ORDINANCE NO. 10- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE LP LAKE PROTECTION ZONING DISTRICT TO THE OS OPEN SPACE 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 the County of Leon, Florida, as follows, that:

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:

PRZ100003: From Lake Protection to OS Open Space:

A tract of land lying in Sections 32 and 33, Township 2 North, Range 1 West, and Sections 4 and 5, Township 1 North, Range 1 West, Leon County, Florida, more particularly described as follows: .

Commence at a concrete monument marking the Northeast corner of said Section 5 and run South 01degree 27 minutes 04 seconds East along the Section Line 386.75 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 87 degrees 56 minutes 04 seconds West 2.64 feet to a concrete monument, thence South 02 degrees 03 minutes 56 seconds West 140 feet to a concrete monument on the Northerly right of way boundary of a Clara Kee Boulevard (60 foot right of way), thence North 87 degrees 56 minutes 04 seconds West along said right of way boundary 241.33 feet to a concrete monument marking a point of the curve to the left, thence along said right of way curve with a radius of 257.98 feet, through a central angle of 39 degrees 52 minutes 37 seconds, for an arc distance of 179.55 feet to a concrete monument, thence North 87 degrees 56 minutes 04 seconds West 26.78 feet to a concrete monument, thence North 39 degrees 53 minutes 59 seconds West 118.65 feet to a concrete monument, thence South 82 degrees 10 minutes 07 seconds West 207.31 feet to a concrete monument, thence South 57 degrees 45 minutes 54 seconds West 74.98 feet to a concrete monument marking the Southeast corner of Tract 1 as described in Official Records Book 981, Pages 475-477 of the Public Records of Leon County, Florida, thence run along the Easterly boundary of Tract 1 as follows: North 39 degrees 46 minutes 32 seconds West 463.77 feet to a concrete monument, thence South 87 degrees 29 minutes 51 seconds West 99.52 feet to a concrete monument in the center of a dike, thence run Northwesterly along the approximate center pf said dike as follows: North 70 degrees 34 minutes 12 seconds West 309.73 feet to a concrete monument, thence North 53 degrees 35 minutes 14 seconds West 112.15 feet to a concrete monument marking the Northeast corner of said Tract 1 also marking the Southeast corner of Tract 7 as described in Official Records Book 974, Page 706-708 of the Public Records of Leon County, Florida, thence leaving said Tract 1 run Northwesterly along the Northeasterly boundary of Tract 7 as follows:

continue North 53 degrees 35 minutes 14 seconds West 84.60 feet to an iron pin and cap, thence leaving said Northeasterly boundary and said dike run North 05 degrees 09 minutes 19 seconds West 41.73 feet to a concrete monument on the Randolph meander line of Lake Jackson, thence Northeasterly along Randolph Meander line as follows: North 84 degrees 20 minutes 48 seconds East 99.48 feet to a concrete monument, thence North 71 degrees 50 minutes 48 seconds East 363 feet to a concrete monument, thence North 52 degrees 50 minutes 48 seconds East 1452 feet to a concrete monument, thence leaving said Randolph Meander Line run South 41 degrees 23 minutes 39 seconds East 584.96 feet to a concrete monument, thence South 44 degrees 42 minutes 09 seconds West 310.33 feet to a concrete monument, thence South 21 degrees 39 minutes 56 seconds West 76.60 feet to a concrete monument, thence South 24 degrees 31 minutes 48 seconds East 473.98 feet to a nail and cap marking a point of curve to the right, thence along said curve with a radius of 89.24 feet through a central angle of 45 degrees 30 minutes 00 seconds for an arc distance of 70.87 feet to a nail and cap, thence South 20 degrees 58 minutes 16 seconds West 30 feet to a concrete monument marking a point of curve to the left, thence along said curve with a radius of 71.06 feet through a central angle of 88 degrees 29 minutes 58 seconds for an arc distance of 109.76 feet to a concrete monument, thence South 67 degrees 31 minutes 47 seconds East 83.35 feet to a concrete monument on the North boundary of Lot 1, Block H of Bent Tree Estates, Unit No. 3 and a replat of a portion of Bent Tree Estates, Unit No. 2, a subdivision recorded in Plat book 8 Page 77 of the Public Records of Leon County, Florida, thence South 89 degrees 35 minutes 55 seconds West along the North boundary of said subdivision a distance of 118.96 feet to a concrete monument marking the Northwest corner of said Lot 1, Block H, thence South 00 degrees 56 minutes 11 seconds West along the West boundary of said subdivision a distance of 80 feet to a concrete monument, thence leaving said subdivision run North 87 degrees 56 minutes 04 seconds West 287.76 feet to the POINT OF BEGINNING, containing 39.26 acres, more or less.

