

ORDINANCE NO. 24-01-07

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 Malcom Spears for the rezoning of their property, located at 805 Cedar Ave S., Niceville, Florida 32578 hereinafter described, from R-1A, Single Family, to R-1B, Single Family Residential and have a future land use of MDR, Medium Density Residential; 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 that:

SECTION 1. That the following described properties, previously zoned R-1A, Single Family, is rezoned to R-1B, Single Family Residential and have a future land use of MDR, Medium Density Residential,

LEGAL DESCRIPTION:

Commencing at the Northeast corner of Government Lot 4, Section 7, Township 1 South, Range 22 West, Okaloosa County, Florida, go thence along the east line of Section 7, North 00 degrees 22 minutes 43 seconds East, a distance of 315.00 feet; thence departing said section line North 89 degrees 37 minutes 17 seconds West, a distance of 15.00 feet to the Point of Beginning; thence continue North 89 degrees 37 minutes 17 seconds West 120.00 feet; thence North 00 degrees 22 minutes 43 seconds East, 153.00 feet; thence South 89 degrees 37 minutes 17 seconds East, 120.00 feet; thence South 00 degrees 22 minutes 43 seconds West, 153.00 feet to the Point of Beginning, all in Section 7, Township 1 South, Range 22 West, Okaloosa County, Florida. Less and Except any portion lying within road right of way.

Parcel ID No. 07-1S-22-0000-0031-0000

Property Address: 805 Cedar Ave S., Niceville, Florida 32578, and

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 9th day of January, 2024.


MAYOR

ATTEST:


CITY CLERK

November 16, 2023

Ms. Frankie Revell,

As the owner of the property of 805 Cedar St South, please accept this formal request to rezone 805 Cedar St South, Parcel ID 07-1S-22-0000-0031-0000 from R1A to R1B or R2. I will drop off the requested fee of \$225 in person today or Friday November 17th.

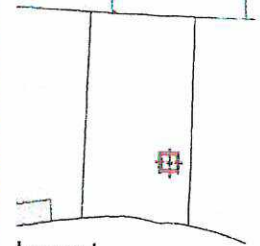
Thank you,



Malcolm Spears
Grand American Ent. Inc.
PO BOX 686
Baker, FL 32531



Overview



Legend

-  Parcels
-  Roads
-  Water
- City Labels

Parcel ID	07-15-22-0000-0031-0000	Physical Address	805 CEDAR AVE S	Land Value	\$131,122	Last 2 Sales			
Acres (GIS)	0.48	Mailing Address	NICEVILLE	Ag Land Value	\$0	Date	Price	Reason	Qual
Property Class	SINGLE FAM			Building Value	\$210,392	11/10/2014	\$150000	UNQUAL/NOT EXPOSED TO OPEN-MKT	U
Taxing District	6			Misc Value	\$1,538	5/21/2010	\$119900	UNQUAL/BANKRPTCY,EXECUTRS,GUAD	U
			805 CEDAR AVE S	Just Value	\$343,052				
			NICEVILLE, FL 32578-0000	Assessed Value	\$200,001				
				Exempt Value	\$50,000				
				Taxable Value	\$150,001				

Date created: 11/16/2023
Last Data Uploaded: 11/16/2023 10:08:40 AM