

ORDINANCE NO. 2020-15

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, REZONING A NEWLY ANNEXED 44.72 ACRE PARCEL OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF U.S. 192, WEST OF INTERSTATE 95, AND EAST OF ST. JOHNS HERITAGE PARKWAY, AND AS MORE FULLY DESCRIBED HEREIN, FROM BREVARD COUNTY AU (AGRICULTURAL RESIDENTIAL) TO CITY OF WEST MELBOURNE GTWY-I (GATEWAY INTERCHANGE DISTRICT); PROVIDING AN EFFECTIVE DATE.

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

Section 1.

The Planning Director is hereby directed to change the Official Zoning Map of the City as referenced in Section 98-66 of the Code of Ordinances to show the zoning change set forth in Section 2 of this Ordinance.

Section 2.

The property described more particularly as follows is hereby rezoned from Brevard County AU (Agricultural Residential) to City of West Melbourne GTWY-I (Gateway Interchange District):

44.72 acres – Parcel Identification Numbers 28-36-03-00-751, 28-36-03-00-760, and 28-36-03-00-762

LEGAL DESCRIPTION: (BY SURVEYOR)

A PORTION OF LOTS 2, 3, 14 AND 15, INDIAN RIVER LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 80, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID LANDS LYING IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, SAID BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT D, SPACE COAST TOWN CENTRE EAST-PHASE I, RECORDED IN PLAT BOOK 68, PAGE 50, SAID PUBLIC RECORDS; THENCE N89°37'47"E ALONG THE SOUTH LINE OF SAID TRACT D, A DISTANCE OF 550.00 FEET; THENCE N00°12'58"W ALONG THE EAST LINE OF SAID TRACT D, A DISTANCE OF 308.79 FEET TO THE WEST RIGHT-OF-WAY LINE OF BRANDYWINE LANE (A 60.00 WIDE LIMITED ACCESS RIGHT-OF-WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP SECTION 70220-2403 THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES: S53°55'19"E, A DISTANCE OF 107.68 FEET; THENCE S43°37'58"E, A DISTANCE OF 197.48 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 20°00'00" AND A RADIAL BEARING OF S56°56'00"W; THENCE SOUTHERLY FOR AN ARC DISTANCE OF 189.53 FEET TO THE END OF SAID CURVE;

THENCE S13°04'00"E, A DISTANCE OF 356.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1115.92 FEET, A CENTRAL ANGLE OF 6°46'26"; THENCE SOUTHERLY FOR AN ARC DISTANCE OF 131.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S06°17'34"E, A DISTANCE OF 203.36 FEET TO THE POINT OF CURVATURE A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3335.36 FEET, A CENTRAL ANGLE OF 19°53'38" AND A RADIAL BEARING OF N83°21'32"E; THENCE SOUTHERLY FOR AN ARC DISTANCE OF 1158.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL 84 (A 96.00 FOOT WIDE DRAINAGE RIGHT-OF-WAY) THENCE S89°35'02"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1293.14 FEET TO THE SOUTHEAST CORNER OF SAID SPACE COAST TOWN CENTRE EAST-PHASE I, THENCE N00°12'58"W ALONG THE EAST LINE OF SAID SPACE COAST TOWN CENTRE EAST-PHASE I A DISTANCE OF 1860.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS.

SAID LANDS CONTAINING 44.72 ACRES OF LAND MORE OR LESS.

Section 3.

That this Ordinance shall become effective simultaneously with the effectiveness of Ordinance No. 2020-14, amending the land use of the subject property.

PASSED AND ADOPTED by the City Council of the City of West Melbourne, Brevard County, Florida, this 2nd day of March, 2021.

1ST READING: December 15, 2020
2nd READING: March 2, 2021