

ORDINANCE NO. 24-01-08

AN ORDINANCE ANNEXING TO THE CITY OF NICEVILLE, FLORIDA, CONTIGUOUS LANDS DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR PROPER ADVERTISEMENT PURSUANT TO §171.044, FLORIDA STATUTES; PROVIDING THAT THE PROPERTY WILL BE ZONED R-2, ONE OR MULTI FAMILY AND HAVE A FUTURE LAND USE OF MDR, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR FILING WITH THE CLERK OF COURT, OKALOOSA COUNTY AND THE DEPARTMENT OF STATE.

WHEREAS, the City Council of the City of Niceville, Florida has been presented with a written request signed by the owner of real property requesting that their unincorporated land be annexed and incorporated by the City and that said property be zoned R-2, One of Multi Family with a future land use of MDR, Medium Density Residential; and

WHEREAS, notice of public hearing concerning said annexation has been duly publicized and said hearing having been held this date and that the Council has considered the objections, if any, made by various citizens.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Council for Niceville, Florida;

SECTION 1. The following described unincorporated area contiguous to the City of Niceville, Florida, be and is hereby annexed to the City:

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 1 South, Range 22 West, Okaloosa County, Florida; thence West along the South line thereof 839.00 feet; thence North 270.00 feet to the Point of Beginning; thence continue North 80.00 feet; thence East 166.00 feet; thence angle left 88 degrees 52 minutes 30 seconds 50.00 feet; thence East 43.02feet; thence South 130.00 feet; thence West 193.00 feet; thence South 60.00 feet; thence West 17.00 feet; thence North 60.00 feet to the Point of Beginning.

Parcel ID: 08-1S-22-0000-0075-0010

Parcel ID: 08-1S-22-0000-0075-0000

Property Address: Fleur De Key Properties, Bullock Blvd., Niceville, Florida 32578

SECTION 2. That the boundary line of the City of Niceville, Florida shall be redefined to include the area as defined in Section 1 of this Ordinance.

SECTION 3. In order to comply with the provisions of §171.044, Florida Statutes, a notice of this annexation shall be published once each week for two (2) consecutive weeks in a newspaper published in Okaloosa County, Florida, and shall give the Ordinance number and a brief general description of the area proposed to be annexed.

SECTION 4. The property hereby annexed is hereby zoned R-2, One or Multi Family and have a future land use of MDR, Medium Density Residential; and the official zoning map is amended to reflect such zoning.

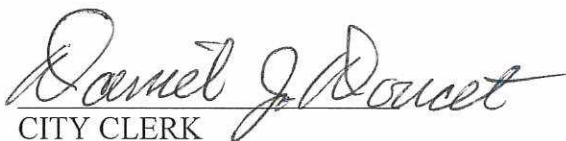
SECTION 5. This Ordinance is declared severable and any provision declared invalid shall not affect the other provisions hereof.

SECTION 6. After its enactment, a copy of said Ordinance shall be filed with the Clerk of the Circuit Court of Okaloosa County, Florida, the Chief Administration Officer of Okaloosa County and with the Department of State, within seven (7) days of adoption of this Ordinance.

PASSED AND ENACTED in regular session upon this second and final reading this 9th day of January, 2024.


MAYOR

ATTEST:


CITY CLERK

November 21, 2023

Frankie Revell

City of Niceville 32578

Building Dept

To whom it may concern,

We, the owners at 607 bullock ave, would like to request to be annexed into the City of Niceville from Okaloosa County. We also request to have the property to connected to City Of Niceville sewer and water and would like to keep our current zoning of R-2. Our intention is to build 2 buildings, a duplex and triplex, on each subject property/lot consisting of each unit being 2/2 or 2/1 living space. Our intention is to bring affordable housing to the city considering the current cost to Buy/Rent in the City of Niceville.

Thank you for the time and consideration on this project.

Sincerely,

Print

Jonathan Howell

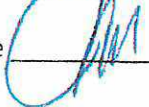
Signature



Print

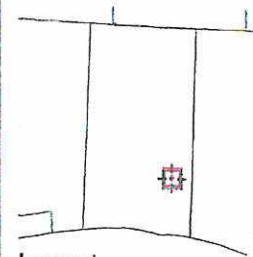
Joshua Brinkman

Signature





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	08-15-22-0000-0075-0010	Physical Address	BULLOCK BLVD NICEVILLE	Land Value	\$63,943	Last 2 Sales				
Acres (GIS)	0.17	Mailing Address	FLEUR DE KEY PROPERTIES LLC	Ag Land Value	\$0	Date	2/16/2022	Price	\$110000	Reason
Property Class	VACANT	Address	210 CRYSTAL CT NICEVILLE, FL 32578	Building Value	\$0					UNQUAL/DEED TO/FROM FINAN INST
Taxing District	15			Misc Value	\$0		n/a	0	n/a	
				Just Value	\$63,943					
				Assessed Value	\$63,943					
				Exempt Value	\$0					
				Taxable Value	\$63,943					

Date created: 11/21/2023

Last Data Uploaded: 11/21/2023 10:08:25 AM

Daniel J. Doucet

From: Ammyruth Hanson
Sent: Wednesday, December 27, 2023 8:05 AM
To: Frankie A. Revell; Robert Jenkins; Judy Byrne Riley; 'wilsonsm'; Doug Tolbert; Jared Bradley; 'Jennette, Tracy E'; 'oe'; Wade Fludd; Daniel J. Doucet; Daniel J. Doucet
Subject: January 2nd Planning Commission Meeting TRC Comments
Attachments: January 2024 TRC Comments.docx

Good morning. Attached please find the TRC Comments for the two agenda items on the upcoming Planning Commission agenda. Please let me know if you have any questions or comments.

Ammy Hanson, CFM

City of Niceville

208 North Partin Drive

Niceville, FL 32578

Work: (850) 279-6436, ext. 2009

Cell: (850) 333-5060

Fax: (850) 655-3693

ahanson@nicevillefl.gov

Robert Jenkins
City Planner, GIS Manager
Office - 850-279-6436, ext. 1407
Fax - 850-279-4897



208 N. Partin Drive
Niceville, FL 32578

Home of the Boggy Bayou Mullet Festival

December 20, 2023

RE: TRC Comments for January, 2024 Planning Commission Meeting

The TRC Committee met and reviewed the items on the January, 2024 Planning Commission agenda and are providing the following comments:

1. James Brown, 307 Boxer Ave, request a Special Exception to the Land Development Code, Table 7- 2, R- 2 zoning, to allow for a 10' rear setback as opposed to the required 20'.

This parcel does not have the square footage to be split into two lots.

2. Jim Wilson, 300 Riley Rd, request a Special Exception to the Land Development Code, Table 7- 2, R -1A zoning, to allow for a 7' 9" side setback as opposed to the required 10'.

TRC has no comments.