

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE BC-2 BRADFORDVILLE COMMERCIAL-PEDESTRIAN ORIENTED DISTRICT TO THE BC-1 BRADFORDVILLE COMMERCIAL-AUTO ORIENTED 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:

A parcel of land lying in Sections 15 and 22, Township 2 North, Range 1 East, Leon County, Florida and more particularly described as follows:

Commence at an existing concrete monument marking the Northeast corner of Section 22, Township 2 North, Range 1 East, Leon County, Florida, and run thence South 89 degrees 51 minutes 43 seconds West along the section line 127.39 feet, thence North 33 degrees 32 minutes 08 seconds West 496.44 feet to the Southeasterly right of way boundary of Thomasville Road (State Road No. 61), said point also lying on a curve concave to the Northwesterly, thence run Southwesterly along said right of way boundary and said curve having a radius of 26,814.25 feet, through a central angle of 00 degrees 08 minutes 01 seconds, for an arc distance of 62.53 feet (the chord of said curve bears South 40 degrees 07 minutes 50 seconds West 62.53 feet) to the PONT OF BEGINNING.

From said POINT OF BEGINNING leave said right of way boundary and run South 33 degrees 32 minutes 08 seconds East 439.30 feet, thence South 56 degrees 27 minutes 53 seconds West 198.99 feet, thence North 38 degrees 18 minutes 34 seconds West 51.83 feet, thence North 36 degrees 03 minutes 34 seconds East 23.51 feet, thence North 40 degrees 56 minutes 04 seconds West 310.54 feet to a point on said Southeasterly right of way boundary of Thomasville Road (State Road No. 61), thence run North 41 degrees 00 minutes 57 seconds East along said right of way boundary a distance of 198.25 feet, thence North 49 degrees 43 minutes 47 seconds East along said right of way boundary a distance of 9.51 feet point on a curve concave to the Northwesterly, thence run Northeasterly along said right of way and said curve having a radius of 26,814.25 feet, through a central angle of 00 degrees 04 minutes 23 seconds, for an arc distance of 34.19 feet (the chord of said curve bears North 40 degrees 14 minutes 00 seconds East 34.19 feet to the POINT OF BEGINNING; containing 1.86 acres, more or less.

SUBJECT TO:

A Talquin Electric Cooperative, Inc. Ingress, Egress & Utility Easement as recorded in O.R. Book 2987, Page 2065 of the Official Records of Leon County, Florida.

ALSO SUBJECT TO:

An access easement over and across the Southeasterly part of the above described property and more particularly described as follows:

Commence at an existing concrete monument marking the Northeast corner of Section 22, Township 2 North, Range 1 East, Leon County, Florida, and run thence South 89 degrees 51 minutes 43 seconds West along the section line 127.39 feet, thence North 33 degrees 32 minutes 08 seconds West 439.30 feet to the Southeasterly right of way boundary of Thomasville Road (State Road No. 61), said point also lying on a curve concave to the Northwesterly, thence run Southwesterly along said right of way boundary and said curve having a radius of 26,814.25 feet, through a central angle of 00 degrees 08 minutes 01 seconds, for an arc distance of 62.53 feet (the chord of said curve bears South 40 degrees 07 minutes 50 seconds West 62.53 feet), thence South 33 degrees 32 minutes 08 seconds East 280.16 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run South 33 degrees 32 minutes 08 seconds East 159.14 feet, thence South 56 degrees 27 minutes 53 seconds West 16.57 feet, thence North 32 degrees 10 minutes 28 seconds West 131.99 feet, thence North 07 degrees 14 minutes 05 seconds West 30.32 feet to the POINT OF BEGINNING.

The Property is 1.86 acre acres.

SECTION 2. 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 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 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 of this Ordinance.

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 ___ day of _____, 2007.

LEON COUNTY, FLORIDA

C.E. DePuy, Jr., 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