, to an intersection with a line passing through the point of beginning and having a bearing of South 01 degrees 51 minutes 21 seconds West; thence North 01 degrees 51 minutes 21 seconds East a distance of 73 feet, more or less, to a

point bearing South 85 degrees 50 minutes 00 seconds East and 100.16 feet from the aforesaid Point "A"; thence continue North 01 degrees 51 minutes 21 seconds East a distance of 479.73 feet to the point of beginning, all lying and being in Section 17, Township 2 South, Range 24 West, Okaloosa County, Florida.

Subject to restrictive covenants and easements of record, if any which are not hereby reimposed.


THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.


NO SEARCH OF RECORD TITLE HAS BEEN DONE ON THESE PROPERTIES BY THE PREPARER OF THIS DEED AND NO SURVEY HAS BEEN RUN TO ESTABLISH THE EXACT BOUNDARIES. THE SCRIVENER HAS MERELY PREPARED THIS DEED AT THE REQUEST OF AND PURSUANT TO INFORMATION PROVIDED BY GRANTOR. NO REPRESENTATION AS TO WARRANTY OF TITLE IS MADE OR IMPLIED BY THE PREPARATION OF THIS DEED.

Grantor reserves a life estate in the above-described property during the Grantor's lifetime, along with an unrestricted power to commit waste, sell, convey, mortgage, lease, gift and otherwise dispose of the property, in fee simple and without the joinder of the Grantee Beneficiaries or any other remaindermen, and to retain any and all proceeds generated by the exercise of any power and/or right herein described.

And Grantor covenants with Grantee that, except as noted at the time of the delivery of this deed, Grantor was well seized of the premises aforesaid, Grantor had good right and title to convey, the premises were free from all encumbrances, Grantees shall have the peaceable and quiet possession thereof, Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever, and Grantor will make such further assurance to perfect the fee simple title in Grantees and their heirs and assigns as may be reasonably required.

Signed, sealed and delivered in our presence:



LISA JO SPENCER

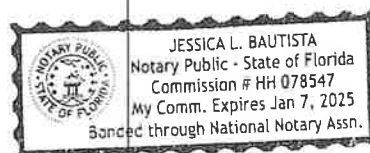

THOMAS M. MILHOUS


TOMARA SEALS

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing Enhanced Life Estate Deed was acknowledged before me, by means of physical presence, this 21st day of December, 2021, by THOAMS M. MILHOUS, who produced J. Davaria License as identification.


Notary Public
My Commission Expires: January 7, 2025



DESCRIPTION:(AS FURNISHED)

COMMENCING AT THE NE CORNER OF LOT 6, SECTION 17, TOWNSHIP 2-SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, GO THENCE S 01° 37' 39" W ALONG THE EAST LINE OF SECTION 17, A DISTANCE OF 1488.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S.HIGHWAY 98; THENCE N 87° 44' 31" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 350.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 98 PROCEED S 01° 34' 06" W A DISTANCE OF 536.57 FEET TO A POINT ON THE NORTH SHORE OF SANTA ROSA SOUND, THENCE N 87° 31' 14" W ALONG SAID SHORELINE A DISTANCE OF 103.92 FEET; THENCE DEPARTING THE SHORE PROCEED N 01° 33'33" E, A DISTANCE OF 536.17 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 98; THENCE S 87° 44' 31" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PART OF GOVERNMENT LOT 6, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 24 WEST OKALOOSA COUNTY, FLORIDA. CONTAINING 1.28 ACRES MORE OR LESS. TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS APPERTAINING THERETO.

