

**ORDINANCE NO. 17-12-03**

**AN ORDINANCE ANNEXING TO THE CITY OF NICEVILLE, FLORIDA, CONTIGUOUS LANDS DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR PROPER ADVERTISEMENT PURSUANT TO FLORIDA STATUTES 171.044; PROVIDING THAT THE PROPERTY WILL BE ZONED PUD, PLANNED UNIT DEVELOPMENT AND HAVE A FUTURE LAND USE OF MDR, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Niceville, Florida has been presented with a written request signed by owner of real property requesting that the unincorporated land area be annexed and incorporated by the City and that said property be zoned as PUD, Planned Unit Development and have a Future Land Use of MDR, Medium Density Residential; 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 the City of Niceville, Florida;

**SECTION 1.** The following described unincorporated land area contiguous to the City of Niceville, Florida, be and is hereby annexed to the City:

**LEGAL DESCRIPTION:**

Commencing at the Northeast corner of Southeast  $\frac{1}{4}$  of Section 8, Township 1 South, Range 22 West, run West along half Section line 420 feet for Point of beginning of tract of land hereby conveyed; thence South 105 feet; thence West 85 feet; thence North 105 feet; thence East 85 feet to the Point of Beginning. Lying and being in Section 8, Township 1 South, Range 22 West, Okaloosa County, Florida.

Parcel ID: 08-1S-22-0000-0019-0000

Property Address: 202 Reeves Street., Niceville, Florida 3257

**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.

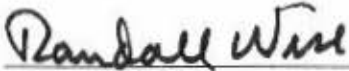
**SECTION 3.** In order to comply with the provisions of Section 171.044 of the Florida Statutes, a notice of this annexation shall be published once each week for two (2) consecutive weeks in a newspaper published in Okaloosa County, Florida, and shall give the Ordinance number and a brief general description of the area proposed to be annexed.

**SECTION 4.** The property hereby annexed is hereby zoned PUD, Planned Unit Development and have a Future Land Use of MDR, Medium Density Residential, 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, one copy of said Ordinance shall be filed with the Clerk of Okaloosa County, Florida, and one copy of said Ordinance shall be filed with the Department of State.

**PASSED AND ENACTED** in regular session upon this third and final reading this 12<sup>th</sup> day of Dec, 2017.

  
MAYOR

ATTEST:  
  
CITY CLERK

September 14, 2017

Ms. Frankie Revell  
City of Niceville  
212 N. Partin Drive  
Niceville, Florida 32578

**RE: Request for Annexation**  
**Parcel ID: 08-1S-22-0000-0019-0000**  
**202 Reeves Street, Okaloosa County, Florida (±0.21 Acres)**

Dear Ms. Revell,

This letter is written to request that the following property be annexed into the City of Niceville:

Parcel ID: 08-1S-22-0000-0019-0000

As shown on the attached Parcel Information Table from the Okaloosa County Property Appraiser's Office, the parcel has an Okaloosa County Zoning of R-2 and a County Future Land Use of Medium Density Residential (MDR). We would request that this parcel be annexed into the City of Niceville with a PUD zoning (See attached Concept Plan) and a Future Land Use of MDR. As shown on the attached Parcel Information Table for Parcel ID: 08-1S-22-0000-0019-0010, this property is currently in the City of Niceville and borders the parcel requesting to be annexed.

A copy of the warranty deed for this property and a certified list of the names and addresses of the property owner's within a 300' radius of the parcel requesting to be annexed has been attached.

If you have any questions, please feel free to contact Matt Zinke with Jenkins Engineering, Inc. at (850) 678-5141.

