

**ORDINANCE NO. 17-04-01**

**AN ORDINANCE FOR THE REZONING OF CERTAIN  
PROPERTIES IN THE CITY OF NICEVILLE, FLORIDA;  
PROVIDING ZONING FOR SAME AND; PROVIDING  
FOR AN EFFECTIVE DATE.**

**WHEREAS**, application has been made to the City Council by John Tidwell for the rezoning of the property located 204 Ellis Avenue, hereinafter described, from R-1, Single Family Residential to PUD, Planned Unit Development and have a future land use of MU, Mixed Use, and

**WHEREAS**, notice of public hearing concerning said rezoning 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 RESOLVED** that:

**SECTION 1.** That the following described, property previously zoned PUD, Planned Unit Development and have a future land use of MU, Mixed Use:

**LEGAL DESCRIPTION:**

at the N.E. corner of Lot 4, Section 7, Township 1 South, Range 22 West; thence North 631(six hundred and thirty one) to point of beginning; thence west 208 feet (two hundred eight) thence north 208 feet (two hundred eight); thence East 208 feet (two hundred eight); thence South 208 (two hundred eight) to the point of beginning containing one acre more or less, all being in Lot 1, Section 7, Township 1 South, Range 22 west, Okaloosa County, Florida.

Less and except that certain property conveyed to J.C. Marler on February 16, 1940 being described as follows:

Beginning at the NE corner of Lot 4, Section 7, Township 1, Range 22 West; thence North 787 feet to point of beginning, thence West 208 feet, thence North 52 feet, thence East 208 feet, thence South 52 feet to point of beginning containing  $\frac{1}{4}$  of an acre more or less all being in Lot One, Section 7, Township 1 South, Range 22 West, Okaloosa County, Florida.

Less and except that certain property conveyed to the State of Florida on August 1, 1974 being described as follows:

Begin on the Westerly extension of the North line of Lot 1, Block "A", Leota Miller Subdivision as per plat recorded in Plat Book 4, Page 18 of the Public Records of Okaloosa County, Florida, at a point 41.03 feet North 88 Degrees 51 feet 13 inches West of the Northwest corner of said Lot 1; thence run North 1 Degree 05 47 East

912.06 feet to the end of the survey line herein described; Containing 0.05 of an acre (2,340 square feet), more or less.

Parcel ID#: 07-1S-22-0000-0029-0000

Property Located at 204 Ellis Avenue, 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 upon final and third reading this 9<sup>th</sup> day of May, 2017.

  
MAYOR

ATTEST:

  
CITY CLERK

VICINITY MAP

## PAPER NO. 67-10-27-000-000-000

[illegible]

**ADDITIONAL COMMENTS:**

WATER-TO-WATER  
WATER-TO-AIR LINE  
WATER-TO-GAS LINE  
WATER-TO-LINE  
WATER-TO-PIPE  
WATER-TO-TANK



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TIDWELL HOMES

TIDWELL MIXED USE  
CITY OF MEEHLE, FLORIDA

PUD CONCEPTUAL SITE PLAN

WILSON, DAVID RAY-CLIFFE (1925-1998), 2004 P. 79

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