UN-NUMBER

57' (D&F)

FENCE LINE

0.4'-0"

323'

10'x16'
SIZED

536.17' (D&F)

ENCROACHMENT
0.5' CONC CURB

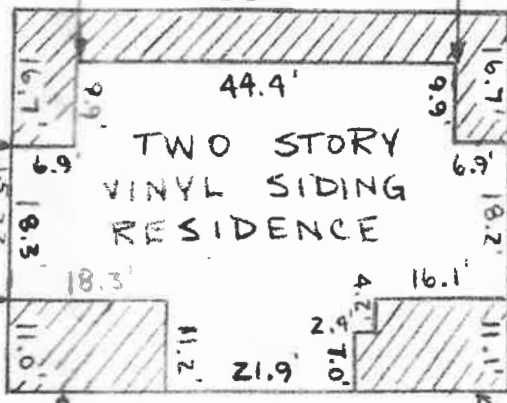
REDARS CONDOMINIUM
LAT BOOK 1, PG. 67-72



0.3'
4' WIRE FENCE

4' CONC.
SIDEWALK 2'

0.8' CONC.
SEAWALL



WOOD PORCH (TYP.)

Okaloosa County Property Appraiser

Parcel Summary

Parcel ID 17-2S-24-0000-0009-0000
Location Address 199 W MIRACLE STRIP PKWY
 MARY ESTHER 32569
Neighborhood 242204.00
Brief Tax Description COM NE COR GOV LOT 6 S1488 FT W350 FT TO POB S536 FT
 (Note: The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY
Sec-Twp-Rng 17-2S-24
Tax District 5-Mary Esther
Millage Rate 14.2577
Acreage 0
Homestead True
 (Note: True=Yes, False=No)
Acreage (GIS) 1.26

[View Map](#)

Owner Information

MILHOUS THOMAS REVOCABLE TRUST MILHOUS THOMAS M
 199 MIRACLE STRIP PKWY W
 MARY ESTHER FL 32569

Address Change Form

Address Change Form

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Building Value	\$253,671	\$225,963	\$200,320	\$155,236	\$144,164
Extra Features Value	\$9,898	\$4,548	\$4,293	\$4,165	\$4,250
Land Value	\$555,619	\$555,619	\$494,542	\$401,414	\$393,505
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$555,619	\$0	\$0	\$0	\$0
Just (Market) Value	\$819,188	\$786,130	\$699,155	\$560,815	\$541,919
Assessed Value	\$776,292	\$720,130	\$699,155	\$560,815	\$541,919
Exempt Value	\$50,000	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$726,292	\$670,130	\$649,155	\$560,815	\$541,919
Maximum Save Our Homes Portability	\$42,896	\$66,000	\$0	\$0	\$0

2024 TRIM Notice

[Click Here to view the 2024 TRIM Notice \(PDF\)](#)

Homestead Application

Apply for Homestead Exemption

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000133 - SFR SOUND	103	FF	104	0

Building Information

Type	SINGLE FAM
Total Area	3280
Heated Area	2536
Exterior Walls	BD/BTN ABV
Roof Cover	DIMEN/TIMB
Interior Walls	DRYWALL
Frame Type	N/A
Floor Cover	HARDWOOD; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	3
Bedrooms	4
Stories	2
Actual Year Built	1988
Effective Year Built	1988

Extra Features

Description	Number of Items	Length x Width x Height	Units	Unit Type
FIRPLC		0 x 0 x		
DOCK		0 x 0 x		
BLDG		x x		

Building Area Types

Type	Description	Sq. Footage	Year
BAS	BASE AREA	1726	1988
FOP	F OPN PRCH	546	1988
FSP	F SCR N PCH	198	1988
FUS	F UP STORY	810	1988

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Book / Page	Qualification	Sale Reason	Vacant / Improved	Grantor	Grantee
12/21/2021	\$100	DD		3594/2824	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Improved	MILHOUS THOMAS M (SGL)	MILHOUS THOMAS REVOCABLE TRUST - LIFE ESTATE
6/1/1994	\$30,300	QC		1849/861	Unqualified	N/A	Improved		MILHOUS THOMAS M
12/1/1983	\$100	WD		1223/603	Unqualified	N/A	Improved		
1/1/1977	\$21,966	PV		/	Unqualified	N/A	Improved		

