

Future Land Use

Land Use and Development



FUTURE LAND USE ELEMENT INTRODUCTION

Element Purpose

The Future Land Use Element is the centerpiece of the City of West Melbourne Horizon 2030 Comprehensive Plan. This Element:

- Determines future development priorities.
- Establishes the planning and development goals.
- Creates a framework for achievement of the City's community planning vision, as discussed in the Visioning Element.

The focal component of the Future Land Use Element is the promotion of a new "traditional neighborhood" land use model while maintaining the current suburban-type development that separates different land uses. The planning framework establishes a foundation for how the community will be designed and developed in the future.

This foundation is comprised of a series of items that direct future development including the Future Land Use map (FLUM), planning priorities and principles regarding community design and planning. The FLUM is a regulatory tool to which the zoning map, subdivision ordinances, and other land use regulations must conform. The planning principles are a set of master planning practices that will help the community achieve its planning vision. These tools provide long-term guidance to the elected officials, developers, and planning and development officials who make decisions regarding land use, infrastructure, and capital budgeting. As a result, the Future Land Use Element provides the foundation for implementation of a community vision based on West Melbourne's desired small city character, quality of life, and unique sense of place.

Introduction

The term "land use" is used to define how a property is utilized. Land uses include, but are not limited to: residential, commercial, industrial, parks, public space, recreation, civic and government, open space, and natural conservation. Having a good assessment of existing and future land uses enables the community to:

- Make wise public infrastructure investments in a timely manner.
- Prevent and eliminate nuisances and incompatible uses.
- Strengthen property values and reduce blight conditions.

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The Future Land Use Element combines aspects of all the elements of the Horizon 2030 Comprehensive Plan and will assist the City in achieving its overall goals.

Background

West Melbourne believes it provides residents, businesses, and visitors with a great place to live, work, and play. The City celebrated its 50th anniversary in 2009 and looks to build upon its success as it seeks to promote traditional planning practices while protecting the existing suburban neighborhoods. Traditional urban planning practices will enable the City to provide a mixture of land uses, neighborhood types, activity centers, and community gathering spaces. At the same time, the promotion of established neighborhoods will ensure that the City's well-loved neighborhoods continue to provide a high quality of life for generations to come.

The State of Florida Legislature enacted the Local Government Comprehensive Planning Act (LGCPA) in 1975. This Act required the adoption of a Future Land Use Element as part of a local government comprehensive plan. In 1985, the Legislature strengthened the LGCPA with the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act, commonly known as the Growth Management Act.

The Growth Management Act required that certain portions of the comprehensive plan be adopted by ordinance and be subject to state review. These portions included FLUM, all goals, objectives, and policies, level of service (LOS) for certain classes of infrastructure and community services and a five-year Capital Improvements Element. In order to implement this Act in 1986, the Florida Department of Community Affairs (DCA) promulgated Rule 9J-5, Florida Administrative Code. Rule 9J-5 prescribes the general contents for all local government comprehensive plans in the State of Florida.

The Future Land Use Element executes the City's vision for development and redevelopment through short- (five-year), mid- (ten-year), and long-term goals and objectives. The FLUM and land use designations serve as the foundation for the subsequent development of more detailed land development regulations and special area plans. These regulations and plans must be consistent with and further the implementation of the goals, objectives and policies in the Future Land Use Element since it is the City's master planning document.

West Melbourne is substantially built-out and has a limited supply of vacant land unless the City annexes new land west of the current boundaries (see attached "Annexations Since 1999" map). Single-family residential development is the predominant land use. Commercial development is largely concentrated along major roadway corridors including US 192 (New Haven Avenue), Minton Road,

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Wickham Road and Palm Bay Road while industrial land uses are concentrated in the northwest portion of the City. Due to these factors, the guiding principles of the Future Land Use Element and the City's planning program are preservation and enhancement of existing residential neighborhoods and redevelopment of commercial areas as mixed-use activity centers in accordance with adopted community planning principals and the Horizon 2030 vision.

The following components of the Future Land Use Element will be adopted:

- Goals, objectives and policies that regulate land uses.
- Future land use designations which establish intensity and density standards for the development of land.
- Land use standards regarding appropriate land uses for each established future land use designation.
- A future land use map (FLUM) which indicates the locations of all future land use designations.

Supporting the adopted components of the Future Land Use Element is a set of data and analysis that details existing land use conditions and provides the basis for the adopted components. The Future Land Use Element was developed in accordance with the City's community planning vision adopted as part of the Horizon 2030 EAR as well as relevant Florida Statutes and sections of the administrative code.

The City of West Melbourne is a municipality of approximately 16,867 residents (2010 Bureau of Economic and Business Research (BEBR) yearly estimate) located in the southeastern portion of Brevard County (see "City Limits Map" in the Visioning Element). The City comprises approximately 9.9 square miles and is generally bounded by unincorporated Brevard County to the west, Melbourne Village and Melbourne to the north, Melbourne to the east, and Palm Bay to the south. The City is governed by a Mayor and six-member Council, and administered by a City Manager. City Council is elected at-large from the voters of the City and serves two-year staggered terms. Since its incorporation in 1959, the City has coordinated extensively with the County on the provision of key municipal services. The County continues to provide fire rescue and County-wide services.

The vision statement established as part of the EAR process will serve as a guidepost in the development and implementation of this Future Land Use Element, and the growth management plan as a whole.

Evaluation and Appraisal Report: Identified Concerns

Concerns related to Future Land Use were discussed in all chapters of the adopted 2009 Evaluation and Appraisal Report (EAR).

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- **Chapter 1—Community Identity and Image:** Concerns are related to how to develop West Melbourne’s sense of place, with a distinct community character and identity.
- **Chapter 2—Community Core, Neighborhood Centers, and Gathering Spaces:** Concerns are related to how to create community spaces and City centers where people can interact, socialize, and share in community life.
- **Chapter 3—Integrated Development Patterns:** Concerns are related to how to facilitate the development of traditional neighborhoods and mixed use activity centers that provide the community varied live-work-play opportunities.
- **Chapter 4—Community Connectivity and Multimodal Transportation Systems:** Concerns are related to how to promote land use patterns that encourage multi-modal, pedestrian-oriented transportation patterns and mixed-use neighborhoods.
- **Chapter 5—Standards for Public Facilities and Infrastructure Systems:** Concerns are related to how to manage growth and development in correlation with facility and infrastructure capacity and to provide for the safety, health, and well-being of a growing community.
- **Chapter 6—Land Development Practices and Design Standards:** Concerns are related to how to foster development that promotes the community’s vision as a small City with a unique identity, well-defined image, and distinct sense of place.

