

**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:

PRZ1000004: From LP Lake Protection to OS Open Space zoning district:

A portion of that parcel of property lying within Section 11, Township 1 North, Range 1 West and described in Deed Book 193, Pages 321-322 (Parcel 2 and Parcel 3) of the Public Records of Leon County, Florida, being more particularly described as follows:

Commence at a found concrete monument (plain top) generally accepted as marking the Southwest corner of said Section 11; thence North 00 degrees 12 minutes 04 seconds West, 388.72 feet a found 5/8 inch rebar (no cap) on the Northerly right of way of Fuller Road; thence South 88 degrees 40 minutes 57 seconds East along said Northerly right of way 602.35 feet to a found concrete monument (RLS 3208) at the Southeast corner of Fuller Road Property, an unrecorded subdivision; thence, leaving said Northerly right of way boundary, North 01 degrees 18 minutes 48 seconds East, 199.77 feet to a found concrete monument (broken) marking the Northeast corner of said Fuller Road Property; thence North 50 degrees 09 minutes 34 seconds East, 151.96 feet to a set 5/8 inch rebar and cap marked "City of Tallahassee property corner"; thence North 88 degrees 41 minutes 52 seconds West along a line 100 feet North of and parallel with the North boundary of said Fuller Road Property, a distance of 100 feet for the POINT OF BEGINNING of the herein described parcel. From said POINT OF BEGINNING thence North 88 degrees 41 minutes 52 seconds West along a line 100 feet North of and parallel with the North boundary of said Fuller Road Property, a distance of 536.19 feet to a set 5/8 inch rebar and cap marked "City of Tallahassee property corner"; thence North 00 degrees 19 minutes 45 seconds West, along a line 90 feet East of and parallel with the West line of said Section 11, a distance of 1,078.27 feet to a set 5/8 inch rebar and cap marked "City of Tallahassee property corner" at an intersection with the North line of said Parcel 2 referenced in Deed Book 193, Pages 321-322; thence North 89 degrees 43 minutes 10 seconds East, along said North line, a distance of 741.45 feet to a found concrete monument (LB732) at a contour elevation of 87 feet more or less; thence Southeasterly along said contour elevation the following calls: South 11 degrees 54 minutes 11 seconds West, 90.13 feet; thence South 01 degrees 29 minutes 38 seconds East, 28.26 feet; thence South 19 degrees 51 minutes 06 seconds East, 136.25 feet; thence South 27 degrees 01 minute 40 seconds East, 76.36 feet; thence South 31 degrees 58 minutes 16 seconds East, 76.87 feet; thence South 12 degrees 30 minutes 45 seconds East, 99.23 feet; thence South 44 degrees 21 minutes 48 seconds East, 52.83 feet; thence South 24 degrees 17 minutes 28 seconds East, 102.62 feet; thence South 19 degrees 09 minutes 02 seconds East, 96.04 feet; thence South 15 degrees 12 minutes 28 seconds East, 74.25 feet; thence South 22 degrees 11 minutes 23 seconds East, 45.94

feet to an intersection with the Southerly boundary of said Parcel 3 in captioned parcel; thence along the Southerly boundary of said Parcel 3 in captioned parcel as follows: North 89 degrees 33 minutes 22 seconds West, 22.11 feet to a found concrete monument (RLS 1254); thence North 88 degrees 33 minutes 22 seconds West 442.73 feet (North 88 degrees 34 minutes 00 seconds West 442.55 feet-Official Record Book 1893, Page 1218 of said Public Records) to a found concrete monument (RLS 1254) at a bend on said Southerly boundary, also being the Northwest corner of that parcel described in Official Record Book 1893, Page 1217-1218 of said Public Records; thence South 01 degrees 25 minutes 12 seconds West (south 01 degree 26 minutes 00 seconds West-Deed last referenced), along the Westerly boundary of said parcel last referenced, a distance of 294.95 feet to the POINT OF BEGINNING; Containing 19.187 acres, more or less, and lying Section 11, Township 1 North, Range 1 West, Leon County, Florida.

