

LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE R-3 SINGLE FAMILY DETACHED, TWO-FAMILY ATTACHED RESIDENTIAL ZONING DISTRICT TO THE C-2 GENERAL COMMERCIAL ZONING 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:

PRZ090007: From the R-3 (Single Family Detached, Attached Two-Family Residential) district to the C-2 (General Commercial) district:

LEGAL DESCRIPTION:

PARCEL ID #4124202060000

Commence at the Southwest corner of the Southeast One Quarter (¼) of the Northwest One Quarter (¼) of Section 24, Township 1 South, Range 1 West, Leon County, Florida and run thence North 00 degrees 08 minutes 30 seconds West along the West boundary of said Southeast One Quarter (¼) of the Northwest One Quarter (¼) of Section 24, a distance of 315.00 feet; thence run North 89 degrees 51 minutes 30 seconds East 258.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 51 minutes 30 seconds East 173.00 feet to the Westerly right-of-way boundary of Crawfordville Road (also State Road No. 61) and run thence North 23 degrees 31 minutes East (bearing base) along said Westerly right-of-way boundary of Crawfordville Road a distance of 205.35 feet; thence leaving said Westerly right-of-way boundary of Crawfordville Road run South 89 degrees 51 minutes 30 seconds West 255.47 feet; thence South 00 degrees 08 minutes 30 seconds East 188.18 feet to the POINT OF BEGINNING. Containing 0.93 acres, more or less. LESS right-of-way taking by the Florida Department of Transportation as per Official Records Book R2757, page 84, recorded October 31, 2002, in the Public Records of Leon County, Florida.

DOT Parcel #156

"A"

A parcel of land being in the Northwest ¼ of Section 24, Township 1 South, Range 1 West, Leon County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument with nail (no I.D) marking the southwest corner of said Northwest ¼ of Section 24; thence South 89<56' 48" East 1,673.53 feet along the south line of said Northwest ¼ to the centerline of survey of State Road 61 (U.S. 319), as shown on F.D.O.T. Right of Way Map 55120-2507 (F.P. #2197481) (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence North 23<27'34" East 399.80 feet along said centerline of survey; thence departing said centerline of survey, run North 66<32'26" West 50.00 feet to the existing westerly right of way line of said State Road 61, as shown on said Right of Way Map, and POINT OF BEGINNING; thence

departing said right of way line continue North 66<32'26" West 7.00 feet; thence North 23<27'34" East 19.20 feet; thence South 66<32'26" East 7.00 feet to said existing westerly right of way line of State Road 61; thence South 23<27'34" West 19.20 feet along said right of way line to POINT OF BEGINNING. Containing 134 square feet, more or less.

ALSO:
"B"

A parcel of land being in the Northwest ¼ of Section 24, Township 1 South, Range 1 West, Leon County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument with nail (no I.D) marking the southwest corner of said Northwest ¼ of Section 24; thence South 89<56'48" East 1,673.53 feet along the south line of said Northwest ¼ to the centerline of survey of State Road 61 (U.S. 319), as shown on F.D.O.T. Right of Way Map 55120-2507 (F.P. #2197481) (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence North 23<27'34" East 446.92 feet along said centerline of survey; thence departing said centerline of survey, run North 66<32'26" West 50.00 feet to the existing westerly right of way line of said State Road 61, as shown on said Right of Way Map, and POINT OF BEGINNING; thence departing said right of way line, run North 01<51'17" East 76.17 feet to the southerly line of that certain property described in Official Records Book 2103, page 883, of the Public Records of Leon County, Florida; thence North 89<33'48" East 30.68 feet along said southerly property line to said existing westerly right of way line of State Road 61; thence South 23<27'34" West 83.24 feet along said right of way line to POINT OF BEGINNING. Containing 1,168 square feet, more or less.