Each EAR chapter addresses a different community issue, but together the issues have a strong influence on the City’s future land use practices and priorities. As summarized in Chapter 6—Land Development Practices and Design Standards, the EAR found that the community is concerned about the effect that segregated suburban development has on community character and identity. Additionally, the report identified how the lack of a community center, walkable neighborhoods and auto-centric commercial areas impact the community’s lifestyle and small city quality of life.

The EAR determined that the reason for these concerns is that the 1999 Comprehensive Plan focused on issues related to orderly development of land and quantity of services needed to meet the population’s needs instead of the character of development and quality of services. In order to address these findings, the EAR recommended that the City establish a new planning framework through which quality of life and community character considerations drive land development, infrastructure and facility improvements.

According to the EAR, the planning framework should ensure that all future developments—whether they are in new or established development areas—support West Melbourne’s desired character and

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promote its distinct sense of place. The new planning framework would require all developments to make community livability and life issues paramount in their development processes.

In order to assist in the execution of this paradigm, the EAR recommended that the City establish practices and tools that integrate design, function, and structure including:

- Ensuring the suburban growth and development of West Melbourne supports the community character and quality of life in the City.
- Promoting development practices that both mitigate environmental impacts and prevent sprawl.
- Enhancing transitional areas by creating public spaces within the built environment.
- Recognizing the value of traditional neighborhood components that include parks and public spaces, integrated public services and infrastructure systems, multi-modal transportation alternatives, distinct character attributes and design features, community housing opportunities, neighborhood centers, and mixed-use village neighborhoods.
- Coordinating future development practices with expansion of public services and infrastructure systems.
- Ensuring development pays for itself both in the short- and long-term.
- Providing capacity to prepare for and minimize damage from natural disasters.
- Making services available to meet the needs and demands of a diverse community.
- Establishing development patterns which enable alternative forms of transportation.
- Acknowledging the inherent link between land use and transportation systems.
- Promoting and supporting the unique qualities of West Melbourne's character.
- Enhancing quality of life attributes for a multi-generational community.
- Distinguishing the features that comprise West Melbourne's different neighborhoods and activity centers.
- Strengthening architectural and design components of buildings and development areas.
- Recognizing the value of mixed-use areas to improving community public spaces, connectivity, character, and planning.
- Supporting the community's economic activity centers and economic base.

Local Area Development Focus

The vision for West Melbourne's future is to enhance its quality of life by defining its community character, identity and sense of place. To achieve this vision, the City has identified three areas where the City needs to target its development strategies. These three areas are the existing well-defined residential neighborhoods, commercial corridors along major roadway corridors, and potential new

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development areas west of Interstate 95 (I-95). The following section summarizes why these areas are of special importance to the City and why they deserve special attention through planning efforts.

Residential Neighborhoods

West Melbourne is composed of distinct neighborhoods which have been central to the community's identity from its creation 50 years ago. These neighborhoods support the City's small hometown feel and are central to the City's current and future character and image. Most of these neighborhoods were subdivisions developed through conventional zoning. The City recognizes the value these neighborhoods have to both the people who live within the neighborhoods as well as the community as a whole.

Commercial Corridors

The City has three primary commercial corridors—US 192, Minton Road/Wickham Road and Palm Bay Road. The majority of commercial development along these corridors are suburban-style strip centers. Indicative of many strip centers, these commercial corridors are auto-centric, lack adequate bicycle-pedestrian facilities and are segregated from the surrounding residential land uses. Additionally, these commercial strip centers lack visual appeal, architectural character or unifying features. As such, they do not contribute to the quality of life promoted by the City's neighborhoods.

In order to address this concern, the future land development priorities are focused on redevelopment of established commercial corridors. In the future, the City envisions these areas as mixed-use centers that promote live-work-play opportunities and provide easy access to surrounding neighborhoods. Interconnected sidewalks and bicycle lanes and additional bicycle racks will enable more residents and workers in surrounding neighborhoods and workforce centers to safely and quickly access these areas. Land development standards and practices will provide increased character for the commercial centers.

New Development Areas

West Melbourne is largely built out as there are only a few areas that have yet to be developed. Residential land uses comprise the majority of the developed land areas with commercial corridors along the major roadways and an industrial workforce centers in the northeast section.

Large properties annexed along the fringe of the city limits, especially west of I-95, will help enable the City to implement a traditional development pattern using integrated mixed use land uses, interconnected transportation systems and varied community resources. A 280 acre area west of I-95 annexed into the City in 2008. The property had begun the Development of Regional Impact (DRI) process for a "traditional neighborhood" community, but as a result of the weakening economy, no further action has occurred to create a master plan or adopt a future land use designation. The property

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owners have decided to keep the existing county future land use and zoning in place until such time as the market appears to favor development of this type.

Land Use – Transportation – Energy Planning Coordination

In 2008, the State of Florida adopted House Bill 697, which established new requirements for local governments to meet in their comprehensive plans relating to energy efficient land use patterns, transportation strategies that address greenhouse gas reductions, energy conservation and energy efficient housing. These new requirements became effective on July 1, 2008. As a result of this legislation, the state requires local governments to address the connection among land use, transportation, energy, and the reduction of greenhouse gas emissions. While this issue has been addressed throughout the Comprehensive Plan, it is particularly addressed in the background data and analysis component of the Future Land Use, Conservation & Open Space, Housing & Neighborhood Development and Transportation Service Standards Elements. This issue is also addressed in the adopted goals, objectives and policies established in the Future Land Use and Housing & Neighborhood Development Elements.

The analysis and goals, objectives, and policies presented in the Future Land Use Element have been designed to address the following planning concerns identified by the DCA:

- Discourage sprawl and auto-oriented transportation systems.
- Promote mixed-use development and foster live-work-play opportunities.
- Integrate land uses and reduce vehicle miles traveled (VMT) to reduce carbon dioxide emissions.
- Increase coordination between land use planning and transportation service mode provisions.
- Use energy efficient land use patterns.
- Promote optimal use of established developments through infill and redevelopment strategies.
- Implement greenhouse gas reduction strategies.
- Use energy conserving land uses and land use designations (mixed-use land use categories, conservation and open space areas).

