

ORDINANCE NO. 22-09-02

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 Kiani Torres and Cody Richardson for the rezoning of their property, located at 227 Palmetto Ave., Niceville, Florida 32578 hereinafter described, from R-1, Single Family Residential, to C-2, General 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 that:

SECTION 1. That the following described properties, previously zoned R-1, Single Family Residential, is hereby zoned C-2, General Commercial and have a future land use of Commercial,

LEGAL DESCRIPTION:

Commencing at the SW corner of Lot 10, Nathey Estates Adjustment Subdivision of Niceville, Florida, Plat Book 1, Page 45, thence North 59 degrees East along said lot line 110 feet to the NE corner of Shelby Boutwell land and the Point of Beginning, thence North 59 degrees East along the South line of Lot 10, 100 feet to a fence, thence North 04 degrees 10 minutes East 100 feet along fence line, thence South 59 degrees West 100 feet, thence South 04 degrees 10 minutes West along fence line to the POINT OF BEGINNING, containing 1/4 acre more or less all being in Lot 10 of the Nathey Estates Adjustment Subdivision of Niceville, Florida, Lot 7, Section 1, Township 1 South, Range 23 West, Okaloosa County, Florida.

Parcel 2:

Commencing at the SW corner of Lot 10 Nathey Estates Adjustment Subdivision, to Niceville, Florida, Plat Book 1, Page 45, thence North 59 degrees East 210 feet; thence North 04 degrees 10 minutes East 100 feet to the POINT OF BEGINNING ; thence South 59 degrees West 100 feet more or less to intersection with fence; thence North 04 degrees 10 minutes East 65 feet along fence; thence East along South fence line of Seccry Lot, 86 feet more or less to the POINT OF BEGINNING, containing 1/8 of an acre more or less, all being in Lot 10 of Nathey Estates Adjustment Subdivision to Niceville, Florida, Lot 7 of Section 1, Township 1 South, Range 23 West, Okaloosa County, Florida.

Together with

Commencing at the SW corner of Lot 10 Nathey Estates Adjustment Subdivision, according to the plat thereof recorded in Plat Book 1, Page 45, of the Public Records of Okaloosa County, Florida; run South 00 degrees, 01 minute, 45 seconds West along the West boundary thereof 250.28 feet to the Point of Beginning; Thence continue South 00 degrees, 01 minute, 45 seconds West 94.41 feet to the point of curvature of a curve concave to the Northeast and having a radius of 15.00 feet; thence along said curve in a Southwesterly direction through a central angle of 121 degrees. 07 minutes, 57 seconds an arc distance of 31.71 feet to the point of tangency of said curve; thence North 58 degrees, 53 minutes, 48 seconds East 78.90 feet; thence North 04 degrees 57 minutes, 35 seconds East 66.70 feet; thence North 89 degrees, 58 minutes, 15 seconds west 96.02 feet to the Point of Beginning.

Parcel ID No. 01-1S-23-1730-0000-009F

Property Address:227 Palmetto Ave., 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 13th day of September, 2022.


MAYOR

ATTEST:


CITY CLERK

I, Kiani M Tomes and Cody A Richardson
request the change of zoning for 227
Palmetto Ave Niceville FL 32578
from residential to commercial.



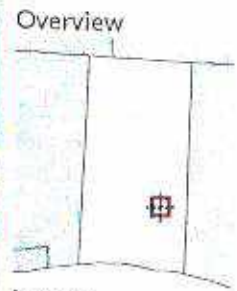
Kiani Tomes

6/21/2022



Cody Richardson

6/21/2022



- 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 01-15-23-1730-0000-009F	Physical Address	227 PALMETTO AVE NICEVILLE	Land Value	\$51,834	Last 2 Sales			
Acres 0.46	Mailing Address	RICHARDSON CODY A & RUIZ KIANI	Ag Land Value	\$0	Date	Price	Reason	Qual
(GIS)	Address	227 PALMETTO AVE NICEVILLE, FL 32578	Building Value	\$160,070	2/28/2022	\$100	UNQUAL/CORRECTIVE/QCD,TD	U
Property Class			Misc Value	\$0	12/27/2021	\$285000	QUAL/DEED EXAMINATION	Q
Taxing District			Just Value	\$211,904				
			Assessed Value	\$159,933				
			Exempt Value	\$50,000				
			Taxable Value	\$109,933				

Date created: 7/14/2022
Last Data Uploaded: 7/14/2022 10:10:09 AM