Permits

Permit Number	Type	Description	Issued	Amount
516401	0000180	WIN	8/15/2022	\$22,271
515969	0000240	RE-ROOF	8/9/2022	\$10,773
429289	0000190	DOCK	6/21/2018	\$9,000

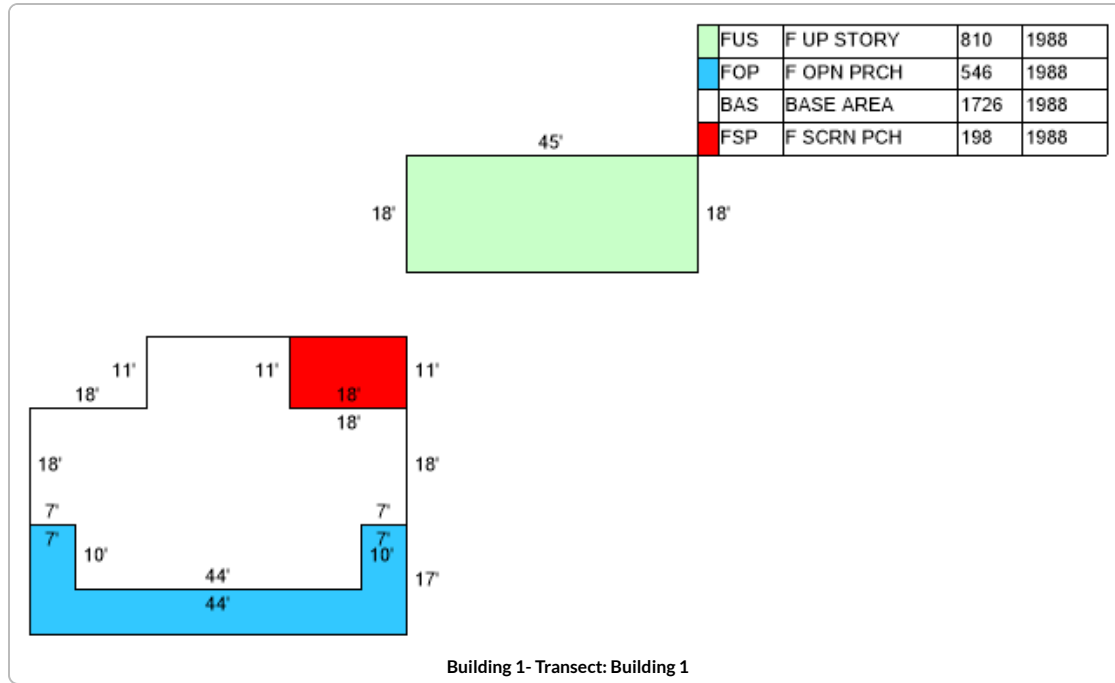
2024 Property Record Card

[Click Here to view the 2024 Property Record Card \(PDF\)](#)

Tax Collector

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

Sketches



[Print Sketches](#)

Generate Owner List by Radius

Distance:

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

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: [12/6/2024, 11:17:56 AM](#)

[Contact Us](#)