Data Assessment

The data contained in this Element and in the Multi-Modal Transportation Element describe the manner in which existing land uses and resulting transportation systems should foster live-work-play opportunities, preserve vital natural resources, and promote green building approaches. Specifically, as required by Florida Statute, this includes an:

- Analysis of land use needs of mixed-use areas.

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- Analysis of the availability of multi-modal transportation resources in relationship to the surrounding land uses.
- Analysis of population and demographic needs.
- Analysis of current land uses and densities.
- Identification of energy efficient land development and building construction practices.

Policy Framework

To address the challenges identified through Volume 1 and 2 of the adopted 2009 EAR related to establishment of a traditional development pattern, the following objective and policy series have been developed. The primary goal of this policy framework is to promote integrated, compact, mixed-use neighborhoods and community centers which provide the community with opportunities for people to live, work, and play in one development area. By achieving this goal, these objectives will achieve the directive of House Bill 697.

Objective 1 - Community Planning Principles: “Promote West Melbourne’s community identity, quality of life, and sense of place by establishing master planning strategies to implement the Horizon 2030 community planning principles.”

- Through this objective the City seeks to ensure that future development provide for a variety of community options and foster a traditional development pattern, particularly in new and redevelopment areas.

Objective 2 - Traditional Future Land Use Designations: “Foster the City’s future developments by designating land uses consistent with West Melbourne’s vision.”

- Through this objective the City establishes the foundation for many of its existing land use areas to be consistent with the Planning vision.

Objective 3 - Mixed Use Future Land Use Designations: Foster the City’s future development by allowing a mixture of uses consistent with West Melbourne’s vision.”

- Through this objective the City establishes the foundation for developing mixed use developments and integrated land uses.

Objective 4 – Land Use Overlay Standards: “Implement the land use designations by utilizing land development standards that address the unique needs of particular future land use designations.”

- Through this objective the City establishes the intensity and density standards that are used to further develop the zoning districts and other land development regulations.

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Objective 5 – Land Use Implementation: “Implement the City’s community master planning framework and future land use designations by utilizing the Horizon 2030 Comprehensive Plan as a basis for: revising the City’s land development regulations, evaluating site and development petitions, establishing other land development standards and practices.”

- Through this objective the City ensures that the adopted mixed land use and master planning strategies are executed and utilized to achieve the integrated, compact traditional development pattern desired by the Horizon 2030 community planning vision.

Objective 6 – City Development Practices and Priorities: “Ensure the City’s future developments pay for the impact they cause; provide for the needs of future populations; coordinate with the City infrastructure systems; public services; and protect natural habitats and threatened/endangered species.”

- Through this objective the City establishes planning practices that encourage green building, energy efficiency, and natural resource protection.

Objective 7 – Land Use Transportation Planning Coordination: “Promote redevelopment, curb suburban development, and encourage alternative modes of transportation through multi-modal transportation master planning strategies...”

- Through this objective the City strengthens the planning relationship between land use planning and transportation system delivery and in doing so fosters alternative transportation modes and urban development patterns.

IDENTIFICATION AND ANALYSIS OF DEVELOPMENT

Existing Land Uses

The City of West Melbourne is a suburban community made up of approximately 8,000 housing units, 200 commercial units, 170 industrial properties, and 20 institutional properties. Like many suburban communities, each of these land use areas are segregated from one another with little or no linkage between them. Most of the residential properties are in the form of single-family, suburban-style neighborhoods, which have the feel of being distinct enclaves unto themselves. The majority of the commercial uses are strip shopping centers located along major roadway corridors. Table FLU-1 documents existing land use categories by acreage and percentage of land area. The attached “Existing Land Use” map depicts the existing land use category of each property in the City.

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Table FLU-1
Existing Land Uses by Acreage and Percentage of Land Area

Land Use	Acres	Percent (%)
Vacant	1339.73	24.33
Agriculture	451.13	8.19
Single-family Residential	1667.97	30.29
Multi-family Residential	227.49	4.13
Commercial/Office	388.54	7.06
Industrial	245.04	4.45
Institutional	127.84	2.32
Utilities/Municipal Facilities	68.46	1.24
Public Schools	92.57	1.68
Recreational (Private)	19.46	0.35
Recreational (Public)	70.95	1.29
Rivers, Bays and Lakes	279.27	5.07
Wetlands	527.68	9.58
Historic Resources	0.00	0.00
Total	5506.13	100.00

Source: West Melbourne Planning & Growth Management Department, 2010

Notes: Institutional includes the private schools operated by churches

Multi-family residential includes moderate density units and high density units

Although the City has no official historic properties, Florida Administrative Code rules requires that this category be identified

Vacant

There are about 1339.73 acres in the City that are currently vacant. An analysis of these lands, and their underlying development potential, is located in the Land Supply Demand and Analysis section of this Chapter, and is depicted on both the “Existing Land Use” and “Vacant/Undeveloped Land” maps.

Agriculture

Approximately 451.13 acres are considered to have an agricultural use. The predominant concentration of agriculture is located west of Interstate 95, near US 192, although there is another agricultural area of the City near the Hollywood Boulevard corridor. Agriculture land uses include properties used for crops,

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livestock and grazing. The attached “Soil Types” map is included as a part of this element’s map series, and the City reviews soils as part of its analysis of conditions during new development review.

Residential

Existing residential uses (both single- and multi-family) occupy 34.42 percent (1895.46 acres) of the City’s land area, far exceeding the acreage in any other land use. The majority of residential lands are categorized as single-family, which means they are detached dwellings with one unit per parcel. Properties that contain more than one dwelling unit per parcel are considered to be multi-family residential.

Commercial/Office

Commercial and office uses occupy 7.06 percent (388.54 acres) of the City’s land area. As shown with the current land use patterns, commercial and office uses tend to be concentrated along three primary commercial corridors—US 192, Minton Road/Wickham Road and Palm Bay Road. Suburban strip centers comprise the majority of the commercial developments along these corridors.

Industrial

Industrial uses comprise 4.45 percent (245.04 acres) of the City. These uses are concentrated in the northwest portion of the City around Ellis Road, the area east of Wickham Road along Vickie Circle and in scattered parcels south of the US 192 corridor.

Institutional, Utilities/Municipal Facilities and Public Schools

Institutional uses comprise 2.32 percent (127.84 acres), Utilities/Municipal Facilities consist of approximately 1.24 percent (68.46 acres), and Public Schools involve 1.68 percent (92.57 acres) of the City’s land area. Institutional uses include churches, assisted living facilities and private schools. Utilities/Municipal Facilities consist of City Hall, West Melbourne Police Station, Ray Bullard Water Treatment Plant, Florida Power and Light properties, sewer lift stations and other utilities. The Public Schools land use category encompasses all publicly funded educational facilities.

