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 Of Counsel Also admitted in Georgia and South Carolina.

DANA C. "D.C." MATTHEWS II

SAMUEL B. TAYLOR

REPLY TO DESTIN

MATTHEWS JONES ATTORNEYS AT LAW

INSIGHT INTEGRITY INNOVATION

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

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

LAURA PENTEL-KLANG

C. STEPHEN TATUM

DAWN E. STUNTZ Also admitted in Mississippi

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 PCI 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,

C. Stephen Tatum, Esq.

Matthews & Jones, LLP

CST/ala

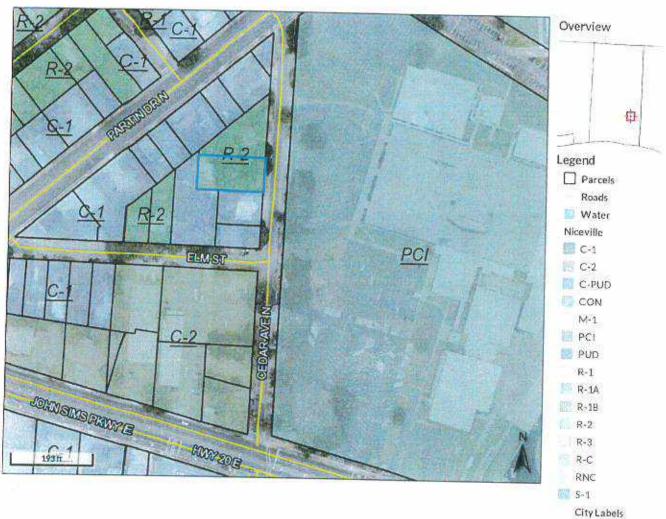
Enclosures:

Deed

Zoning Map



Okaloosa County Property Appraiser



Parcel ID 06-15-22-2100-0012-

0192

Acres (GIS)

Property SINGLE FAM

Class Taxing District Physical 121 CEDAR AVEN

Address NICEVILLE Mailing

THREE WISEMEN Address AND MOMILIC 128 NORTH PARTIN DRIVE NICEVILLE, FL 32578

Land Value

Value

Misc

Value

Value

Value Exempt Value

Value

Just

Ag Land Value Building \$38,488

30

Assessed \$63,328

Taxable \$63,328

\$63,328

\$24,840 Last 2 Sales Date

Price 4/1/1985 \$100

Reason

Qual 1/22/2013 \$75000 QUAL/CREDIBLE, VERIF/DOC/EVIDEN Q QUAL/CREDIBLE VERIF/DOC/EVIDEN U

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