

## ORDINANCE NO. 2019-20

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, ANNEXING BY VOLUNTARY PETITION A PARCEL OF LAND TOTALING APPROXIMATELY 24.64 ACRES LOCATED WEST OF INTERSTATE 95, ON THE NORTH SIDE OF U.S. 192 AT THE INTERSECTION OF ST JOHNS HERITAGE PARKWAY AND U.S. 192, AS MORE FULLY DESCRIBED HEREIN; FINDING THAT THE AREA BEING ANNEXED IS REASONABLY COMPACT AND CONTIGUOUS TO THE CITY, THAT THE ANNEXATION OF THE PROPERTY DOES NOT CREATE AN ENCLAVE, AND THAT THE ANNEXATION OF THE PROPERTY OTHERWISE COMPLIES WITH FLORIDA LAW; AMENDING THE CORPORATE BOUNDARIES OF THE CITY TO PROVIDE FOR THE INCORPORATION OF THE REAL PROPERTY DESCRIBED HEREIN; PROVIDING FOR FILING OF THE REVISED CITY BOUNDARIES WITH THE DEPARTMENT OF STATE; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the owners of the property described hereinafter have petitioned the City pursuant to F.S. 171.044 for voluntary annexation of said property into the City; and,

**WHEREAS**, the City Council hereby finds that the property described hereinafter is reasonably compact and contiguous to the corporate limits of the City, and it is further determined that the annexation of said property will not result in the creation of any enclaves, and it is further determined that the property otherwise fully complies with the requirements of F.S. 171.044 and state law; and

**WHEREAS**, the City Council hereby finds that the City is able to provide municipal services to the property described herein, and that it is desirable and in the best interest of the City to accept the petition for annexation, and to annex said property.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of West Melbourne, Brevard County, Florida, that:

**Section 1. Findings.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated as findings of the City Council and the legislative intent of this ordinance.

**Section 2. Annexation of Real Property and Amendment of Corporate Boundaries.** The following property located west of Interstate 95, on the north side of U.S. 192 at the intersection of St. Johns Heritage Parkway and U.S. 192, West Melbourne, Florida 32904 and assigned Parcel Identification Number 28-36-03-00-252

by the Property Appraiser of Brevard County and totaling approximately 24.64 acres as described below, shall hereby be annexed to and incorporated within the City of West Melbourne, Brevard County, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes:

West of Interstate 95, on the north side of U.S. 192 at the intersection of St. Johns Heritage Parkway and U.S. 192 – (24.64 acres)  
Parcel Identification Number 28-36-03-00-252

PARCEL 1:

A portion of Lot 23, Florida Indian River Land Company Subdivision of Section 3, Township 28 South, Range 36 East, as recorded in Plat Book 2, Page 80, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Northwest 1/4 of said Section 3, thence North 89 degrees 36'32" East along the South line of the Northwest 1/4 of said Section 3, a distance of 659.61 feet to the Point of Beginning, this being the Southwest corner of said Lot 23, Thence North 0 degrees 10'30" West along West line of said Lot 23, a distance of 913.89 feet, thence North 89 degrees 25'30" East 659.75 feet to the East line of said Lot 23, thence South 0 degrees 12'01" East along East line of said Lot 23, 916.01 feet to the South line of Lot 23, this being the South line of the Northwest 1/4 of said Section 3, thence South 89 degrees 36'32" West along said line, 659.61 feet to the Point of Beginning, LESS AND EXCEPT the South 68 feet for road right-of-way.

PARCEL 2:

A portion of Lot 24, Florida Indian River Land Company Subdivision of Section 3, Township 28 South, Range 36 East, as recorded in Plat Book 23 Page 80, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest 1/4 of said Section 3, thence North 0 degrees 12'58" West along West line of said Northwest 1/4 of Section 3, a distance of 911.80 feet to a point, thence North 89 degrees 25'30" East 659.75 feet to East line of said Lot 24, thence South 0 degrees 12'30" East along said Lot 24, 913.89 feet to the South line of said Lot 24, this being the South line of Northwest 1/4 of said Section 3, thence South 89 degrees 36'32" West along said line 659.61 feet to the Point of Beginning. LESS AND EXCEPT the South 68 feet and the West 50 feet for roads right-of-way.

A map showing the location of said property is attached as Exhibit "A" to this Ordinance, which is incorporated by reference as if fully set forth herein. Such land shall immediately become subject to the jurisdiction and powers of the City of West Melbourne, Florida. The corporate boundaries of the City of West Melbourne are hereby revised to include the land described herein.

**Section 3. Utilities Notification.** The City Clerk is hereby directed to notify all utility companies servicing this property of this annexation.

**Section 4. County Notification.** The City Clerk is hereby directed to provide a copy of the notice of annexation, via certified mail, to the Brevard County Board of County Commissioners at least 10 days prior to the time of publishing said notice as provided for in Florida Statutes, Section 171.044(6).

**Section 5. Department of State Notification.** The City Clerk is hereby directed to file, via certified mail, a certified copy of this Ordinance with the Department of State of the State of Florida, the Brevard County Clerk of the Circuit Court for recording and the Brevard County Chief Administrative Officer, within seven (7) days after the adoption of this Ordinance, as provided for in Florida Statutes, Section 171.044(3). Any change in the municipal boundaries shall be filed with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area, as provided for in Florida Statutes, Section 171.091.