Recreation (Public and Private)

Approximately 70.95 acres of the City is dedicated for public recreational use. These public recreational facilities are owned and maintained by either the City or Brevard County. The Parks Department maintains all City-owned parks which include Bryant Adams, Tallwood, Clement’s Wood, Crossroads, Hammock Lakes, and Westbrooke.

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Brevard County Parks and Recreation Department maintains two parks within the city limits. Erna Nixon Park is a 53-acre nature preserve located near the corner of Evans Road and NASA Boulevard. Because half of the park is made of wetlands, the full size of the park is not reflected in the land use numbers. Max K. Rodes Park is the other county owned and maintained park in West Melbourne.

Private recreation encompasses about 19.46 acres of the City. These amenities are closed to the public and are maintained and owned by their respective homeowner's associations or management companies.

Rivers, Bays & Lakes and Wetlands

The City contains approximately 279.27 acres of Rivers, Bays & Lakes and 527.68 acres of Wetlands. The attached "Existing Land Use" as well as the "Wetlands" maps indicates the location of the wetlands in the City. All water bodies are integral to the City's stormwater drainage system and natural environment, and are afforded protection in accordance with the Comprehensive Plan's Conservation Element, land development regulations, and Code of Ordinances. The City has identified some of these resources in a separate map (see attached "Conservation Lands" map) that was created as a result of the ECFRPC lead, "How Shall We Grow" mapping efforts.

The City has relatively few intact and continuous systems of wetlands, but the City will continue to require the submittal of environmental reports with proposed development and to coordinate the efforts of wetland protection with the regulatory agencies that provide permits and have the technical staff to determine the viability (functional assessment) of the wetland systems.

Historic and Archaeological Resources

There are currently no designated historic or archaeological resources in the City. The City will conduct periodic historic surveys in accordance with State requirements and the Comprehensive Plan. In the event that historic or archaeological resources are discovered, they will be identified on the "Existing Land Use" map.

Population Projections

Population projections are an important component of the Comprehensive Plan. The projections provide the statistical framework for future development and for determining the City's ability to ensure the infrastructure and services are being provided at an appropriate LOS. Population growth is projected

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to continue in West Melbourne and as a result there will continue to be an increased demand for urban services and facilities that are needed to maintain and improve quality of life.

It is important to note that the projections are not predictions of the future. Projections are simply an extrapolation of past trends coupled with knowledge of the residential capacity of the area. They assume that past trends provide some indication of the likely range of futures for the community. Projections do not assume major disasters, such as hurricanes, floods, or prolonged droughts. They also assume that government and other agencies will continue to maintain and expand urban infrastructure and services as needed. The planning process calls for ongoing monitoring of urban change and the projections may be amended as future conditions warrant.

The City’s population grew from 9,824 in the year 2000 to approximately 16,867 (BEBR estimate) in 2010 which represents a growth rate of 72 percent, or 7.8 percent per year. According to the 2000 U.S. Census, Brevard County had a population of 476,230. In 2000, West Melbourne accounted for about 2.1 percent of Brevard County’s population and ranks seventh in population size among the 15 cities in the county.

The 1999 Comprehensive Plan projected that the City’s population would be 10,179 in 2000, 11,171 in 2005, and 12,120 in 2010. As shown on Table FLU-2, those population projections were higher than the actual census count for 2000 and lower than the University of Florida Bureau of Economic and Business Research (BEBR) estimates for 2005 and 2010. West Melbourne’s notable population growth since 2000 has primarily resulted from the development of vacant land.

Table FLU-2
1999 Comprehensive Plan Population Projections vs. Other Projections

Year	1999 Comp Plan		US Census (year 2000 only)/ BEBR		Difference	Percent Difference	2007 Water Supply Work Plan
	Population	Yearly Growth Rate	Population Projection	Yearly Growth Rate			
2000	10,179	n/a – base year	9,824	n/a – base year	355	3.61%	Not reported
2005	11,171	1.88%	15,058	8.92%	-3,887	-25.81%	Not reported
2010	12,120	1.64%	16,867	4.15%	-4,747	-28.14%	19,137
2015	13,225	1.76%	21,860	3.44%	-8,635	-39.50%	23,337
2020	14,431	1.76%	25,302	2.97%	-10,871	-42.96%	Not reported

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West Melbourne’s population is expected to continue growing, as shown in Table FLU-3. This table shows the population projections as developed in the adopted 1999 Comprehensive Plan in the first columns and in the last column, of the 2007 Water Supply Work Plan (WSWP) prepared by CH2MHill and adopted in January 2008, compared with projections prepared by the US Census and the University of Florida Bureau of Economic and Business Research (BEBR Center). The WSWP population projections for the period up to 2017 were developed based on 2.4 persons per residential unit and a yearly population growth of 840 persons, reflecting historic conditions reported in the 1999 Comprehensive Plan. It should be noted that the 2010 population is twelve percent (12%) less than was projected in the WSWP, a factor that is reflected in the Center projections. This difference is likely due to the economic retraction that has occurred over the past several years which has affected communities and reduced growth rates throughout the State. The 2010 BEBR estimate is based on a yearly estimate provided every spring to each local government and is determined with a different methodology than the rest of the BEBR projections. i

Table FLU-3
City of West Melbourne Population Projections

Year	Population Projections	
	WSWP, 2008	Shimberg Center, 2010
2006	15,777	Not reported
2007	16,617	Not reported
2008	17,457	16,704
2009	18,297	Not reported
2010	19,137	17,122
2011	19,977	Not reported
2012	20,817	Not reported
2013	21,657	Not reported
2014	22,497	Not reported
2015	23,337	19,603
2016	24,177	Not reported
2017	25,017	Not reported
2020	Not reported	22,553
2025	Not reported	25,510
2030	Not reported	28,188

Sources: CH2MHill WSWP, 2008 and University of Florida Shimberg Center for Housing Studies, 2010

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DEMAND FOR SERVICES AND INFRASTRUCTURE

Ensuring the availability of services and infrastructure to serve the existing and future population is an important function of the Comprehensive Plan. The Comprehensive Plan establishes levels of service (LOS) for key facilities and infrastructure, including roadways, mass transit, potable water, sanitary sewer, drainage, and parks and recreation. The adopted 2009 Capital Improvements Schedule identifies planned and programmed capital improvements that will be implemented by the City and other agencies in order to meet or exceed the established LOS standards, or otherwise implement the Comprehensive Plan. To be financially feasible, adequate revenues to fund the projects identified as “funded” on the Capital Improvements Schedule must be demonstrated.