Sincerely,

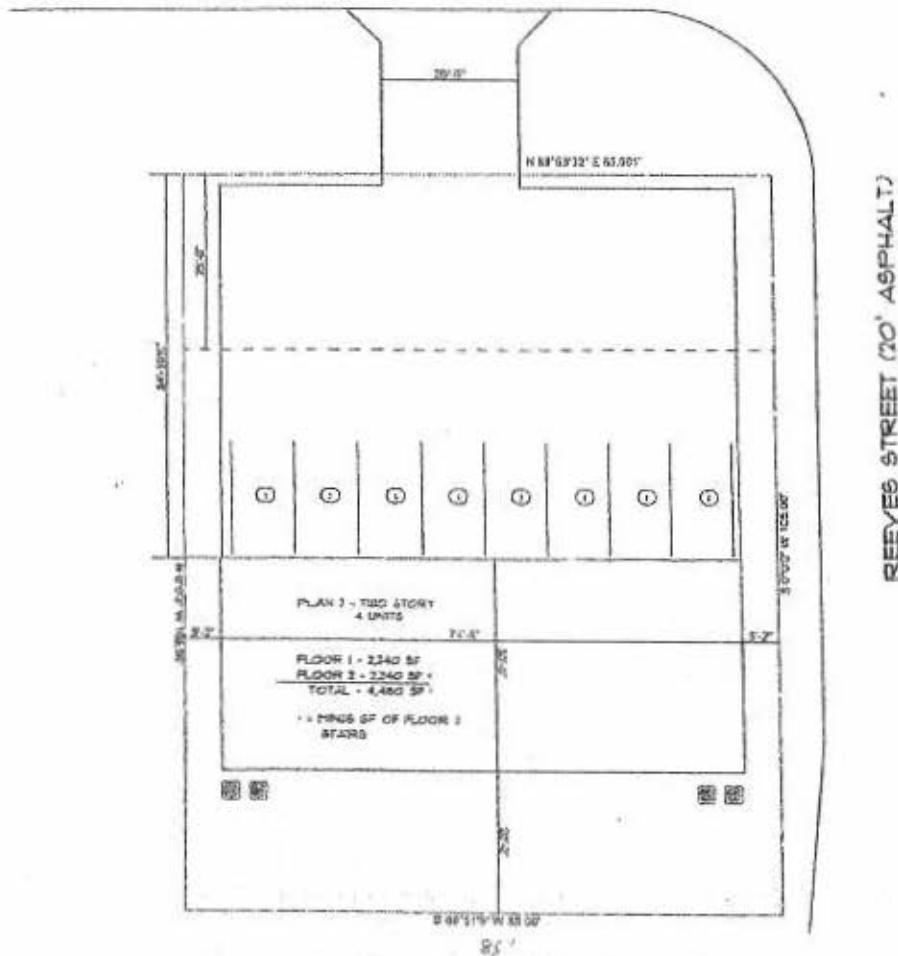


Grady Don Pope  
Flint Enterprises, LLC

Enc: Parcel Information Table for ID: 08-1S-22-0000-0019-0000  
Parcel Information Table for ID: 08-1S-22-0000-0019-0010  
Warranty Deed  
Conceptual Plan  
Certified List of Adjacent Property Owner's within 300' Radius

Cc: Matthew H. Zinke, P.E. – Jenkins Engineering, Inc.

27TH STREET (21' ASPHALT)

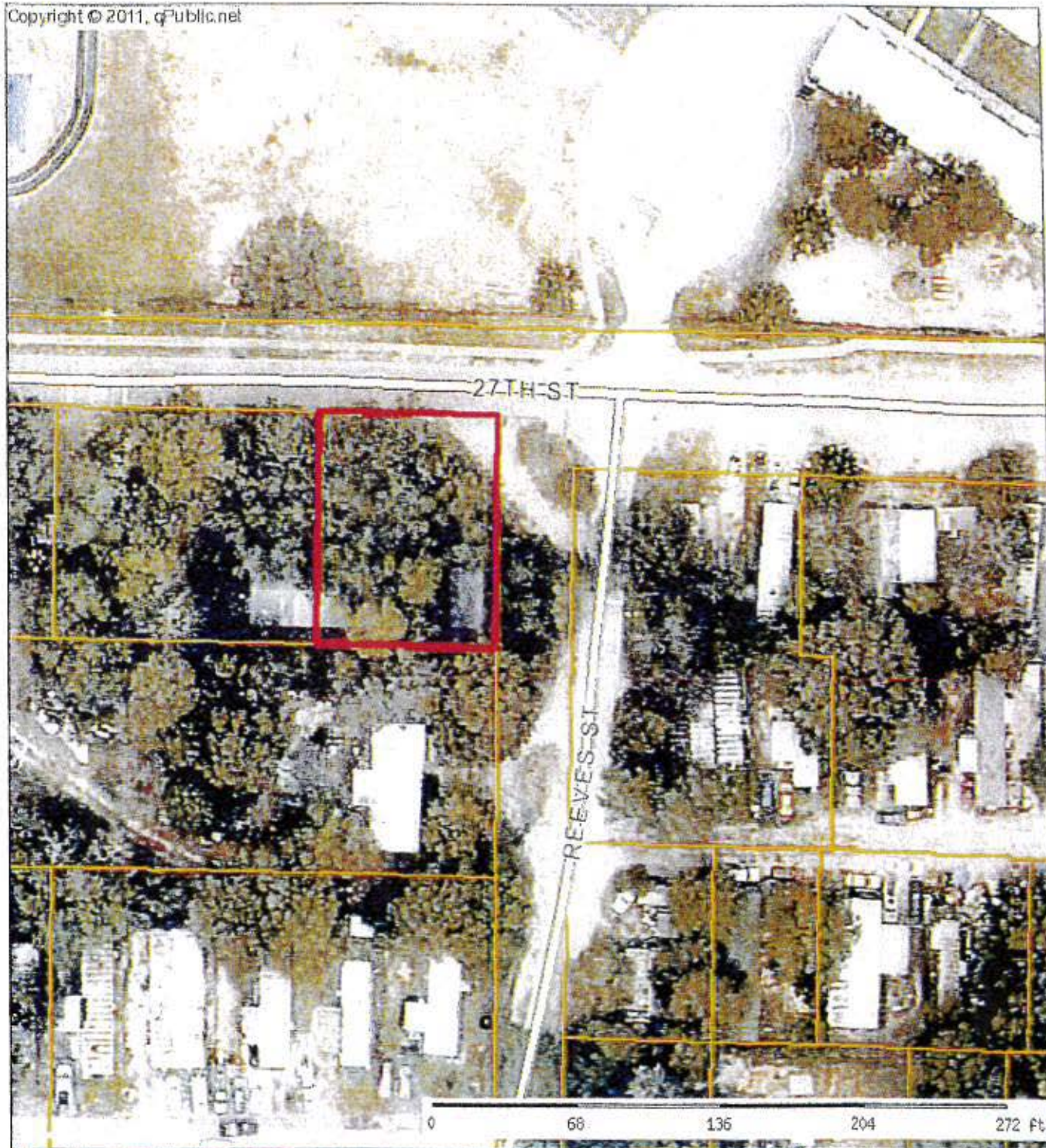


REEVES STREET (20' ASPHALT)

CITY OF NEEVILLE RT. SETBACKS (MINIMUM)	PROPOSED
FRONT SETBACK	25 FT 54 FT 10 1/2 IN
LEFT SIDE SETBACK	5 FT 5 FT 2 1/2 IN
RIGHT SIDE SETBACK	5 FT 5 FT 2 1/2 IN
REAR SETBACK	5 FT 20 FT 2 1/2 IN

LOT AREA	21,227 SQ. FEET
MIN. SIDEWALK AREA	3,337 SQ. FEET
PROPOSED BUILDING AREA	24,960 SQ. FEET

POPE PROJECT - 27TH STREET  
TWO STORY OPTION



Okaloosa County Appraiser			
Parcel: 08-1S-22-0000-0019-0000 Acres: 0			
Name:	FLINT ENTERPRISES LLC	Land Value:	25,200
Site:	202 REEVES ST NICEVILLE	Building Value:	3,107
Sale:	\$100 on 2014-08 Reason=I Qual=U	Misc Value:	0
Mail:	PO BOX 335	Just Value:	28,307
	VALPARAISO, FL 325800000	Assessed Value:	28,307
		Exempt Value:	0
		Taxable Value:	28,307



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: 09/14/17 : 12:05:54