

**ORDINANCE NO. 18-08-01**

**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 Choctaw Engineering, Inc. representing Ozean Marine, LLC. for the rezoning of its property, located at 111 John Sims Pkwy., Niceville, Florida 32578, hereinafter described, from R-C, Residential/Commercial to C-2, General Commercial, and have a future land use of Mixed Use; 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-C, Residential/Commercial is hereby zoned C-2, General Commercial and have a future land use of Mixed Use:

**LEGAL DESCRIPTION:**

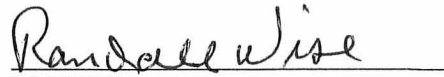
BEGINNING AT THE INTERSECTION OF THE EAST BOUNDARY OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST AND THE SOUTHERLY RIGHT OF WAY LINE OF FLORIDA STATE ROAD #20 (ALSO KNOWN AS JOHN SIMS PARKWAY) RUN NORTH 75°08'41" WEST ALONG SAID RIGHT OF WAY LINE 100.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 75°08'41" WEST 62.8 FEET; THENCE SOUTH 12°54'20" WEST 199.18 FEET; THENCE SOUTH 77°50'40" EAST 104.09 FEET; THENCE NORTH 00°58'59" EAST 200.0 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

Parcel ID #: 01-1S-23-1730-0000-047C

Property Address: 111 John Sims Pkwy., 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 14th day of August, 2018.

  
MAYOR

ATTEST:

  
CITY CLERK



**CHOCTAW ENGINEERING, INC.**  
ENGINEERING · SURVEYING

Ms. Frankie Revell  
Niceville Planning & Inspection  
208 Parton Drive  
Niceville, FL 32578

7 May 2018

**Re: Emerald Coast Marine  
Rezoning Letter**

**CEI 2006-101-G**

Dear Ms. Revell:

Choctaw Engineering, Inc. is providing this letter on behalf of Ozean Marine LLC. The property is located at 111 John Sims Parkway in Niceville, Florida in Section 1, Township 1 South, Range 23 West. We are requesting the property to be rezoned from R-C (residential/commercial) to C-2 (general commercial).

Please contact us at (850) 862-6611 if you have any questions or require additional information.

Sincerely,

**Choctaw Engineering, Inc.**

Mark C. Siner, P.E.  
Florida Registration No. 48831  
President



**Okaloosa County Appraiser**

Parcel: 01-1S-23-1730-0000-047C Acres: 0

<b>Name:</b>	OZEAN MARINE LLC	<b>Land Value:</b>	139,639
<b>Site:</b>	111 JOHN SIMS PKWY E NICEVILLE	<b>Building Value:</b>	84,359
<b>Sale:</b>	\$800,000 on 2017-03 Reason=I Qual=V	<b>Misc Value:</b>	8,660
<b>Mail:</b>	C/O LANTER DELIVERY SYSTEMS	<b>Just Value:</b>	232,658
	ATTN:MR CHRIS BAER	<b>Assessed Value</b>	232,658
	1600 WAYNE LANTER AVE	<b>Exempt Value</b>	0
	MADISON, IL 620601471	<b>Taxable Value</b>	232,658



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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