LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM LP LAKE PROTECTION TO PUD PLANNED UNIT DEVELOPMENT 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-485: From LP Lake Protection Zoning District to PUD Hidden Pond Planned Unit Development Zoning District:

**DESCRIPTION (SURVEYED):**
A parcel of land lying in the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Leon County, Florida, surveyed and more particularly described as follows:

COMMENCE at a concrete monument marking the intersection of the South boundary of the Northeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Leon County, Florida with the Westerly right of way boundary of Meridian Road and run thence North 00° 15' 11" East along said right of way boundary 9.88 feet to a concrete monument #1254; thence North 00°12'00" East 348.55 feet to a concrete monument #3328; thence North 00°14'22" East 104.93 feet to a concrete monument #3328 and the POINT OF BEGINNING. From said Point of Beginning, thence leaving said Westerly right of way boundary run North 89° 44' 11" West 210.28 feet to a found concrete monument #3328; thence South 00° 11' 52" West 253.79 feet to a found concrete monument #1254; thence North 89° 46' 25" West 289.99 feet to a found 1" pinched pipe; thence South 00° 11' 23" West 199.83 feet to a found concrete monument; thence North 89° 47' 43" West 199.93 feet to a found iron rod & cap #4261; thence North 89° 46' 37" West 200.08 feet to a found concrete monument (broken); thence North 00° 10' 35" East 200.04 feet to a found concrete monument; thence run North 89° 41' 36" West 99.84 feet to a found nail in the base of a Gum tree; thence South 00° 13' 48" West 200.13 feet to a found concrete monument; thence run North 89° 47' 31" West 99.79 feet to a found concrete monument #3328; thence North 00° 11' 50" East 409.99 feet to a found concrete monument; thence North 00° 15' 12" East 210.03 feet to a found concrete

monument; thence North 00° 15' 19" East 209.95 feet to a found concrete monument; thence North 89° 43' 58" West 209.99 feet to a found concrete monument; thence North 00° 15' 03" East 311.19 feet to a found concrete monument; thence North 89° 30' 22" East 104.85 feet to a found concrete monument #1254; thence North 00° 10' 18" East 209.62 feet to a found iron rod & cap # 4261; said point lying on the South boundary of Gardner Road; thence South 89° 48' 21" East along said South right of way boundary 581.87 feet to a found iron pipe; thence South 00° 08' 52" West 209.69 feet to a found concrete monument (broken); thence South 89° 37' 28" East 104.90 feet to a found concrete monument #3328; thence North 00° 08' 52" East 105.11 feet to a found concrete monument #3328; thence South 89° 44' 02" East 104.98 feet to a found concrete monument #3328; thence South 00° 14' 33" West 154.76 feet to a found concrete monument #3328; thence South 89° 45'11" East 308.27 feet to a set 1/2" rod & cap #7245; thence South 89°34'41" East 105.12 feet to a found concrete monument #3328; said point lying on the Westerly right of way boundary of Meridian Road; thence South °13' 31" West along said Westerly right of way boundary 637.04 feet to the POINT OF BEGINNING, containing 28.91 acres, more or less.

SUBJECT TO a 45.00-foot gas line easement as recorded in Official Records Book 1981, Page 768 of the Public Records of Leon County, Florida.

**SECTION 2.** The Hidden Pond Unit Development Concept Plan is approved subject to the following conditions:

1) Provide to Scott Brockmeier, Growth and Environmental Management, and Cherie Bryant, Tallahassee-Leon County Planning Department (TLCPD), a written commitment to provide an easement (30 feet) along Meridian Road and Gardner Road for future Greenway improvements.

**SECTION 3.** The application of the owners of the property described in Section 1 for PUD zoning is hereby granted and approved, and the Leon County Code of Laws is hereby amended to incorporate the Plan of Development filed with said application, as amended herein, and each and every part thereof, as if set forth herein at length. The said Plan of Development and all papers, and documents constituting a part thereof being on file in the office of the Tallahassee-Leon County Planning Department, including those revisions thereto appertaining adopted by the Board of County Commissioners, and such property shall be designated on the Official Zoning Map as PUD.

**SECTION 4**. All Ordinance or parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 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 5.** 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 6.** 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 30th day of August 2005.

LEON COUNTY, FLORIDA

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Cliff Thaell, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court
Leon County, Florida

By: _____

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

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