Potable Water

When the 1999 Comprehensive Plan was adopted, water was obtained from the City of Melbourne. West Melbourne continues to purchase its water from the Melbourne and resells the water to its customers through the City’s own distribution system. The current West Melbourne geographic service area for utilities includes everything within the West Melbourne city limits, however this may change with the negotiation of a new water agreement in 2010.

The City has adopted the 10-year Water Supply Work Plan (WSWP) to address the need for a greater demand for water due to projected increases in population. The City will support the following alternative water sources: brackish aquifer, surface water, and reclaimed water. Additionally, the City will consider conservation measures to reduce the projected demand to the greatest extent possible.

West Melbourne’s average annual daily flow (AADF) of water in 2006 was 1.46 MGD for a population of approximately 15,777 (according to the WSWP). In order to project future demands it is necessary to estimate the population that will be served and subsequently apply an appropriate LOS value. Substantial increases in the service population are anticipated to occur as a result of the development of vacant land within the city limits in conjunction with redevelopment of at higher intensities and development of areas outside the current city limits that may be annexed.

There will be future development and population growth in the City. Table FLU-4 presents a summary of the estimated increases in population and associated water demand projections, as documented by the Shimberg Center and in the WSWP. The WSWP was originally based the projected water needs on 300 gallons per day (GPD) per person.

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Table FLU-4
City of West Melbourne Summary of Population Projections and Water Demand

Year	WSWP Estimates				Shimberg Center Estimates
	Population Projection	ERU	Projected Water Needs (based on 300 GPD/ERU)	Projected Water Needs (based on 210 GPD/ERU)	Population Projection
2010	19,137	7,000	No projection	1.47 MGD	17,122
2015	23,337	8,750	No projection	1.84 MGD	19,603
2017	25,017	9,450	3.08MGD	1.98 MGD	21,763

Sources: CH2MHill Water Supply Work Plan, 2007 and University of Florida Shimberg Center for Housing Studies, 2010

Table FLU-4 shows the projected demand for LOS as multiplied by the projected service household to yield estimates of future demands. Staff has taken the current LOS value (as of 2008) established for this planning effort of 210 equivalent residential units (ERU). Using this methodology, the projected 2017 AADF for the system is 1.98 MGD based on the WSWP projections. Although for illustration purposes we have shown the calculation by population if the Shimberg projections are used of 1.73 MGD, the projections used by the City to obtain its Secondary Consumptive Use Permit are 2.46 MGD in the year 2017 and more accurately reflect a continued increase in households and other uses. It is anticipated that the City’s water system can meet the needs of both potential future projected population scenarios through 2017.

Sanitary Sewer

Veolia Water North America operates the City’s sanitary sewer system which serves most of the developed area within city limits, with the exception of a few subdivisions that use septic systems. The subdivisions on individual septic systems are generally in the northwest portion of the City. The City has owned the sewer system almost since the City’s incorporation in 1959. The system provides central sewer to approximately 8,248 households based on current lot counts and billing data. The City has some population on septic systems and the attached “Septic Areas” map provides the general areas with the septic systems.

The city-owned Ray Bullard Water Reclamation Facility has a capacity of 3.0 million gallons per day (MGD) to treat sewage from homes and businesses in the community. The following table indicates that with 1,248 more customers receiving sewer than potable water, the projected needs are different for sewer than for potable water. The current average daily volume is 1.66 MGD. By 2017, the City’s

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projected use will be 2.17 MGD based on the adopted LOS of 210 GPD per equivalent residential unit, or 2.47 MGD if the modified population projections are considered instead of the projected customer base. The ERU's projected in the next to last column takes the current customer base as the starting point and projects consistent growth of 350 ERU's a year.

Table FLU-5
Summary of Sanitary Sewer Projections

Year	2009 Capital Improvements Element		Shimberg Center Estimates		Projected ERU	Sewer Need Projections	
	Population Projection	ERU	Projected Sewer Needs	Population Projection			Projected Sewer Needs
2010	19,137	9,132	1.92MGD	17,122	1.88 MGD	8,248 (base year)	1.66 MGD
2015	23,337	10,882	No projection	19,603	2.21 MGD	9,998	2.02 MGD
2017	25,017	11,582	No projection	21,763	2.47 MGD	10,698	2.17 MGD

Sources: 2009 West Melbourne Capital Improvements Element, 2010 customers and 2010 BEBR population estimate and University of Florida Shimberg Center for Housing Studies, 2010

The City's sanitary sewer system is designed to provide sufficient wastewater collection, treatment and disposal services for meeting current and projected demand. The City, through its permitting processes and land development codes, ensures that adequate sewer transmission capacity exists to serve new development and redevelopment. Moreover, the City analyzes impacts of certain development proposals (rezonings, future land use amendments) using the concurrency management system. The City's continued implementation of land development regulations, permitting processes and use of the concurrency management system should ensure that the adopted sanitary sewer LOS is met through the planning period.

The City has maintained sewer processing and facility levels as required by FDEP rules for when plants are nearing capacity and need to be expanded. The City plans to continue upgrading the system to improve the LOS provided to existing customers as well as meet the needs of anticipated customer growth.

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Stormwater/Drainage

The City of West Melbourne has three stormwater drainage basins: what used to be the Crane Creek basin north of US 192 (New Haven Avenue), St. Johns River, and the Melbourne Tillman Water Control District basin south of US 192. The attached "Flood Zones" map shows very few areas within a flood zone as determined by the Federal Emergency Management Agency (FEMA).

The City has adopted level of service (LOS) standards for stormwater quantity (volume) and quality. The stormwater network is currently meeting the established LOS. The Public Works Department provides ongoing stormwater system maintenance and storm emergency services which include in-house construction projects, maintenance, and storm emergency services, such as pumping and debris removal, as needed.

The LOS is maintained through permitting processes and land development regulations that ensure new development maintains the same level of stormwater runoff after construction that existed prior to construction which results in no net increase to the amount of water the drainage system has to handle. The City does not anticipate problems meeting the storm water LOS standards during the planning period.