ALSO: A portion of that parcel of property lying within Section 11, Township 1 North, Range 1 West and described in Official Records Book 1893, Pages 1217-1218 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commence at a found concrete monument (plain top) generally accepted as marking the Southwest corner of said Section 11; thence North 00 degrees 12 minutes 04 seconds West, 388.72 feet a found 5/8 inch rebar (no cap) on the Northerly right of way of Fuller Road; thence South 88 degrees 40 minutes 57 seconds East along said Northerly right of way 602.35 feet to a found concrete monument (RLS 3208) at the Southeast corner of Fuller Road Property, an unrecorded subdivision; thence leaving said Northerly right of way boundary, North 01 degrees, 18 minutes 48 seconds East, 199.77 feet to a found concrete monument (broken) marking the Northeast corner of said Fuller Road Property; thence North 50 degrees 09 minutes 34 seconds East, 151.96 feet to a set 5/8 inch rebar and cap marked "City of Tallahassee property corner" for the POINT OF BEGINNING for the herein described parcel. From said POINT OF BEGINNING thence North 88 degrees 41 minutes 52 seconds West along a line 100 feet North of and parallel with the North boundary of said Fuller Road Property, a distance of 100 feet to a set 5/8 inch rebar and cap marked "City of Tallahassee property corner" at an intersection with the Westerly boundary of captioned parcel; thence, along the Westerly and Northerly boundary of said captioned parcel as follows: North 01 degree 25 minutes 12 seconds East (North 01 degree 26 minutes 00 seconds East-deed), a distance of 294.95 feet to a found concrete monument (RLS 1254) at the Northwest corner of said parcel; thence South 88 degrees 33 minutes 22 seconds East 442.73 feet (South 88 degrees 34 minutes 00 seconds East 442.55 feet-deed) to a found concrete monument (RLS 1254); thence continue South 88 degrees 33 minutes 22 seconds East 22.11 feet to an intersection with a contour elevation of 87 feet more or less; thence Southeasterly along said contour elevation the following calls: South 22 degrees 11 minutes 23 seconds East 30.21 feet; thence South 71 degrees 45 minutes 45 seconds East, 85.55 feet; thence South 43 degrees 18 minutes 22 seconds East, 52.29 feet; thence South 61 degrees 46 minutes 53 seconds East, 79.43 feet; thence South 16 degrees 15 minutes 18 seconds East, 47.05 feet; thence South 08 degrees 32 minutes 47 seconds West, 81.64 feet; thence South 29 degrees 38 minutes 21 seconds West, 100.22 feet; thence South 40 degrees 37 minutes 57 seconds West, 126.08 feet; thence South 23 degrees 09 minutes 01 seconds West, 88.59 feet; thence South 39 degrees 38 minutes 11 seconds East, 13.97 feet; thence South 60 degrees 45 minutes 30 seconds East 10.06 feet to a found concrete monument (broken) on the Northerly right of way of said Fuller Road; thence along said right of way as follows: North 88 degrees 32 minutes 53 seconds West, 115.20 feet a found concrete monument (RLS 1254); thence South 00 degrees 00 seconds West 30 feet to a found concrete monument (broken); thence North 88 degrees 33 minutes 02 seconds West, 312.46 feet to a set 5/8 inch rebar and cap marked "City of Tallahassee property corner"; thence, leaving said North right of way boundary, North 01 degrees 25 minutes 12 seconds East, 269.38 feet to the

POINT OF BEGINNING; Containing 6.988 acres, more or less and lying in Section 11, Township 1 North, Range 1 West, Leon County, Florida.

(See Exhibit A)