**Section 6. Repeal.** All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this ordinance are hereby repealed to the extent inconsistent herewith.

**Section 7. Severability.** That the provisions of this ordinance are declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held by a court of competent jurisdiction to be invalid or unenforceable, such decision shall not affect the validity of the remaining terms, provisions, clauses, sentences, or sections of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

**Section 8. Non-codification.** The provisions of this ordinance shall not be codified and incorporated within the Code of Ordinances of the City of West Melbourne, Florida, but the annexed property shall be incorporated and included in all appropriate maps of the City limits of the City of West Melbourne.

**Section 9. Effective Date.** This ordinance shall become effective immediately upon its adoption by the City Council on second reading.

PASSED AND ADOPTED by the City Council of the City of West Melbourne,  
Brevard County, Florida, this 3<sup>rd</sup> day of December 2019.

1<sup>ST</sup> READING: August 20, 2019

2<sup>nd</sup> READING: December 3, 2019

### Exhibit "A"

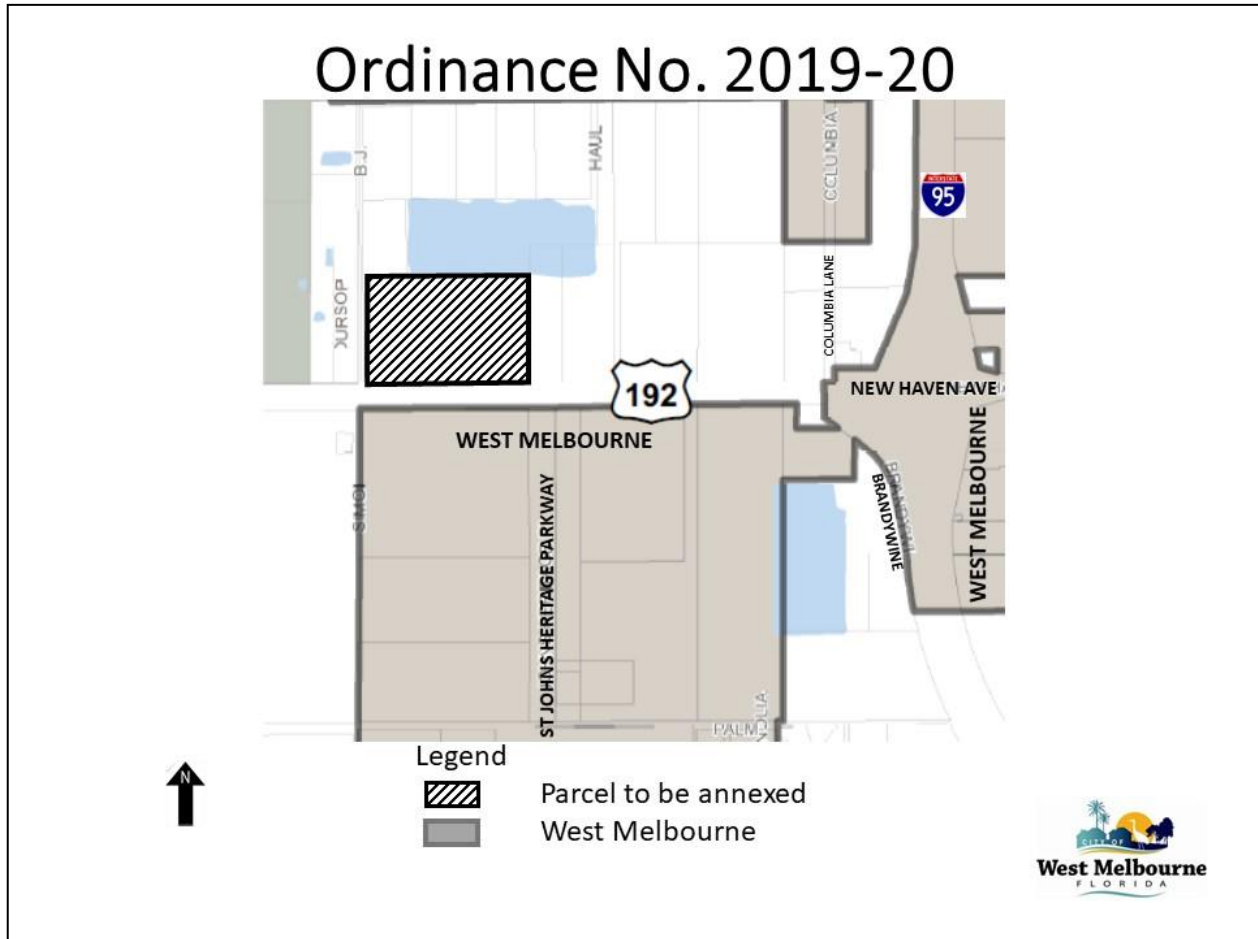


Image showing City limits and parcel to be annexed.

Disclaimer: This map is representational only and is not a survey nor a map created on a Geographic Information System. Depicted property lines are approximate. Refer to the legal description for the exact property area.