Solid Waste

The City of West Melbourne contracts with Waste Management, Inc. for collection and disposal of household garbage (food, books, magazines, packaging, furniture, appliances and tools), yard waste (grass clippings leaves, shrubs, tree trimmings and limbs), and construction materials (building and demolition debris such as fencing, bricks, floor tiles, and doors). The City has adopted a solid waste disposal LOS standard of 8.32 pounds per capita per day. All Class I (municipal solid waste) are transferred from the City for disposal at the Central Disposal Facility in Cocoa, which is not expected to reach its capacity before the year 2014. The county has two main landfills located off Sarno Road and near Canaveral Groves. Both landfills have future expansion capability when the need arises. In addition, the South County Solid Waste Management Facility Landfill located near US 192, west of I-95, is currently being permitted and consists of approximately 2,980 acres with sufficient area for disposal and landfill.

The City, through its permitting processes, land development regulations, and concurrency management system, ensures that adequate solid waste collection capacity exists to meet the adopted LOS standard. Moreover, the City relies on the County's analysis of impacts of development per the concurrency

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management system. The City does not anticipate any problems in meeting its solid waste LOS standard during the planning period.

Parks & Recreation

There are approximately 100.6 acres of public parkland in the City of West Melbourne. The adopted LOS for parks is four (4) acres per 1,000 people. As can be seen in Table FLU-6, the City is currently meeting the adopted LOS standard for park acreage, and will continue to do so through 2025, based on current Shimberg Center population estimates. An additional 1.4 acres will be required to meet the recreational needs of the projected 2025 population, and given the land development regulations, it is probable that the city will continue to meet the LOS standards throughout the long term period. The current supply of park facilities will continue to meet the adopted LOS through 2025.

Table FLU-6
Parkland LOS Standards

Year	Population	Park Land Required to meet LOS of 4 acres per 1,000 residents
2000	10,857	43
2005	15,058	60
2010	17,122	69
2015	19,603	78
2020	22,553	90
2025	25,510	102
2030	28,188	113

Source: University of Florida Shimberg Center for Housing Studies, 2010

The City is currently meeting its adopted Level of Service standard for parks and recreation (see Table FLU-7), and anticipates that it will continue to do so through the planning period under the population projection in Table FLU-6. In 2008, the City had a total inventory of 100.6 acres that qualified under the established LOS standards (Table FLU-7). With an estimated 2010 population of 17,122, the City exceeds the adopted LOS under both scenarios, and will continue to do so through the planning period.

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Table FLU-7
City of West Melbourne Inventory of Parks

Site	Ownership	Type	Classification	Acres	Facilities
Erna Nixon Park	County	Special Use	Regional	52	Nature Trail, Picnic Pavilions
Jan Lieson Crossroads Park	City	Passive Park	Neighborhood	0.30	Nature Trail, Picnic Tables, Pedways, Water Fountain
Bryant Adams Park/Veterans Memorial Complex	City	Active Park	Community	4.5	Tennis Courts, Restrooms, Raquetball Courts
Tallwood Park	City	Special Use	Neighborhood	4.6	Execise Trail, Basketball Court, Picnic
Max K. Rodes Park	County	Active Park	Regional	18	Community Center, Swimming Lake, Football Field, Baseball Fields, Concession Stand, Basketball Courts, Volleyball Court, Shuffleboard Court, Playground, Pavilions
Westbrooke Park	City	Active Park	Neighborhood	4.4	Basketball Court, Picnic Areas, Pavilion, Restrooms
Clements Wood Park	City	Active Park	Neighborhood	5.4	Picnic Tables, Baseball, Football, Playground, Pavilions,
Hammock Lakes Park	City	Active Park	Neighborhood	11.4	Beach Volleyball, Court, Multi- purpose Field, Pavilions, Grill/Water Spigots, Water Fountains, Walking Trail, Playground, Basketball Court
Total				100.6	

Roadways

Different roadways serve different transportation functions. Most roads within a City receive a classification based upon the transportation function that they serve. Typically, roads receive one of the following general street classifications:

Local – Provides direct driveway access to adjacent properties within residential neighborhoods and non-residential uses. Generally, local roads have low speeds and volumes.

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Minor Collector – Collects and distributes traffic between local streets and major collectors and/or the arterial system. Minor collectors provide more of a land access function than mobility.

Major Collector – Major collectors emphasize mobility over land access, distributing traffic between major traffic generators or residential collectors and the arterial system.

Minor Arterial – Minor arterials are designed to emphasize mobility over land access, providing access to principal arterials (highways and SIS connectors). They connect cities with adjacent communities and the highway system.

Principal Arterial – Principal arterials emphasize mobility with limited access. These include highways, expressways and those arterials that are specifically designed to provide a high level of mobility with limited access to adjoining properties.

The City of West Melbourne transportation system comprises of five (5) principal arterials, three (3) minor arterials, and five (5) major collectors. The remainder of the transportation system is comprised of minor residential collectors and local roads. The adopted LOS is detailed on Table FLU-8. LOS standards for roadways are based on the following definitions:

- LOS A – Free flow traffic operations at average travel speeds
- LOS B – Stable flow with other users in traffic stream
- LOS C – Uncongested with other users causing significant interactions
- LOS D – Congested stable flow with major delays
- LOS E – Very congested with traffic at or near capacity
- LOS F – Extremely congested with breakdown flows

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Table FLU-8
Roadway Adopted LOS

Functional Classification	Roadway	Minimum LOS
Rural Principal Arterial	I-95	D
Principal Arterial	Palm Bay Road	E
Principal Arterial	Wickham Road	E
Principal Arterial	Minton Road	E
Principal Arterial	US-192	E
Minor Arterial	Hibiscus Blvd	E
Minor Arterial	Nasa Blvd	E
Minor Arterial	Dairy Road	E
Major Collector	Eber Road	E
Major Collector	Ellis Road	E
Major Collector	Hollywood Blvd	E
Major Collector	John Rodes Blvd	E
Major Collector	Sheridan Blvd	E

If the LOS is below these adopted minimums, or if additional development will cause LOS to fall below the adopted minimum, no new development shall occur unless mitigation measures are scheduled to occur concurrent with development impacts. This would result in the minimum LOS being attained. At a minimum operating roadway LOS shall be assessed on a yearly basis.

In order to determine the current levels of service on roadways in West Melbourne, the level of service information was taken from the Brevard County Current Segment Volume counts from 2006 and 2007. Traffic counts were also obtained from the Florida Department of Transportation 2007 counts. Table FLU-9 indicates the roadway LOS.

