

ORDINANCE NO. 17-12-01

**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 Margaret Frere for the rezoning of her property, Lot 6 and 7, Block 7, Powell Subdivision located at 707 Cypress Drive, Niceville, Florida 32578, hereinafter described, from R-1, Single Family Residential to R-1B, Single Family Residential, and have a future land use of MDR, Medium Density Residential; 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 property, previously zoned R-1, Single Family Residential is hereby zoned R-1B, Single Family Residential and have a future land use of MDR, Medium Density Residential:

LEGAL DESCRIPTION:

Lots 6 and 7, Block 7, Powell Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Okaloosa County, Florida

Parcel ID #: 06-1S-22-2100-0007-0060

Property Address: 707 Cypress Drive, Niceville, Florida 32578

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

PASSED AND ENACTED in regular session upon this third and final reading this 12th day of December 2017.

Randall W. Wier
MAYOR

ATTEST:

Daniel J. Dorset
CITY CLERK

August 31, 2017

City of Niceville

Building Department

Niceville, FL 32578

Attn Frankie Revell


Re: Rezone from R-1 to R-1b

To Whom It May Concern:

Attached is a survey of 707 Cypress Drive in Niceville, FL. This is lots 6 and 7 (Block 7) of the Powell Subdivision as platted in 1945. I would like to request that this double lot be rezoned from R-1 to R-1b to allow building of two single family homes. As you can see from the attached copy of the subdivision plat, all lots in that area are approximately the same size and most, if not all, have current housing on them. In addition, the lots I own directly across the street are zoned R-1b.

Your review and approval would be greatly appreciated. If you have any questions, please do not hesitate to contact me at 850-585-9665.

