

LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT TO THE CP COMMERCIAL PARKWAY 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:

PRZ110004: From Light Industrial (M-1) to Commercial Parkway (CP)

LEGAL DESCRIPTION:

PARCEL ONE -PARCEL ID. 2132206290000

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA AND RUN THENCE EAST 4.24 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE CENTERLINE OF STATE ROAD NO. 263, A DISTANCE OF 448.08 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 30 SECONDS WEST, 119.31 FEET TO THE INTERSECTION OF THE NORTH BOUNDARY OF STATE ROAD NO. 20 WITH THE WEST BOUNDARY OF STATE ROAD NO. 263; THENCE NORTH 00 DEGREES 31 MINUTES 30 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID STATE ROAD NO. 263 (TRUCK ROUTE) A DISTANCE OF 260.0 FEET TO A CONCRETE MONUMENT (FOUND), THENCE SOUTH 89 DEGREES 29 MINUTES 01 SECONDS WEST 504.36 FEET TO AN IRON REBAR WITH CAP (SET, #5509), FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 29 MINUTES 01 SECONDS WEST 275.00 FEET TO A CONCRETE MONUMENT (FOUND), THENCE NORTH 00 DEGREES 31 MINUTES 30 SECONDS WEST (BEARING BASE FOR THIS SURVEY) 446.50 FEET TO AN IRON REBAR WITH CAP (SET, #5509), THENCE NORTH 89 DEGREES 29 MINUTES 01 SECONDS EAST 275.00 FEET TO AN IRON REBAR WITH CAP (SET, #5509), THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS EAST 446.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.819 ACRES, MORE OR LESS.

PARCEL FOUR – PARCEL ID. 2132206310000

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 32 MINUTES 36 SECONDS EAST A DISTANCE OF 3.64 FEET TO A POINT ON THE CENTERLINE OF CAPITAL CIRCLE (STATE ROAD 263), THENCE RUN ALONG SAID CENTERLINE NORTH 00 DEGREES 08 MINUTES 04 SECONDS EAST A DISTANCE OF 446.62 FEET TO A POINT ON THE CENTERLINE OF PENSACOLA STREET (STATE ROAD 20), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST THENCE RUN ALONG SAID CENTERLINE AND CURVE HAVING A RADIUS OF 2209.49 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 56 MINUTES 39 SECONDS FOR AN ARC LENGTH OF 74.97 FEET TO A POINT ON THE CENTERLINE OF CAPITAL CIRCLE (STATE ROAD 263), (THE CHORD OF 74.96 FEET BEARS SOUTH 66 DEGREES 54 MINUTES 57 SECONDS WEST), THENCE RUN ALONG SAID CENTERLINE NORTH 00 DEGREES 24 MINUTES 55 SECONDS WEST A DISTANCE OF 55.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF CAPITAL CIRCLE (STATE ROAD 263) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 89 DEGREES 26 MINUTES 58 SECONDS WEST A DISTANCE OF 499.17 FEET TO A FOUND IRON ROD & CAP #4016 FOR THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1727, PAGE 2221 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 446.77 FEET TO A FOUND IRON ROD & CAP #4016 FOR THE NORTHEAST CORNER OF SAID PROPERTY, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE 275.01 FEET TO A FOUND IRON ROD & CAP #4016 THE NORTHWEST CORNER OF SAID PROPERTY, THENCE RUN NORTH 00 DEGREES 24 MINUTES 59 SECONDS WEST A DISTANCE OF 670.29 FEET TO A CONCRETE MONUMENT FOR THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1202, PAGE 718 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 34 MINUTES 34 SECONDS EAST A DISTANCE OF 779.29 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY OF CAPITAL CIRCLE (STATE ROAD 263), THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 24 MINUTES 55 SECONDS EAST A DISTANCE OF 700.85 FEET, THENCE RUN SOUTH 89 DEGREES 35 MINUTES 05 SECONDS WEST A DISTANCED OF 5.12 FEET, THENCE RUN SOUTH 00 DEGREES 24 MINUTES 55 SECONDS EAST A DISTANCE OF 415.26 FEET TO THE POINT OF BEGINNING.

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 _____, 2011.

LEON COUNTY, FLORIDA

John Dailey, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

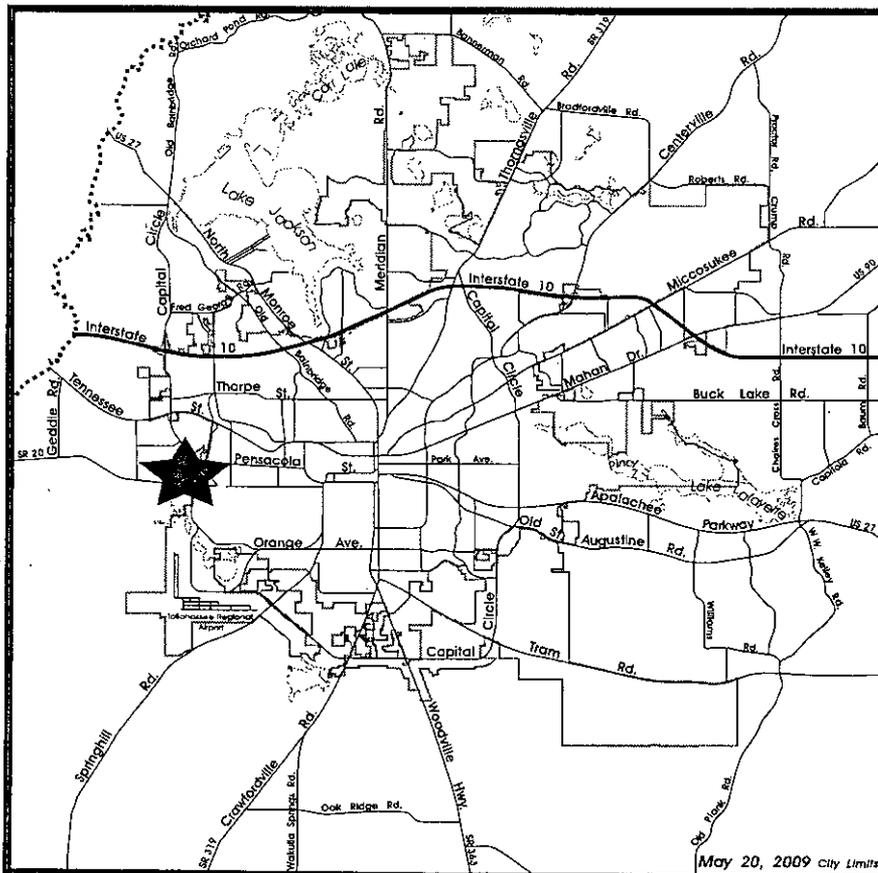
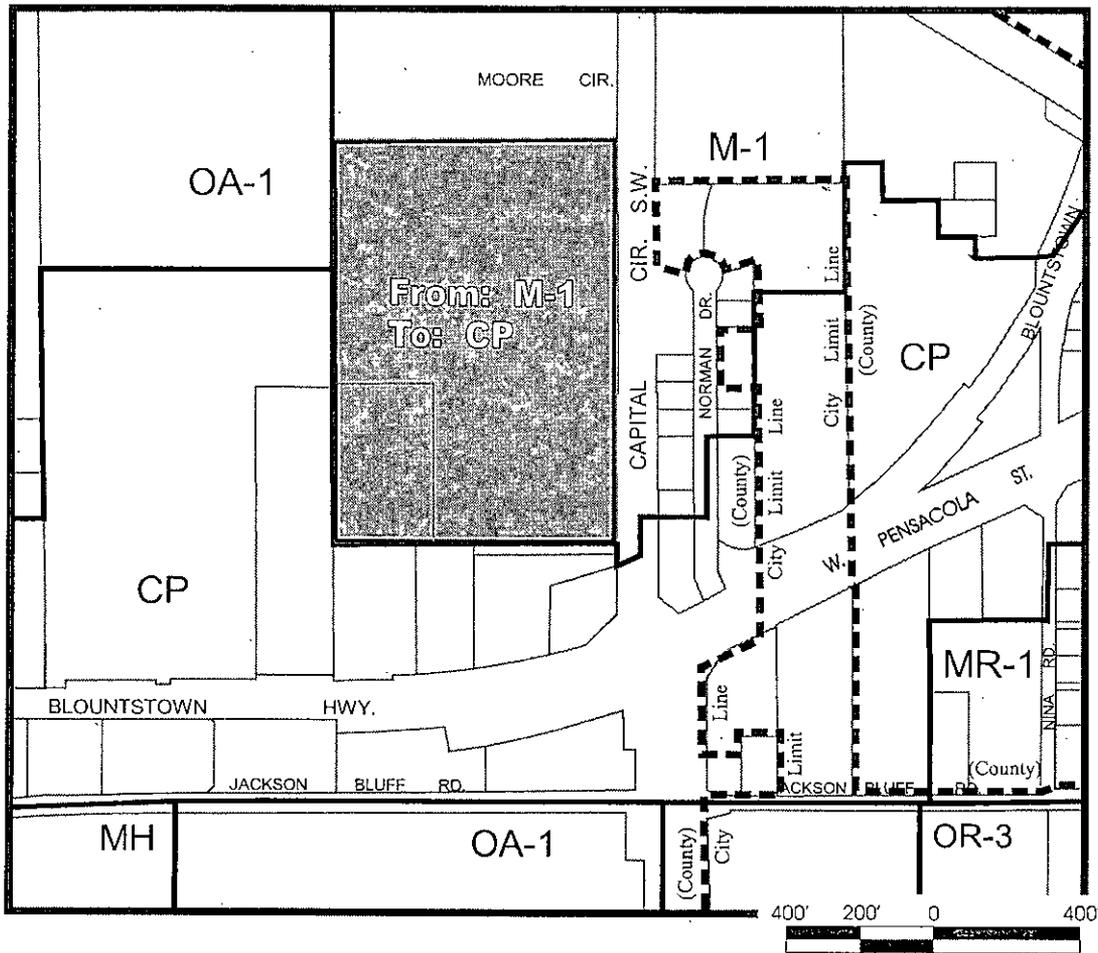
By: _____

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

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

REZONING

PRZ #110004



GENERAL LOCATION MAP