ALSO: Commence at a concrete monument marking the Northeast corner of Section 5, Township 1 North, Range 1 West, Leon County, Florida, and run South 01 degree 27 minutes 04 seconds East along the Section Line 386.75 feet, thence North 87 degrees 56 minutes 04 seconds 2.64 feet, thence South 02 degrees 03 minutes 56 seconds West 65.11 feet, thence North 42 degrees 19 minutes 10 seconds West 711.77 feet, thence South 66 degrees 06 minutes 32 seconds West 656.41 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 39 degrees 46 minutes 32 seconds East 463.77 feet, thence South 82 degrees 13 minutes 31 seconds West 62.78 feet, thence North 87 degrees 56 minutes 04 seconds West 600.35 feet to a point on a curve concave to the Southwesterly on the Northeasterly right of way boundary of State Road 63 (US Highway 27), thence along said right of way curve with a radius of 11519.20 feet, through a central angle of 00 degrees 23 minutes 52 seconds, for an arc distance of 80 feet (chord of said are being North 39 degrees 48 minutes 03 seconds West 80 feet), thence North 47 degrees 12 minutes 52 seconds East 208 feet, thence North 40 degrees 31minutes 01 seconds West 208 feet, thence South 47 degrees 12 minutes 52 seconds West 208 feet to a point on a curve concave to the Southwesterly on the Northeasterly right of way boundary of State Road 63 (US Highway 27), thence along said right of way with a curve with a radius of 11519.20 feet, through a central angle of 00 degrees 50

minutes 10 seconds, for an arc distance of 168.10 feet (chord of said arc being North 41 degrees 27 minutes 08 seconds West 168.10 feet), thence North 48 degrees 07 minutes 47 seconds East 244.03 feet, thence South 53 degrees 35 minutes 14 seconds East 112.15 feet, thence South 70 degrees 34 minutes 12 seconds East 309.37 feet, thence North 87 degrees 29 minutes 51 seconds East 99.52 feet to the POINT OF BEGINNING.

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 April, 2010.