Thank you,

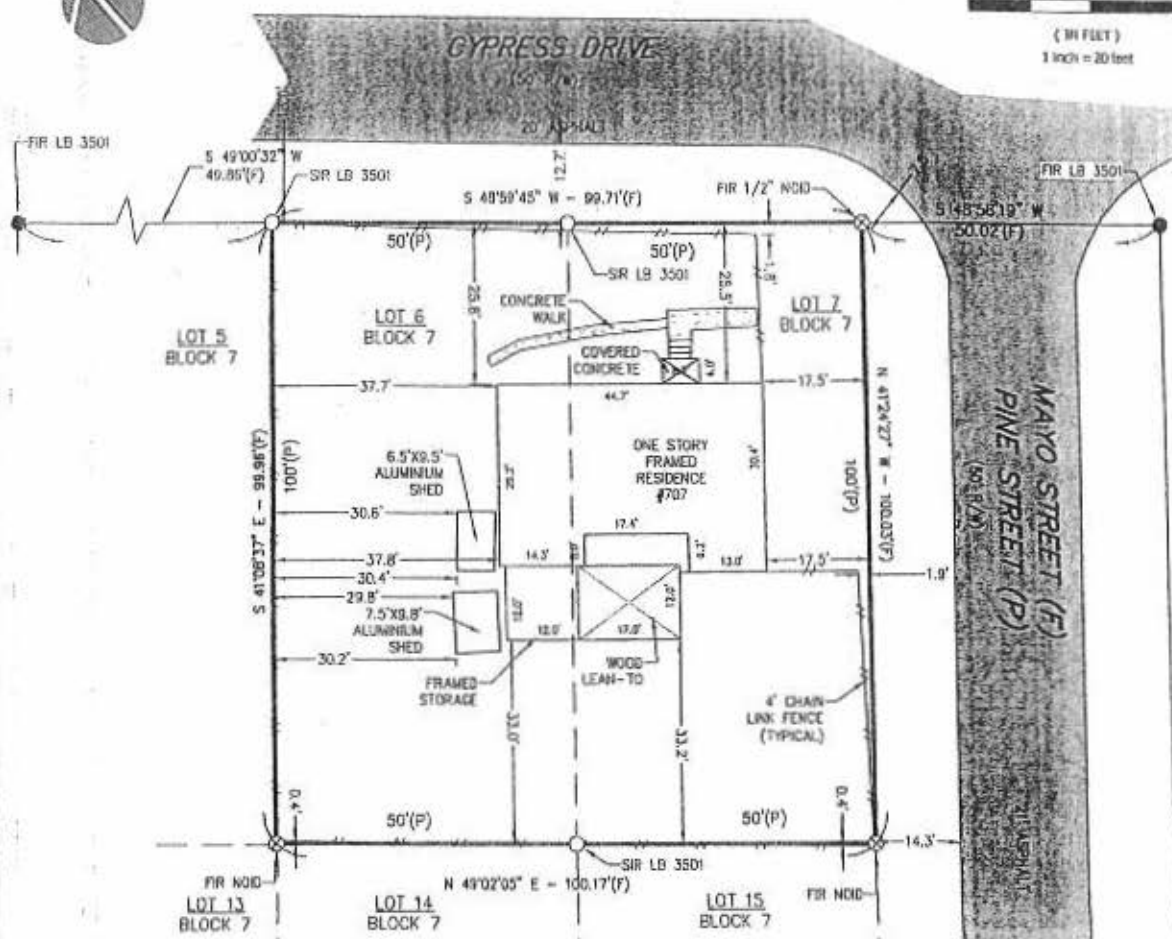


Margaret Frere

NORTH



GRAPHIC SCALE


 (IN FEET)
 1 inch = 20 feet


LEGEND:

No. OR # = NUMBER
 — = DISTANCE NOT TO SCALE
 L.B. = LICENSED BUSINESS
 L.S. = LICENSED SURVEYOR
 P.S.M. = PROFESSIONAL SURVEYOR
 AND MAPPER

FIR = FOUND 1/2" IRON ROD
 SR = SET 1/2" IRON ROD
 NO ID = NO IDENTIFICATION
 (F) = FIELD MEASURED DATA
 (P) = RECORD PLAT DATA

SURVEY REPORT

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
3. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
4. APPARENT USES ARE AS SHOWN.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHEAST RIGHT OF WAY LINE OF CYPRESS DRIVE, HAVING A MEASURED BEARING OF S 48°59'45" W. (DATUM ASSUMED)
7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0388 H, DATED 12/08/2002, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.

LOT 6 & LOT 7, BLOCK 7, POWELL SUBDIVISION OF NICEVILLE, LYING IN SECTION 06, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

TYPE SURVEY: AS-BUILT

CLIENT: PEGGY FRIERE

FIELD DATE: 08/23/2017 F.S. 17-10/72-73

HORIZ. DATUM: ASSUMED

VERT. DATUM: N/A

ALLEN E. TUCKER, P.S.M. No. 4584

OR HORACE WAYNE WALKER, JR., P.S.M. No. 5029

OR JOSHUA P. WOOD, P.S.M. No. 5990

8/24/2017

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER

RD 047, MC 2817

GUSTIN, COTHERN & TUCKER, INC.

LAND SURVEYING

(850) 878-5141 L.B. #3501

121 HART STREET

www.gct-survey.com

NICEVILLE, FL 32578

170516

 INDEX
 170516.01

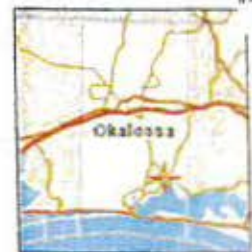
SHEET 1 OF 1



Okaloosa County Appraiser

Parcel: 06-1S-22-2100-0007-0060 Acres: 0

| | | | |
|-------|-------------------------------------|-----------------|--------|
| Name: | | Land Value: | 29,002 |
| Site: | 707 CYPRESS DR NICEVILLE | Building Value: | 39,592 |
| Sale: | \$16,400 on 1978-07 Reason=I Qual=Q | Misc Value: | 0 |
| Mail: | 707 CYPRESS ST | Just Value: | 68,594 |
| | NICEVILLE, FL 325782044 | Assessed Value | 51,988 |
| | | Exempt Value | 26,988 |
| | | Taxable Value | 25,000 |



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.

Date printed: 09/13/17 : 10:53:59