17-2S-24-0000-0003-0000
CURRENT RESIDENT
171 MIRACLE STRIP PKWY
MARY ESTHER, FL 32569

17-2S-24-0000-0004-0000
CURRENT RESIDENT
250 W HOLLYWOOD BLVD
MARY ESTHER, FL 32569

17-2S-24-0000-0005-0000
CURRENT RESIDENT
141 MIRACLE STRIP PKWY
MARY ESTHER, FL 32569

17-2S-24-0000-0007-0000
CURRENT RESIDENT
181 MIRACLE STRIP PKWY
MARY ESTHER, FL 32569

17-2S-24-0000-0008-0000
CURRENT RESIDENT
191 MIRACLE STRIP PKWY
MARY ESTHER, FL 32569

17-2S-24-0000-0009-0000
CURRENT RESIDENT
199 W MIRACLE STRIP PKWY
MARY ESTHER, FL 32569

17-2S-24-0000-0012-0000
CURRENT RESIDENT
US HWY 98
MARY ESTHER, FL 32569

17-2S-24-0000-0013-0000
CURRENT RESIDENT
US HWY 98
MARY ESTHER, FL 32569

17-2S-24-0000-0014-0000
CURRENT RESIDENT
HWY 98
MARY ESTHER, FL 32569

17-2S-24-038J-0000-0000
CURRENT RESIDENT
209 MIRACLE STRIP PKWY
. FL

17-2S-24-038J-0000-A101
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A101
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A102
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A102
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A103
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A103
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A104
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A104
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A201
CURRENT RESIDENT
209 W MIRACLE STRIP PKWY A201
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A202
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A202
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A203
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A203
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A204
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A204
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A301
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A301
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A302
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A302
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A303
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A303
MARY ESTHER, FL 32569

17-2S-24-038J-0000-A304
CURRENT RESIDENT
209 MIRACLE STRIP PKWY A304
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B101
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B101
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B102
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B102
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B103
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B103
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B104
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B104
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B201
CURRENT RESIDENT
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MARY ESTHER, FL 32569

17-2S-24-038J-0000-B202
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B202
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B203
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B203
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B204
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B204
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B301
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B301
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B302
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B302
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B303
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B303
MARY ESTHER, FL 32569

17-2S-24-038J-0000-B304
CURRENT RESIDENT
209 MIRACLE STRIP PKWY B304
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C101
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C101
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C102
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C102
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C103
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C103
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C104
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C104
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C105
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C105
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C106
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C106
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C107
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C107
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C108
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C108
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C201
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C201
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C202
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C202
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C203
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C203
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C204
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C204
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C205
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C205
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C206
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C206
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C207
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C207
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C208
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C208
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C301
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C301
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C302
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C302
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C303
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C303
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C304
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C304
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C305
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C305
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C306
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C306
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C307
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C307
MARY ESTHER, FL 32569

17-2S-24-038J-0000-C308
CURRENT RESIDENT
209 MIRACLE STRIP PKWY C308
MARY ESTHER, FL 32569

17-2S-24-038J-0000-D101
CURRENT RESIDENT
209 MIRACLE STRIP PKWY D101
MARY ESTHER, FL 32569

17-2S-24-038J-0000-D102
CURRENT RESIDENT
209 MIRACLE STRIP PKWY D102
MARY ESTHER, FL 32569

17-2S-24-038J-0000-E301
CURRENT RESIDENT
209 MIRACLE STRIP PKWY E301
MARY ESTHER, FL 32569

17-2S-24-038J-0000-E302
CURRENT RESIDENT
209 MIRACLE STRIP PKWY E302
MARY ESTHER, FL 32569

17-2S-24-038J-0000-E303
CURRENT RESIDENT
209 MIRACLE STRIP PKWY E303
MARY ESTHER, FL 32569

17-2S-24-038J-0000-E304
CURRENT RESIDENT
209 MIRACLE STRIP PKWY E304
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F101
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F101
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F102
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F102
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F103
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F103
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F104
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F104
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F201
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F201
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F202
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F202
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F203
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F203
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F204
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F204
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F301
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F301
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F302
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F302
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F303
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F303
MARY ESTHER, FL 32569

17-2S-24-038J-0000-F304
CURRENT RESIDENT
209 MIRACLE STRIP PKWY F304
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G101
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G101
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G102
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G102
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G103
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G103
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G104
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G104
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G105
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G105
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G201
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G201
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G202
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G202
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G203
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G203
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G204
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G204
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G205
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G205
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G207
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G207
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G208
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G208
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G301
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G301
MARY ESTHER, FL 32569

17-2S-24-038J-0000-G302
CURRENT RESIDENT
209 MIRACLE STRIP PKWY G302
MARY ESTHER, FL 32569

MACK BUSBEE, CFA
Okaloosa County Property Appraiser

302 N Wilson St, Suite 201
Crestview, FL 32536
(850) 689-5900
FAX (850) 689-5906



PLEASE REPLY TO:
1250 Eglin Pkwy N, Suite 201
Shalimar, FL 32579-1296
(850) 651-7240
FAX (850) 651-7244
www.okaloosapa.com

OFFICE OF THE
OKALOOSA COUNTY
PROPERTY APPRAISER

Date: 12/18/2024

RE: Adjacent Property Owner's Listing:

Parcel ID Number: 17-2S-24-0000-0009-0000

Owner: MILHOUS THOMAS REVOCABLE TRUST

- This is to certify that the attached list of owners is adjacent to and across the street from the above listed parcel.
- This is to certify that the attached list of owners pertains to a 300 ft radius from the above listed parcel.
- Other: _____

Person requesting information: KELVIN CHEERY

Email Address: _____

Phone Number: 850-243-3566

Fax Number: _____

Brittany Williams

BRITTANY WILLIAMS

Customer Service/Exemptions Specialist
Okaloosa County Property Appraiser's Office

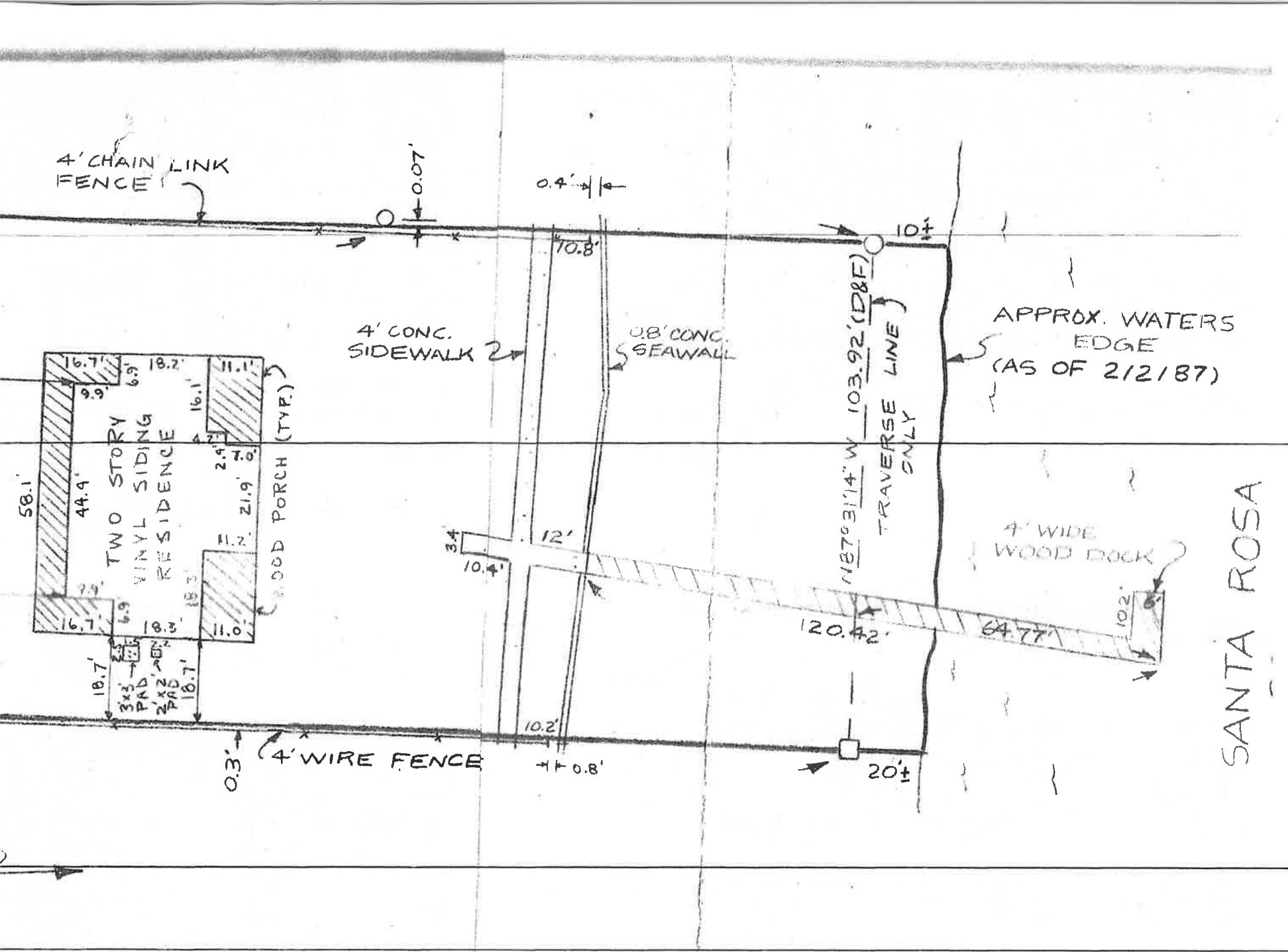
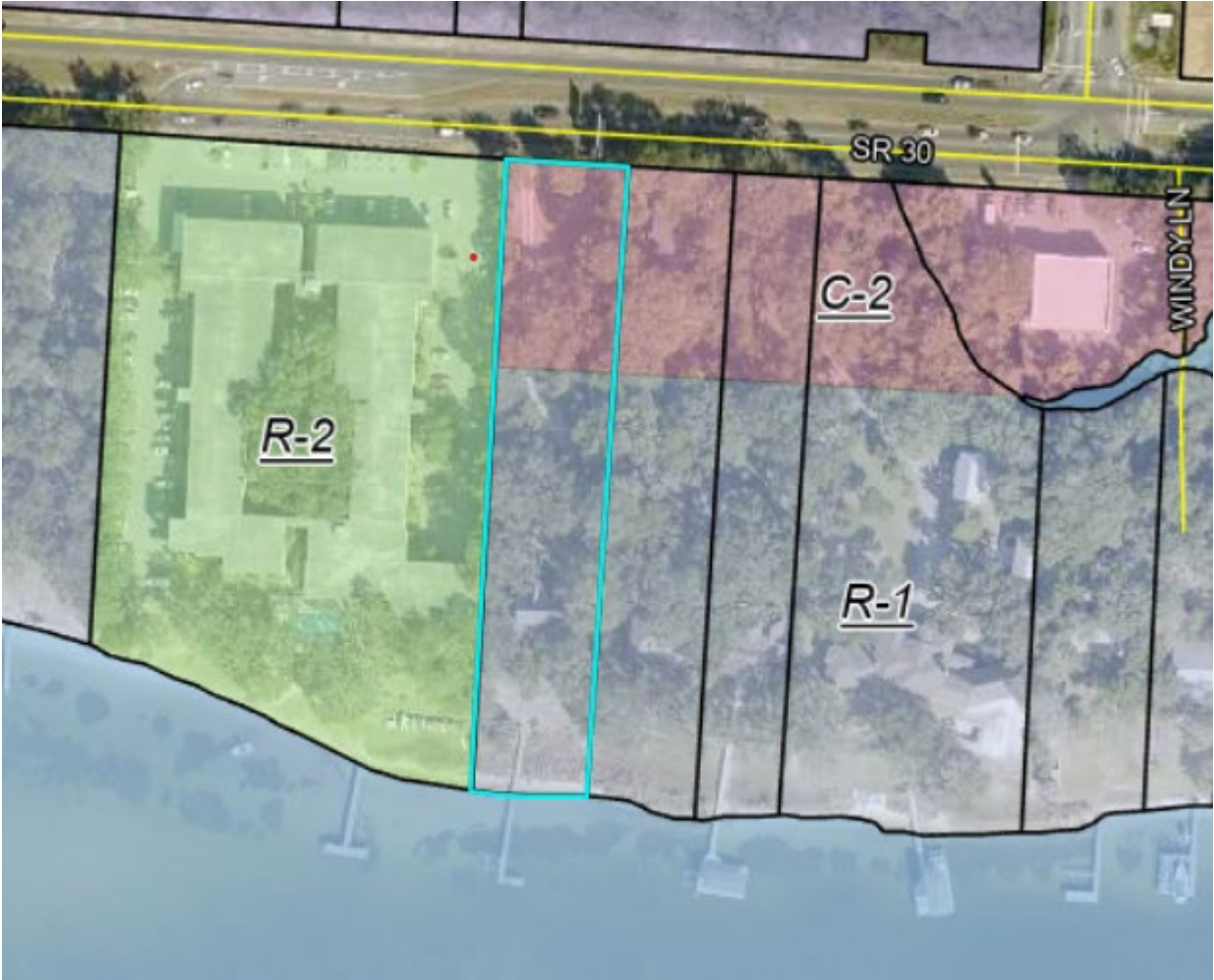


