

## ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, REZONING A NEWLY ANNEXED 34.52 ACRE PARCEL OF LAND GENERALLY LOCATED ON THE NORTH 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 R-1A (SINGLE-FAMILY RESIDENTIAL), M-1 (LIGHT INDUSTRIAL AND WAREHOUSING) AND C-P (COMMERCIAL PARKWAY); 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 R-1A (Single-Family Residential), M-1 (Light Industrial and Warehousing) and C-P (Commercial Parkway):

*34.52 acres – Parcel Identification Numbers 28-36-03-00-3 and 28-36-03-00-4*

LOT 29, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TOGETHER WITH THE NORTH 25.00 FEET OF A PORTION OF LOT 19, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 19 AND RUN N89°31'01"E ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 316.24 FEET TO THE WESTERLY RIGHT OF WAY OF COLUMBIA LANE (AN 80 FOOT RIGHT OF WAY); THENCE S00°02'55"E ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 25.00 FEET; THENCE S89°31'01"W A DISTANCE OF 316.24 FEET TO THE WEST LINE OF SAID LOT 19; THENCE N00°10'40"W ALONG THE WEST LINE OF LOT 19, 25.00 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS BEING THE NORTH 50.00 FEET OF EAST 50.00 FEET OF LOT 20, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO BEING SUBJECT TO A 25 FOOT DRAINAGE EASEMENT OVER THE WEST 25 FEET

OF LOT 29 AND ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 25 FEET OF THE EAST 100 FEET OF SAID LOT 29.

Property on 192

THE WEST ½ OF SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 28, RANGE 36, EXCEPT ROAD RIGHTS OF WAY AND PART OF DEED TO THE D.O.T. AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 644, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

**Section 3.**

That this Ordinance shall become effective simultaneously with the effectiveness of Ordinance No. 2021-02, 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 6<sup>th</sup> day of April, 2021.

1ST READING:           January 19, 2021  
2<sup>nd</sup> READING:           April 6, 2021