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Table FLU-9: Existing Level of Service Analysis

ROAD	FROM	TO	No. OF LANES			ADOPTED STANDARD				EXISTING			
				ROAD	TYPE	LOS	C VOLUME	D VOLUME	LOS E VOLUME	LOS Volume	VOLUME AADT	LOS	Available Capacity
I-95/ SR 9 ¹	West Eau Gallie Blvd/518	New Haven Ave/ 192	4	State	Urban Principal Arterial-Interstate	D	55200	67100	74600	67100	74000	D	600
	New Haven Ave/ 192	Palm Bay Rd					55200	67100	74600	67100	83000	F	-15900
John Rodes Blvd / CR 511	Eau Gallie / 518	Ellis Rd	2	County	Urban Major Collector	E	9100	14600	15600	15600	12790	C	2810
	Ellis Rd	Sheridan Rd					9100	14600	15600	15600	11250	D	3350
	Sheridan Rd	New Haven Ave/ US 192					9100	14600	15600	15600	10860	D	3740
Wickham Rd / CR 509	Eau Gallie / CR 518	Nasa Blvd	4	County	Urban Principal Arterial	E	21400	31100	32900	32900	39490	F	-6590
	Nasa Blvd	Greensboro Dr					21400	31100	32900	32900	29940	D	1160
	Greensboro Dr	Sheridan Rd					21400	31100	32900	32900	29940	D	1160
	Sheridan Rd	New Haven Ave/ US 192					21400	31100	32900	32900	28740	D	2360
Minton Rd / CR 509 / SR 514	New Haven Ave/ US 192	Henry Ave	4	State	Urban Principal Arterial	E	26000	32700	34500	34500	32080	C	2420
	Henry Ave	Milwaukee Ave					26000	32700	34500	34500	35400	F	-2700
	Milwaukee Ave	Wingate Blvd					26000	32700	34500	34500	33200	E	-500
	Wingate Blvd	Eber Blvd					26000	32700	34500	34500	31230	D	1470
	Eber Blvd	Hield Rd					26000	32700	34500	34500	30600	D	2100
	Hield Rd	Palm Bay Rd					26000	32700	34500	34500	29490	D	3210
Evans Rd	Nasa Blvd	Hibiscus Blvd	4	County	Urban Major Collector	E	21400	31100	32900	32900	15850	C	17050
	Hibiscus Blvd	New Haven Ave / US 192					21400	31100	32900	32900	19700	C	11400
Hollywood Blvd	New Have / US 192	Henry Ave	2	County	Urban Major Collector	E	9100	14600	15600	15600	11090	C	4510
	Henry Ave	Florida/Wingate Blvd					9100	14600	15600	15600	13380	D	1220
	Florida/Wingate Blvd	Eber Blvd					9100	14600	15600	15600	12830	D	1770
	Eber Blvd	Palm Bay Rd					9100	14600	15600	15600	13590	D	1010
Dairy Rd	Hibiscus Blvd	New Haven Ave/ US 192	4	County	Urban Minor Arterial	E	9100	14600	15600	15600	13380	C	2220
	New Haven Ave/ US 192	Edgewood Dr					21400	31100	32900	32900	23100	D	8000
	Edgewood Dr	Florida Ave					21400	31100	32900	32900	21290	C	9810
	Florida Ave	Eber Blvd					21400	31100	32900	32900	22740	D	8360
	Eber Blvd	Madison / Range Dr					21400	31100	32900	32900	18850	C	12250
	Madison / Range Dr	Palm Bay Rd					21400	31100	32900	32900	18500	C	12600
Ellis Rd	Wickham Rd / CR 509	Greensboro Dr	2	County	Urban Major Collector	E	9100	14600	15600	15600	10900	C	4700
	Greensboro Dr	John Rodes Blvd / CR 511					9100	14600	15600	15600	7840	C	6760
Nasa Blvd ²	Eddie Allen Rd	Wickham Rd / CR 509	4	County	Urban Minor Arterial	E	21400	31100	32900	32900	23410	C	9490
Hibiscus Blvd ³	Airport Blvd	Evans Rd	4	County	Urban Minor Arterial	E	21400	31100	32900	32900	15276	C	17624
New Haven Ave / US 192 / SR 500	Airport Blvd	Dairy Rd	4	State	Urban Principal Arterial	E	26000	32700	34500	34500	35050	F	-550
	Dairy Rd	E Mall ent					26000	32700	34500	34500	37390	F	-4690
	E Mall ent	W Mall ent					26000	32700	34500	34500	33760	E	-1060
	W Mall ent	Hollywood Blvd					26000	32700	34500	34500	34580	F	-1880
	Hollywood Blvd	Windover Sq ent					26000	32700	34500	34500	40100	F	-7400
	Windover Sq ent	Dayton Blvd					26000	32700	34500	34500	41960	F	-9260
	Dayton Blvd	Meadowlane Ave					26000	32700	34500	34500	38070	F	-5370
	Meadowlane Ave	Wickham Rd / CR 509					26000	32700	34500	34500	36130	F	-3430
	Wickham Rd / CR 509	John Rodes Blvd / CR 511					26000	32700	34500	34500	29490	D	3210
John Rodes Blvd / CR 511	I-95	26000	32700	34500	34500	25350	C	7350					
Eber Blvd	Dairy Rd	Hollywood Blvd	2	County	Urban Major Collector	E	9100	14600	15600	15600	12580	C	3020
	Hollywood Blvd	Minton Rd / CR 509 / SR 514					9100	14600	15600	15600	8790	C	5810
Palm Bay Rd / SR 516	Port Malabar Blvd	Dairy Rd	4	State	Urban Principal Arterial	E	26000	32700	34500	34500	41090	F	-6590
	Dairy Rd	Hollywood Blvd					26000	32700	34500	34500	42500	F	-9800
	Hollywood Blvd	I-95 East Ramp					26000	32700	34500	34500	49060	F	-16360
	I-95 East Ramp	Culver Dr					26000	32700	34500	34500	38410	F	-5710
	Culver Dr	Athens Ave					26000	32700	34500	34500	30780	D	1920
Athens Ave	Minton Rd / CR 509 / SR 514	26000	32700	34500	34500	27820	D	4880					

1. Volumes obtained from FDOT 2007 Counts
 2. 2006-2007 Brevard County Traffic Count Volumes were used
 3. 2005 Counts where used

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Information from Table FLU-9 indicates that the following roadways are failing:

- I-95 from New Haven Ave to Palm Bay Rd (FDOT)
- Wickham Rd from Eau Gallie to Nasa Blvd (Brevard County)
- Minton Rd from Henry Ave to Milwaukee Ave (Brevard County)
- New Haven Ave from Babcock Street to Wickham Rd (FDOT)
- Although the Palm Bay Road segment was shown as failing in the 2009 EAR, 6-lane construction is completed and LOS has improved.

