LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM INDUSTRIAL TO R-3 SINGLE AND TWO FAMILY RESIDENIAL DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA:

SECTION 1. The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the following described real property:

RZ-425: From Industrial to R-3 Single and Two Family Residential District:

Commence at a concrete monument marking the Southeast corner of the North Half of the South Half of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run thence north 89 degrees 03 minutes 37 seconds West along the South boundary of the North Half of the South Half of said Section 6 a distance of 251.63 feet to a point on the Westerly boundary of the 100 foot right of way of State Road No. S-263 (Capital Circle), said point lying on a curve concave to the Southwesterly, thence Northerly along the Westerly right of way as follows: Northwesterly along said right of way curve with a radius of 1096.28 feet through a central angle of 01 degree 24 minutes 06 seconds for an arc distance of 26.82 feet (the chord of said arc being North 36 degrees 43 minutes 35 seconds West 26.82 feet), thence North 37 degrees 25 minutes 38 seconds West 1611.01 feet to a point of curve to the right, thence Northwesterly and Northeasterly along said right of way curve with a radius of 766.99 feet, then through a central angle of 50 degrees 35 minutes 14 seconds for an arc distance of 677 feet, thence North 13 degrees 09 minutes 36 seconds East 1681.59 feet to a point of curve to the right, thence along said right of way with a radius of 1964.37 feet, through a central angle of 14 degrees 52 minutes 18 seconds for an arc distance of 509.87 feet, thence North 28 degrees 01 minute 54 seconds East 127.37 feet, thence leaving said Westerly right of way boundary run North 30 degrees 20 minutes 51 seconds West 1612.31 feet, run thence South 80 degrees 00 minutes 00 seconds West 375.39 feet to the Easterly boundary of a proposed 60 foot roadway, run thence South 78 degrees 38 minutes 03 seconds West 60.23 feet to the Westerly boundary of said proposed 60 foot roadway, thence South 59 degrees 1-minutes West 477.94 feet, run thence South 36 degrees 58 minutes 11 seconds West 399.75 feet, run thence north 00 degrees 34 minutes 47 seconds West 504.07 feet to the Southerly boundary of a proposed 60 foot roadway, thence North 30 degrees 45minutes West 60 feet to the Northerly right of way boundary of said proposed 60 foot roadway, thence North 59 degrees 15 minutes East along said Northerly right of way boundary 156.51 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 59 degrees 15 minutes East along said Northerly right of way boundary 426.84 feet to a point of curve to the left, thence along said right of way curve with a radius of 30 feet, through a central angle of 89degrees 15 minutes 51 seconds, for an arc

distance of 46.91 feet to the Westerly right of way boundary of a proposed 60 foot roadway, thence North 30 degrees 20 minutes 51 seconds West along said Westerly right of way boundary 165 feet, thence South 59 degrees 15 minutes West 440 feet, thence South 25 degrees 28 minutes 13 seconds East 195.62 feet to the POINT OF BEGINNING, containing 2.0 acres, more or less.

ALSO:

Commence at a concrete monument marking the Southeast corner of the North Half of the South Half of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run thence north 89 degrees 03 minutes 37 seconds West along the South boundary of the North Half of the South Half of said Section 6 a distance of 251.63 feet to a point on the Westerly boundary of the 100 foot right of way of State Road No. S-263 (Capital Circle), said point lying on a curve concave to the Southwesterly, thence Northerly along the Westerly right of way as follows: Northwesterly along said right of way curve with a radius of 1096.28 feet through a central angle of 01 degree 24 minutes 06 seconds for an arc distance of 26.82 feet (the chord of said arc being North 36 degrees 43 minutes 35 seconds West 26.82 feet), thence North 37 degrees 25 minutes 38 seconds West 1611.01 feet to a point of curve to the right, thence Northwesterly and Northeasterly along said right of way curve with a radius of 766.99 feet, then through a central angle of 50 degrees 35 minutes 14 seconds for an arc distance of 677 feet, thence North 13 degrees 09 minutes 36 seconds East 1681.59 feet to a point of curve to the right, thence along said right of way with a radius of 1964.37 feet, through a central angle of 14 degrees 52 minutes 18 seconds for an arc distance of 509.87 feet, thence North 28 degrees 01 minute 54 seconds East 127.37 feet, thence leaving said Westerly right of way boundary run North 30 degrees 20 minutes 51 seconds West 1612.31 feet, run thence South 80 degrees 00 minutes 00 seconds West 375.39 feet to the Easterly boundary of a proposed 60 foot roadway, run thence South 78 degrees 38 minutes 03 seconds West 60.23 feet to the Westerly boundary of said proposed 60 foot roadway and the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 59 degrees 15 minutes West 477.94 feet, thence North 17 degrees 52 minutes 06 seconds West 291.56 feet to the Southerly right of way boundary of a proposed 60 foot roadway, thence North 59 degrees 15 minutes East along said Southerly right of way boundary 400.92 feet to a point of curve to the right, thence along said right of way curve with a radius of 30 feet, through a central angle of 90 degrees 24 minutes –9 seconds for an arc distance of 47.33 feet to the Westerly right of way boundary of a proposed 60 foot roadway, thence South 30 degrees 20 minutes 51 seconds East along said westerly right of way boundary 119.58 feet to a point of curve to the right, thence along said right of way curve with a radius of 567 feet, through a central angle of 13 degrees 43 minutes 38 seconds for an arc distance of 135.84 feet to the POINT OF BEGINNING, containing 3.0 acres, more or less.

ALSO:

Commence at a concrete monument marking the Southeast corner of the North Half of the South Half of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run thence north 89 degrees 03 minutes 37 seconds West along the South boundary of the North Half of the South Half of said Section 6 a distance of 251.63 feet to a point on the Westerly boundary of the 100 foot right of way of State Road No. S-263 (Capital Circle), said point lying on a curve concave to the Southwesterly, thence Northerly along the Westerly right of way as follows: Northwesterly along said right of way curve with a radius of 1096.28 feet through a central angle of 01 degree 24 minutes 06 seconds for an arc distance of 26.82 feet (the chord of said arc being North 36 degrees 43 minutes 35

seconds West 26.82 feet), thence North 37 degrees 25 minutes 38 seconds West 1611.01 feet to a point of curve to the right, thence Northwesterly and Northeasterly along said right of way curve with a radius of 766.78 feet, then through a central angle of 50 degrees 35 minutes 14 seconds for an arc distance of 677 feet, thence North 13 degrees 09 minutes 36 seconds East 1681.59 feet to a point of curve to the right, thence along said right of way with a radius of 1964.37 feet, through a central angle of 14 degrees 52 minutes 18 seconds for an arc distance of 509.87 feet, thence North 28 degrees 01 minute 54 seconds East 98.37 FEET TO THE Southwesterly right of way boundary of the Seaboard Coastline Railroad, thence leaving said westerly right of way boundary of State Road No. S-263(Capital Circle), run North 30 degrees 20 minutes 51 seconds West along said Southwesterly right of way boundary 1636.98 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 30 degrees 20 minutes 51 seconds West along said Southwesterly right of way boundary 612.86 feet, thence South 69 degrees 57 minutes 46 seconds West 373.75 feet, thence South 30 degrees 20 minutes 51 seconds East 404.37 feet to a point o curve to the right, thence along said curve with a radius of 567 feet, through a central angle of 13 degrees 43 minutes 38 seconds for an arc distance of 135.84 feet, thence North 78 degrees 34 minutes 03 seconds East 60.23 feet, thence North 80 degrees 00 minutes 00 seconds East 348.72 feet to the POINT OF BEGINNING, containing 4.90 acres, more or less.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this ____th day of October, 2004.

LEON COUNTY, FLORIDA

_____
Jane G. Sauls, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

By: _____

APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney