

ORDINANCE NO. 23-08-02

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; 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 his unincorporated land be annexed and incorporated by the City and that said property be zoned R-2, One or Multi Family with a future land use of MDR, 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:

Lot 2, Block 31, Plat of Valparaiso Realty Company's Pine Crest Addition to Valparaiso, Florida, sheet no. 1, Subdivision no. 2, according to the Plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Okaloosa County, Florida.

Also known as: 1138 47th St, Parcel ID #05-1S-22-256B-0031-0020.

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 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 8th day of August, 2023.


MAYOR

ATTEST:


CITY CLERK



- Legend
- Parcels
 - Roads
 - Water
 - City Labels

Parcel ID	05-15-22-2568-0031-0020	Physical Address	1138 47TH ST NICEVILLE	Land Value	\$36,364	Last 2 Sales			
Acres (GIS)	0.17	Mailing Address	JAMES TAYLOR GEN'L CONTRACTOR	Ag Land Value	\$0	Date	7/14/2017	Price	\$36500
Property Class	SINGLE FAM	Address	151 WESTVIEW AVE VALPARAISO, FL 32580	Building Value	\$42,027	Date	2/1/1984	Price	\$37000
Taxing District	15			Misc Value	\$0			Reason	N/A
				Just Value	\$78,391			Reason	QUAL/PHY PROP CHGD AFTER SALE
				Assessed Value	\$78,348				Qual
				Exempt Value	\$0				Q
				Taxable Value	\$78,348				Q

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