

LEON COUNTY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM OR-2 OFFICE RESIDENCE TO R-3 SINGLE AND TWO-FAMILY RESIDENTIAL 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:

PRZ080010: From OR-2 Office-Residence to R-3 Single and Two-Family Residential:

Tower Oaks Subdivision as recorded in Plat book 13, Page 26 and further described as follows: Commence at an iron pipe marking the Northeast Corner of Section 31, township 2 North, Range 1 West, Leon County, Florida, and run North 88 degrees 25 minutes 04 seconds West 1322.88 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence continue North 88 degrees 24 minutes 05 seconds West 239.38 feet to a concrete monument on the Southwesterly right of way boundary of State Road No. 63 (US Highway 27), thence run North 88 degrees 52 minutes 17 seconds West 2352.94 feet, thence run South 01 degrees 48 minutes 48 seconds West 249.84 feet to a concrete monument, thence South 00 degrees 02 minutes 31 seconds East 49.62 feet to a concrete monument on the Westerly right of way boundary of the Seaboard Coast Line Railroad (150 feet right of way) for the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 30 degrees 20 minutes 08 seconds East along said right of way boundary 2809.10 feet to a concrete monument on the North boundary of the South Half of said Section 31, thence North 88 degrees 16 minutes 16 seconds West along the said North boundary 1105.54 feet to a concrete monument, thence leaving said North boundary run North 01 degrees 06 minutes 06 seconds East 483.98 feet to a concrete monument, thence North 88 degrees 17 minutes 35 seconds West 360.08 feet to a concrete monument, thence North 01 degrees 06 minutes 51 seconds East, containing 36.05 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**SECTION 2.** All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions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 July, 2008.

LEON COUNTY, FLORIDA

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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