

**ORDINANCE NO. 21-07-01**

**AN ORDINANCE FOR THE REZONING OF CERTAIN  
PROPERTIES IN THE CITY OF NICEVILLE,  
FLORIDA; PROVIDING ZONING FOR SAME AND  
AN EFFECTIVE DATE.**

**WHEREAS**, application has been made to the City Council by Stephen Tatum representing Three Wise Men and Mom, LLC for the rezoning of their property located at 121 Cedar Ave. N, Niceville, Florida 32578, hereinafter described, from R-2, One or Multi Family Residential to C-1, Limited Commercial, and have a future land use of Commercial; 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 any objections made being heard,

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED:**

**SECTION 1.** That the following described property, previously zoned R-2, One or Multi Family Residential is hereby zoned C-1, Limited Commercial and have a future land use of Commercial:

**LEGAL DESCRIPTION:**

Lot 19 and the North one-half of Lot 20, Block 12, Powell Subdivision according to the plat thereof as recorded in Plat book 1, Page 96 Public Records of Okaloosa County, Florida.

Parcel ID # 06-1s-22-2100-0012-0192

Property Address: 121 Cedar Ave. N, Niceville, Florida 32578

**SECTION 2.** This Ordinance shall become effective upon enactment upon final reading and approval in accordance with the City Charter.

**PASSED AND ENACTED** in regular session upon this second and final reading this 13th day of July, 2021.

  
MAYOR

ATTEST:

  
CITY CLERK

DANA C. MATTHEWS

MICHAEL A. JONES

KENNETH M. BORICK

CI Counsel

Also admitted in Georgia and South Carolina

DANA C. "D.C." MATTHEWS II

SAMUEL B. TAYLOR



INSIGHT INTEGRITY INNOVATION

DANIEL C. O'ROURKE  
Florida Supreme Court Certified  
Civ. and Family Mediator

CHRISTA P. DIVINEY  
Board Certified Criminal Trial Lawyer  
Also admitted in Alabama

LAURA PENTEL-KLANG

C. STEPHEN TATUM

DAWN E. STUNTZ  
Also admitted in Mississippi

REPLY TO DESTIN

STATUM@DESTINLAW.COM

May 6, 2021

Frankie Revell  
City of Niceville  
212 Partin Drive North  
Niceville, FL 32578

Dear Ms. Revell,

My client, Three Wise Men & Mom, LLC (a Randy Wise Homes affiliate), wishes to rezone its property located at 121 Cedar Ave. North. The current zoning on the property is R-2, however the properties directly to its south and west are zoned C-1 and to the east is PC1 zoning for the high school (see attached zoning map).

**LEGAL DESCRIPTION:**

Lot 19 and the North one-half of Lot 20, Block 12 Powell Subdivision according to the plat thereof as recorded in Plat Book 1, Page 96 Public Records of Okaloosa County, Florida.

I have also attached a copy of the deed for your convenience. If you require more information, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "C. Stephen Tatum".

C. Stephen Tatum, Esq.  
Matthews & Jones, LLP  
CST/ala

Enclosures:

Deed  
Zoning Map

4475 LEGENDARY DRIVE DESTIN, FL 32541 850.837.3662 850.654.1634  
323 E. JOHN SIMS PARKWAY NICEVILLE, FL 32578 850.729.7440 850.729.7871  
2930 W. COUNTY HWY 30A, STE 202 SANTA ROSA BEACH, FL 32459 850.682.6211 850.622.0898



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Water
- Niceville
  - C-1
  - C-2
  - C-PUD
  - CON
  - M-1
  - PCI
  - PUD
  - R-1
  - R-1A
  - R-1B
  - R-2
  - R-3
  - R-C
  - RNC
  - S-1

City Labels

Parcel ID 06-15-22-	Physical Address	121 CEDAR AVE N	Land Value	\$24,840	Last 2 Sales			Reason	Qual
2100-0012-0192	Mailing Address	NICEVILLE	Ag Land Value	\$0	Date	Price			
Acres 0.26	Address	THREE WISE MEN AND MOM LLC	Building Value	\$38,488	1/22/2013	\$75,000		QUAL/CREDIBLE/VERIF/DOC/EVIDEN	Q
(GIS)		128 NORTH PARTIN DRIVE	Misc Value	\$0	4/1/1985	\$100		QUAL/CREDIBLE/VERIF/DOC/EVIDEN	U
Property SINGLE FAM		NICEVILLE, FL	Just Value	\$63,328					
Class		32578	Assessed Value	\$63,328					
Taxing 6			Exempt Value	\$0					
District			Taxable Value	\$63,328					

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