

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 Anchors, Foster, McInnis & Keefe, P.A. representing Ruckel Properties, Inc. for the rezoning of the hereinafter described property from R-1A to C-2, General Commercial, and

WHEREAS, the Council has approved the request for a C-1 Limited Commercial zoning instead of C-2 General Commercial, subject to certain buffer zone and set back requirements hereinafter stated, 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-1A is hereby zoned C-1, Limited Commercial with a special exception permitting outside storage:

A parcel of land being a portion of Block E of Leota Miller Subdivision as recorded in Plat Book 4, at Page 18 of the Public Records of Okaloosa County, Florida, lying in Section 8, Township 1 South, Range 22 West, of said County, being bound on the North by Florida State Road No. 20 (100 foot right-of-way), on the South by Block A of said Leota Miller Subdivision and being more particularly described as follows:

Commence at an existing general land office monument marking the Northwest corner of Section 8, Township 1 South, Range 22 West, Okaloosa County, Florida (said corner also lying on the Westerly

right-of-way of Cedar Street); thence run S 00 degrees 59'50" W, 459.59 feet along the West line of said Section 8, Westerly right-of-way and Southerly extension thereof of said Cedar Street to its intersection with the Southerly right-of-way of Florida State Road No. 20; thence run S 75 degrees 40'21" E (reference bearing), 647.20 feet along the Southerly right-of-way of said Florida State Road No. 20 to the Northeasterly corner of the Church of Christ property as depicted on the boundary survey by Ruckel (registered land surveyor No. 1131), dated August 9, 1965, and the point of beginning; thence continue along said Southerly right-of-way S 75 degrees 40'21" E 394.01 feet to the East line of Block E of Leota Miller Subdivision as recorded in the Plat Book 4, at Page 18 of the Public Records of said Okaloosa County, Florida; thence departing said Southerly right-of-way run S 01 degrees 04'35" W 478.82 feet along the East line of said Block E to the North line of Block A of the above mentioned subdivision; thence departing said East block line run N 89 degrees 12'53" W, 616.31 feet along the North line of said Block A to the West line of said Block E; thence departing the North line of said Block A run N 00 degrees 58'51" E, 399.21 feet along the West line of said Block E to the Southerly boundary of the aforesaid Church of Christ property; thence departing the West line of said Block E run along the Southerly boundary line of the aforesaid Church of Christ property the following calls: N 80 degrees 50'51" E, 66.05 feet; N 37 degrees 51'23" E, 81.61 feet; N 52 degrees 19'39" E, 153.33 feet to the aforesaid Northeasterly corner of the Church of Christ property, the Southerly right-of-way of Florida State Road No. 20 and the point of beginning.

The above described parcel of land contains 7.15 acres, more or less.

This property is located adjacent to Highway 20, between Coastal Lumber and the Church of Christ.

This rezoning is expressly subject to the maintenance of a 25 foot buffer zone along the property lines abutting residentially zoned properties and a 10 foot rear set back line. The applicant, Ruckel Properties, Inc., agrees with these requirements and agrees to comply with same.