Commence at the Southwest corner of the Southeast One Quarter (¼) of the Northwest One Quarter (¼) of Section 24, Township 1 South, Range 1 West, Leon County, Florida and run thence 315.00 feet North; thence 430.50 feet East to a point which is the to the POINT OF BEGINNING. From said POINT OF BEGINNING run in a southwesterly direction along the western boundary line of State Road No. 61, 98.25 feet; thence West 133.75 feet; thence North 90.00 feet; thence East 172.50 feet, more or less, to the POINT OF BEGINNING. Said property being Lot number 4 of Parrish Subdivision on Crawfordville Road.

PARCEL ID #4124202990000

Commence at the Southwest corner of the Southeast One Quarter (¼) of the Northwest One Quarter (¼) of Section 24, Township 1 South, Range 1 West, Leon County, Florida and run thence North 00 degrees 08 minutes 30 seconds West along the West boundary of said Southeast One Quarter (¼) of the Northwest One Quarter (¼) of Section 24, a distance of 315.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue North 00 degrees 08 minutes 30 seconds West along said West boundary of the Southeast One Quarter (¼) of the Northwest One Quarter (¼) of Section 24, a distance of 188.18 feet; thence run North 89 degrees 51 minutes 30 seconds East 168.00 feet; thence South 00 degrees 08 minutes 30 seconds East 188.18 feet; thence South 89 degrees 51 minutes 30 seconds West 168.00 feet to the POINT OF BEGINNING. Containing 0.73 acres, more or less, in the Northwest Quarter of Section 24, Township 1 South, Range 1 West.

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 12th day of February, 2009.