LEON COUNTY, FLORIDA

_____
Bob Rackleff, Chairman
Board of County Commissioners

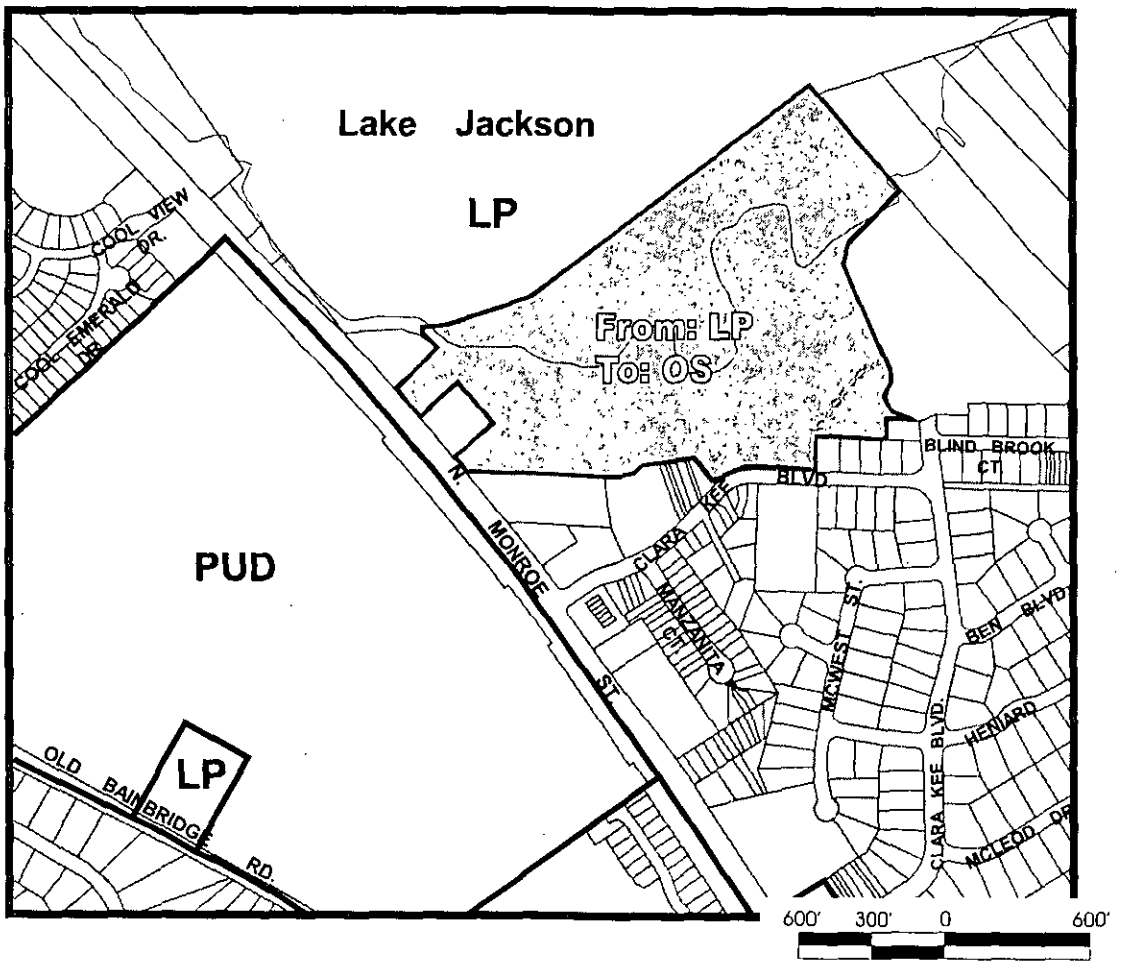
ATTEST:
Bob Inzer, Clerk of the Court

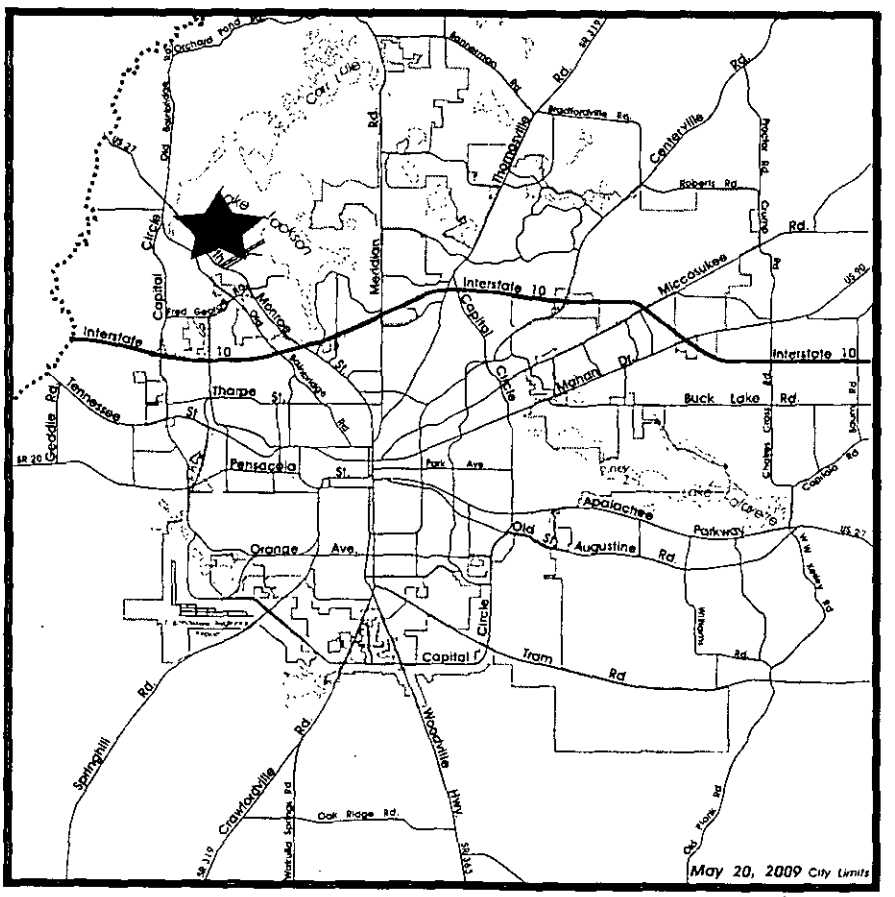
By: _____

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

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

Exhibit A
2585 CLARA KEE BLVD.
REZONING





GENERAL LOCATION MAP