Exhibit E- Aerial Map



Storage shed construction without a City issued permit located in the front yard.



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

Date:	01/03/2025
Order Number:	10917930
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	39.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
FTW NW Florida Daily News	2	01/07/2025 - 01/14/2025	Public Notices
FTW nwfdailynews.com	2	01/07/2025 - 01/14/2025	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	\$178.67
Tax Amount	\$0.00
Service Fee 3.99%	\$7.13
Cash/Check/ACH Discount	-\$7.13
Payment Amount by Cash/Check/ACH	\$178.67
Payment Amount by Credit Card	\$185.80

Order Confirmation Amount	\$178.67
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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 Tom Milhous, 199 W. Miracle Strip, Mary Esther, FL, on Tuesday, January 21, 2025, 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 an accessory structure to encroach the front yard and to be placed in front of the primary structure. Anyone with any questions or concerns regarding this variance should call Tyler Reed at 850-243-3566.

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.

#10917930; 01/07, 1/14/2025

Notice of Public Hearing
City of Mary Esther
City Council/Local Planning Agency
Purpose: VARIANCE REQUEST
Location: CITY HALL 145 N CHRISTOPHER RD
MARY ESTHER FL 32569
Date/Time: JAN 21st 2025 5:00PM
For More Information, Contact 850-243-3566 Ext. 3



City of Mary Esther
Code Compliance
 195 Christobal Road North
 Mary Esther, FL 32569
 Phone: 850-243-3566
 Email: code@cityofmaryesther.com

Courtesy Notice	Case Number: CODE-000099-2024
	Case Type: Code Compliance
	Date Case Established: 11/22/2024
Compliance Deadline: 11/26/2024	

Violator: Thomas Milhous

Mailing Address

Thomas Milhous
 199 W MIRACLE STRIP PKWY PKWY
 MARY ESTHER, FL 32569

The City of Mary Esther has adopted ordinances to support a safe, healthy, and neighborly community. During a recent code compliance inspection, an ordinance violation was observed at the address below:

Address	Parcel
199 W MIRACLE STRIP PKWY PKWY MARY ESTHER, FL 32569	17-25-24-0000-0009-0000

We are issuing this Courtesy Notice to allow you an opportunity to correct the violation. If Corrective Action is completed by the Compliance Date your case will be closed and no further action will be necessary. Failure to correct the violation will result in a Violation Notice and additional code compliance action.

Violation: CO. 5-1; LDC 18.00.00; 18.04.00; FS 553.79 (1) - Construction Without A Permit
Corrective Action: Immediately stop all construction until all required permits are obtained.
Compliance Date: 12/12/2024
Violation: LDC 18.00.00; 18.05.00 - Stop Work Order Construction
Corrective Action: Immediately stop all work/construction until otherwise noted and a City permit has been issued.
Compliance Date: 11/26/2024
Violation: Other - Other
Corrective Action: Building setback accessory structure being constructed in the front yard. City Code 7.15.1 (j) (3)
Compliance Date: 12/12/2024

If you have any questions regarding this notice, please feel free to contact me at 850-243-3566 or code@cityofmaryesther.com.

Sincerely,

Kelvin Cherry
 Code Compliance Officer - Badge Number: 1058