LEON COUNTY, FLORIDA

Bryan Desloge, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

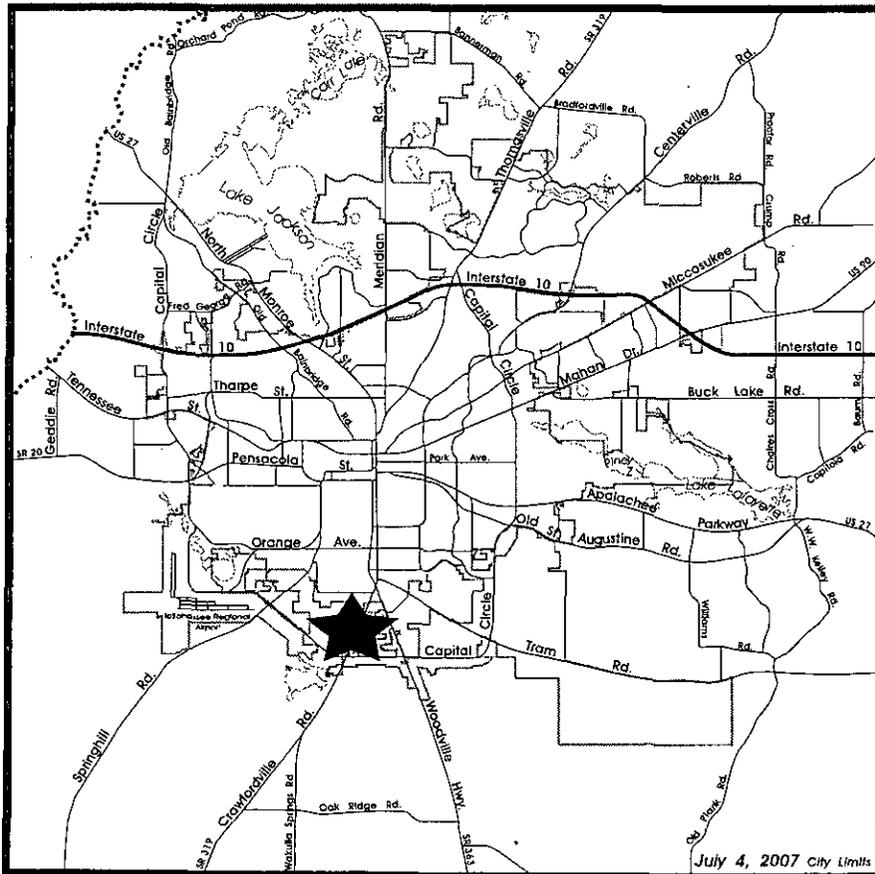
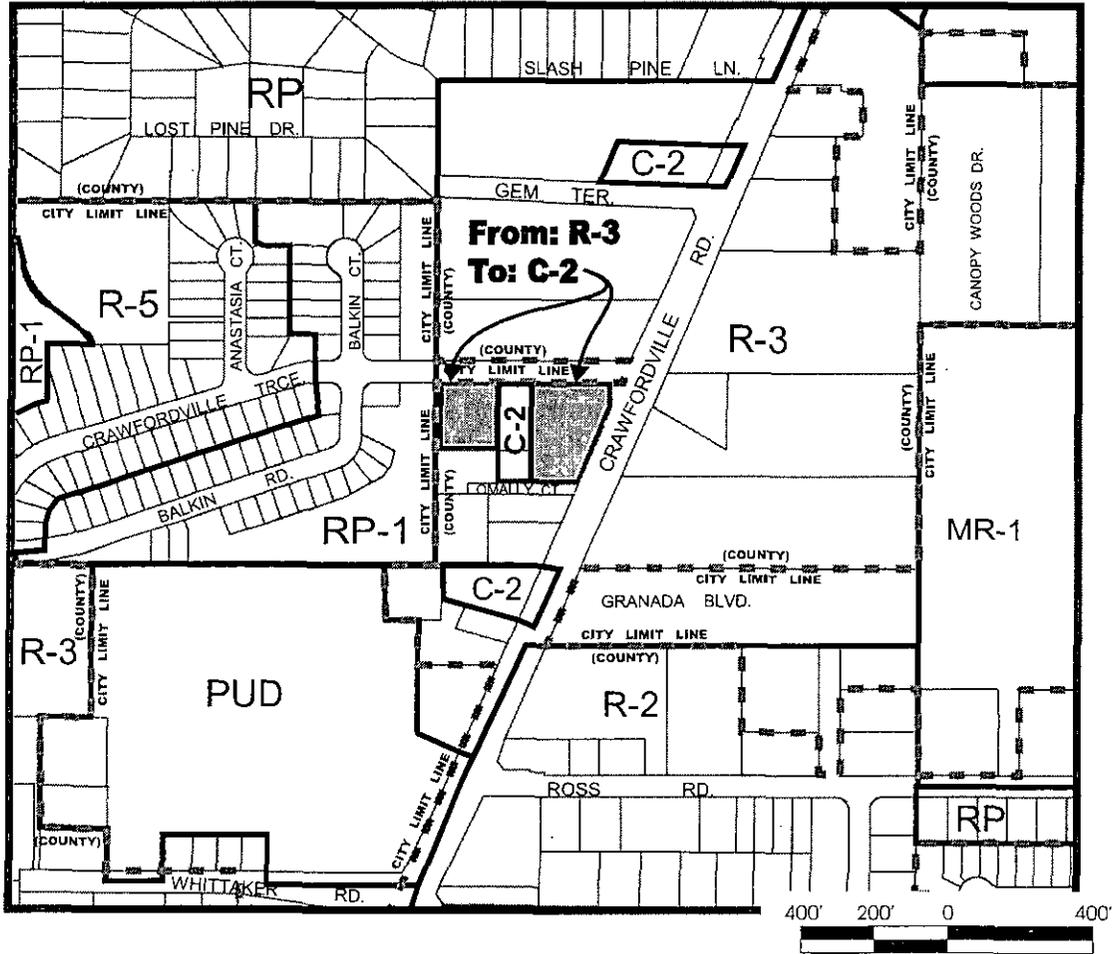
By: _____

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

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

Exhibit A WILLIAM POWELL REZONING

PRZ #090007



GENERAL LOCATION MAP