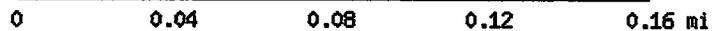
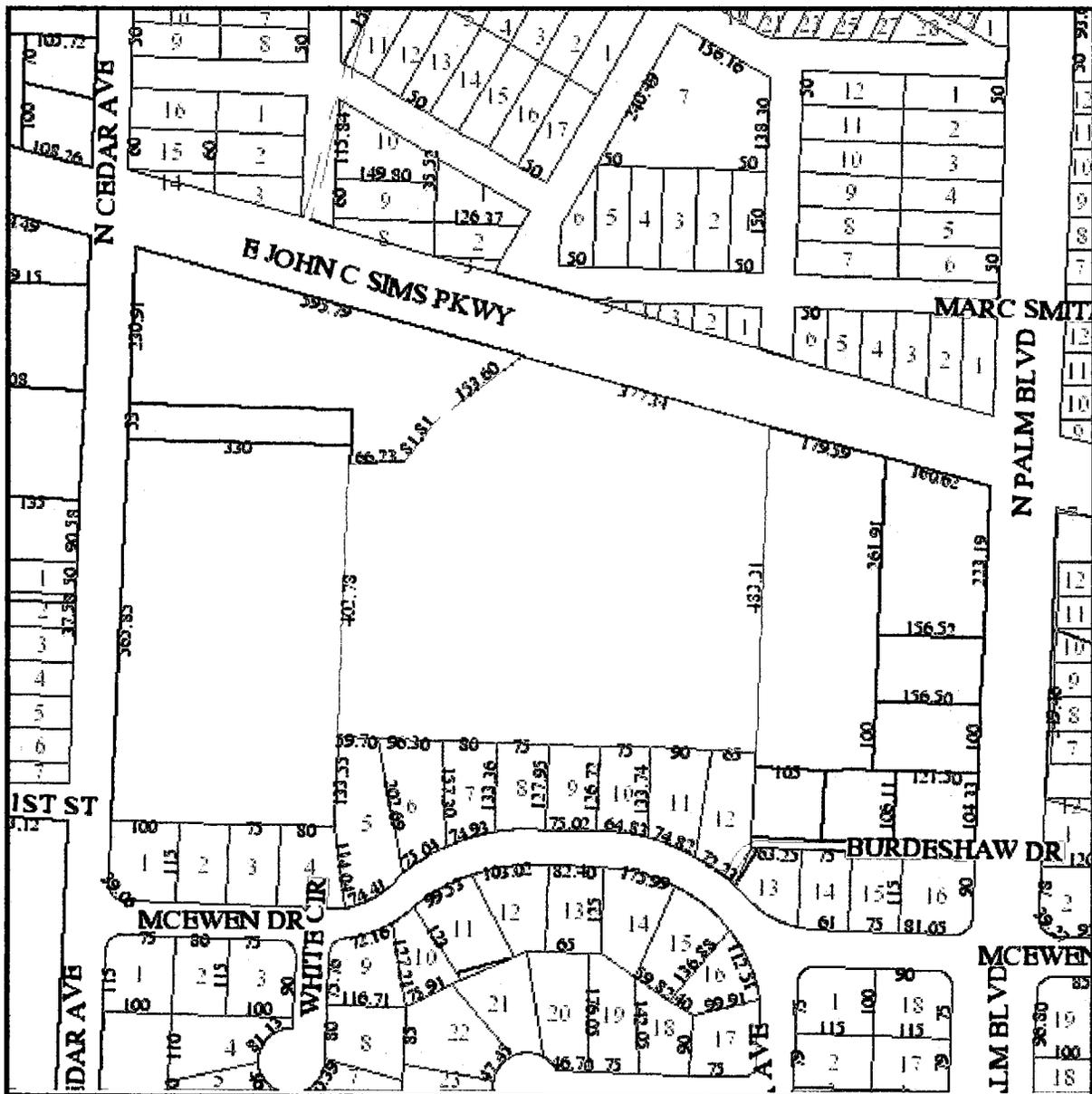
ADOPTED in Regular session this 14th day of October,
1997.

Randall Wise
MAYOR

ATTEST:
Daniel J. Doucet
City Clerk



97-15



The Okaloosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, it's use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Maps last updated February 13, 2006. Printed Friday Feb 24 2006 at 14:49:08.

Parcel	08-1S-22-1500-000E-0010	Land Value	80,325	Roads	
Property Use	VACANT	Agricultural Value	0	Dimensions	
Calculate Acres (GIS)	7.13	Building Value	0	Yearly Sales	
Land Use	COMM VACAN	Misc Value	0	Subdivisions	
Owner Name	RUCKEL PROPERTIES	Just Value	80,325	Lots	
Mailing Address	P O BOX 187	Assessed Value	80,325	Annotations	
Situs Address		Exempt	0	Block-Parcel Digits	
		Taxable Value	[T_VAL]		
		Homesteaded	N		
Sale Date	01-1977	Sale Price	15,320	Vacant	Y
				Qual	U