

ORDINANCE NO. 17-03-01

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 Allen Tucker for the rezoning of parcel 2, Block 3, located at 121 Hart Street, hereinafter described property from R-2, One or Multi Family to C-1, Limited 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 RESOLVED that:

SECTION 1. That the following described, property previously zoned R-2, One or Multi Family is hereby zoned C-1, Limited Commercial:

LEGAL DESCRIPTION:

Lots 15 and 16, Niceville Heights Addition to Valparaiso, according to the Plat thereof, as recorded in Plat Book 1, at Page 102, of the Public Records of Okaloosa County, Florida.

AND

A parcel of land lying in Section 1, Township 1 South, Range 23 West, being the North portion of Lot 17, Block 3, Niceville Heights Addition as recorded in Plat Book 1, Page 102, of the Public Records of Okaloosa County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 13 of said Block 3, said point lying at the intersection of the South Right of Way line of Hart Street with the East Right of Way line of the aforesaid Hillcrest Drive (50 foot Right of Way); thence proceed S 01 degrees 55'18" W on said East right of way line and the common West line of the aforesaid Block 3, a distance of 375.00 feet to the Northwest corner of the aforesaid Lot 17, said point also being the Point of Beginning; thence on the North, East and Southeasterly lines of said Lot 17, the following 3


(three) calls: S 87 degrees 48'42" E, a distance of 150.00 feet; thence S 01 degrees 55'18" W, a distance of 41.86 feet; thence N 87 degrees 41'10" W, on said Southeasterly line and the West extension thereof, a distance of 150.00 feet to a point of intersection with the aforesaid common East Right of Way line of Hillcrest Drive; thence N 01 degrees 55'18" E on said common line, a distance of 41.53 feet of the Point of Beginning.

Parcel ID #: 01-1S-23-1740-0003-0150

Property is located at 121 Hart Street, Niceville, Florida 32578

SECTION 2. This Ordinance shall become effective upon adoption upon final reading and approval in accordance with the City Charter.

ADOPTED in regular session this 14th day of March, 2017.


MAYOR

ATTEST:


CITY CLERK

OKALOOSA COUNTY, FLORIDA:
Recording Fee: \$ 18.50
Documentary Stamps: \$ 787.50

Inst # 2318921 BK 2699 PG 4937 Page 1 of 2
Recorded 04-06-2006 at 03:28 PM
RECORDING: \$10.50 RECORDING ARTICLE V: \$8.00
DEED DOGSTAMPS: \$787.50

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THIS INSTRUMENT PREPARED BY:
C. Jeffrey McInnis, Attorney at Law
Anchors, Smith, Grimsley
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, Florida 32547
(850) 863-4064
FILE NO. 06-0045CJM

CLERK OF COURT
CLERK OF COURT, OKALOOSA COUNTY, FL

STATE OF FLORIDA)

COUNTY OF OKALOOSA)

WARRANTY DEED

THIS WARRANTY DEED is made effective the 5th day of April, 2006, by **RUCKEL PROPERTIES, INC., a Florida corporation**, whose post office address for purposes hereof is 17 John C Sims Parkway N, Valparaiso, Florida 32580, (hereinafter collectively called the "Grantor", whether one or more), to **GUSTIN, COTHERN & TUCKER, INC.**, whose post office address for purposes hereof is P.O. Box 1657, Niceville, Florida 32588, (hereinafter called "Grantee", whether one or more):

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land located in OKALOOSA County, State of Florida, more particularly described as follows:

Lots 15 and 16, Niceville Heights Addition to Valparaiso, according to the Plat thereof, as recorded in Plat Book 1, at Page 102, of the Public Records of Okaloosa County, Florida.

THE PROPERTY HEREIN CONVEYED IS NOT HOMESTEAD PROPERTY OF GRANTOR.

SUBJECT to any and all covenants, restrictions, easements, reservations and other matters of record which are not hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as otherwise stated herein and except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective for all purposes as of the day and year first above written.

Signed, sealed and delivered in our presence:

RUCKEL PROPERTIES, INC.,
A Florida corporation

Mary A. Travis
Witness No. 1: (Signature Above Line)
Printed Name: Mary A. Travis

By: [Signature]
JAMES P. RUCKEL,
Its President

Sandra Parsons
Witness No. 2: (Signature Above Line)
Printed Name: Sandra Parsons

STATE OF FLORIDA)

COUNTY OF OKALOOSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5th day of April, 2006, by JAMES P. RUCKEL as President of RUCKEL PROPERTIES, INC., a Florida corporation, and on behalf of the corporation,

_____ who are personally known to me; or
X who have produced DRIVERS LICENSE as identification and who did take an oath.

Mary A. Travis
Notary Public,
My Commission Expires:

MARY A. TRAVIS
Notary Public, State of Florida
My comm. exp. Dec. 17, 2009
Comm. No. DD 493858



GUSTIN, COTHERN & TUCKER, INC.

SURVEYING & MAPPING

121 Hart Street | Niceville, FL 32578

Phone: (850) 678-5141 | Fax: (850) 729-2460 | www.gct-survmap.com

Ms. Frankie Revell
City of Niceville Building Inspector
206 North Partin Drive
Niceville, Florida 32578

November 16, 2016

Re: GCT Vacant Parcel Rezone

Ms. Revell,

Please let this letter serve as notice to request to have our property located at 121 Hart Street rezoned from R-2 to C-1. I have attached the legal description and the Okaloosa County Property Appraiser's information for your use.

Sincerely,
Allen E. Tucker, PSM
President

Attachments



Okaloosa County Appraiser

Parcel: 01-1S-23-1740-0003-0150 Acres: 0

Name:	GUSTIN COTHERN & TUCKER INC	Land Value:	77,100
Site:	NICEVILLE	Building Value:	0
Sale:	\$29,500 on 2007-11 Reason=V Qual=U	Misc Value:	0
Mail:	P O BOX 1657	Just Value:	77,100
	NICEVILLE, FL 32588	Assessed Value	77,100
		Exempt Value	0
		Taxable Value	77,100



Okaloosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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