**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 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

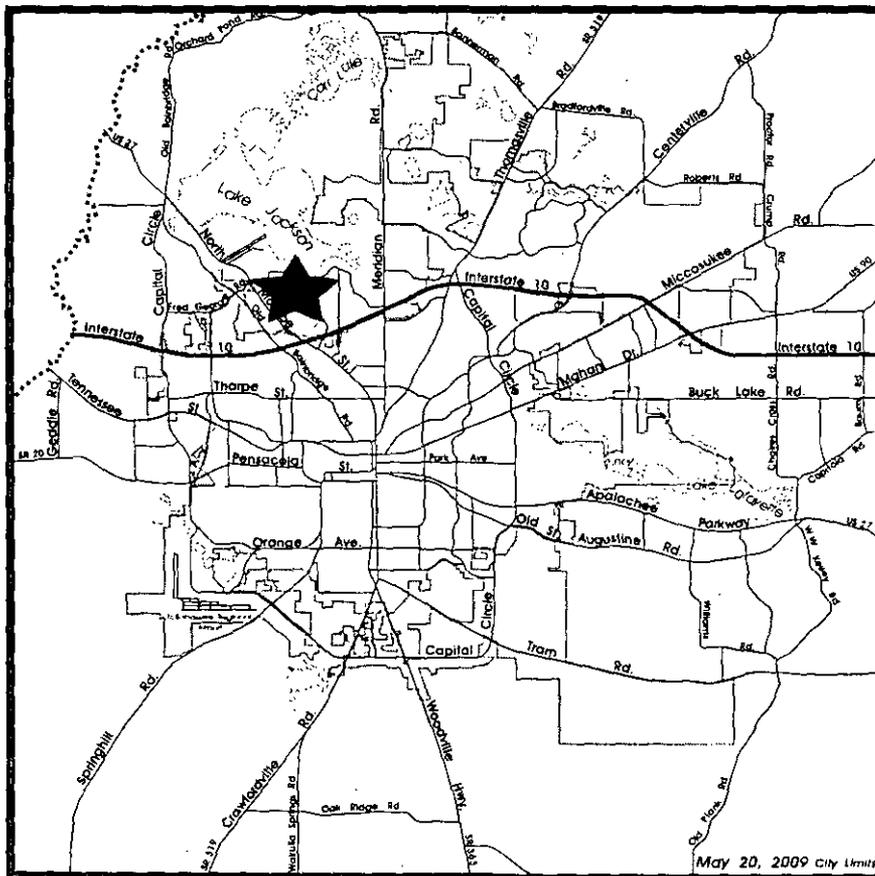
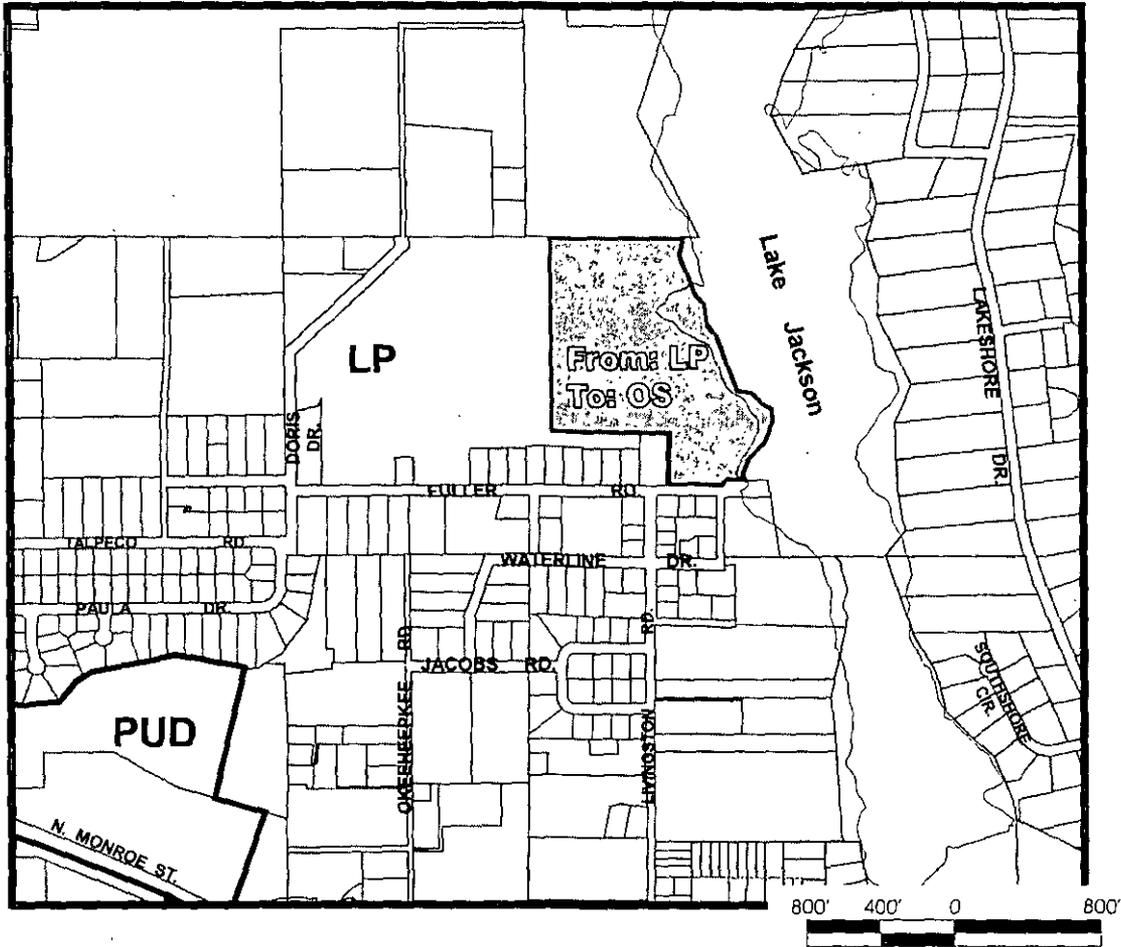
By: \_\_\_\_\_

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

By: \_\_\_\_\_  
Herbert W. A. Thiele, Esq.  
County Attorney

Exhibit A  
1294 FULLER ROAD.

REZONING



GENERAL LOCATION MAP