All the failing roadways within the City of West Melbourne are not maintained by the City, therefore, intergovernmental coordination practices are utilized with FDOT and Brevard County to assess and mitigate the impacts to these roadways. Table FLU-10 lists the current FDOT projects budgeted for construction, in respect to roads within the city limits. With the exception of the traffic signals for US 192, all of the projects will result in an improvement to currently failing roadways within the City.

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Table FLU-10
FDOT Projects from Five Year Work Plan 2008-2013

Roadway Description & Agency	Segment	Fund Source	2009/2010 Project Committed Amount	2009 Plan Consistency (2009 CIE table)
Palm Bay Road Widening to 6 lanes (CR 516) – FDOT and Brevard County	From Minton Rd to Conlan	Advanced Construction, STP Urban Areas, STP Any Area, County and City of West Melbourne, Palm Bay, Melbourne	\$ 3,832,000.00	Transportation Goal 1, Policy 1.1.1, Objective 1.7, Policy 1.10.2, Capital Improvements Objective 1.4
Palm Bay Road Landscaping (CR 516) –FDOT and Brevard County	From Minton Rd to Conlan	District Dedicated Revenue	\$ 665,000.00	Transportation Goal 1, Policy 1.1.1, Objective 1.7, Policy 1.10.2, Capital Improvements Objective 1.4
Wickham Road, new road segment – Brevard County	At Nasa Blvd and Ellis Rd	District Dedicated Matching Fund, Local Funds for Matching Federal Aid, STP Any Area, Advanced Construction, STP Urban Areas, Local Funds, County and City, Local Funds for Matching Federal Aid	\$ 14,566,000.00	Transportation Goal 1, Policy 1.1.1, Objective 1.7, Policy 1.10.2, , Capital Improvements Objective 1.4
I-95 (FDOT) Widening to 6 lanes	From S of SR 514 to Palm Bay Road	Advanced Construction, NH, Intrastate Right of Way and Bridge Bonds, In house Product Support, State, State Primary Highways & PTO	\$ 5,860,229.00	Transportation Goal 1, Policy 1.1.1, Objective 1.7, Policy 1.10.2, Capital Improvements Objective 1.4
I-95 (FDOT) Widening to 6 lanes	From Palm Bay Road to South of SR 519	S/W Inter/Intrastate Highway, Strategic Intermodal System, High Priority Projects, Advanced Construction	\$ 7,673,000.00	Transportation Goal 1, Policy 1.1.1, Objective 1.7, Policy 1.10.2, Capital Improvements Objective 1.4
US 192 (SR 500)	At John Rodes Blvd & Dairy	Strategic Intermodal System, In-house Product Support, State	\$ 751,000.00 & 608,000.00	Transportation Goal 1, Policy 1.1.1, Objective 1.7, Policy 1.10.2, Capital Improvements Objective 1.4
TOTALS			\$33,955,229	

Source: Space Coast MPO 2009 Transportation Improvement Program, and the 2009 Annual CIE update

Note: Although West Melbourne contributes some funding through sales tax and other factors, these projects are State or County funded.

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FUTURE LAND USE MAP

The attached “Existing Land Use” map, as discussed in this Chapter, reflects development as it currently exists. The attached “Future Land Use” map, and the associated future land use categories and implementing policies, reflect the City’s vision for development and redevelopment during the planning period. The City’s development strategy is to:

- Protect existing neighborhoods by not allowing drastic land use changes in these neighborhoods.
- Redevelop existing commercial corridors as mixed-use centers which promote live-work-play opportunities and provide surrounding neighborhoods easy access.
- Develop currently vacant areas by utilizing a traditional neighborhood development pattern that integrates land uses, interconnects transportation systems, and provides varied community resources.

The City’s future land use categories and associated acreages are detailed on Table FLU-11. As can be seen, although the Future Land Use Element provides mixed use categories, only one area of the City have been provided with a mixed use future land use category which is Integrated Business. As the City implements its planning program through the planning period, it is anticipated that additional areas will be designated “mixed use” in accordance with the development strategy described above.

The Horizon 2030 Future Land Use map provides for some changes to the previously approved Future Land Use map which was part of the 1999 Comprehensive Plan. The following future land use categories were changed:

- Professional Office (PRO) was consolidated into Commercial (COM).
- Low Density Industrial (L-IND) and High Density Industrial (H-IND) were combined into a single Industrial (IND) category.
- Institutional-Conservation (INST-CON), Institutional-Recreation (INST-REC) and Institutional-Conservation & Recreation (INST-C-R) collectively became Conservation-Recreation (CON-REC).
- High Density Residential (HD-RES) was renamed to Urban Density Residential (UD-RES).

These changes do not affect maximum densities and intensities. More significantly, the proposed “Future Land Use” map re-designates 69.5 acres of COM and INST, known as the Park Hill area, into Integrated Business (IB). Under the previous designation, the vacant Park Hill area was projected to accommodate for 151,371 square feet of commercial/institutional space if developed at its maximum

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potential. Under the proposed IB designation, an estimated 199 additional dwelling units or 401,972 square feet of additional non-residential space could be accommodated by development of vacant land.

The City does not anticipate that this change will affect the projected population. Rather, it anticipates that development that might occur in other areas will be diverted to new mixed use areas, and that this mixed use development will have less impacts on roadways and other services due to the provision of multi-modal transportation opportunities and more efficient development patterns. Nonetheless, in developing these areas, developers will be required to comply with concurrency requirements to ensure that LOS will be met, and to provide for infrastructure and services to meet additional demands that will result from their development approvals.

Table FLU-11
Acreeage by Future Land Use Category

Future Land Use Category	Future Land Use Designation	Acreeage	Percent (%)
Residential	Low Density (LD-RES)	2,508.63	44.74
	Medium Density (MD-RES)	701.28	12.51
	Urban Density (UD-RES)	271.82	4.85
	Manufactured Home (MH-RES)	99.64	1.78
Economic and Business Development	Commercial (COM)	825.75	14.73
	Industrial (IND)	400.94	7.15
Institutional, Public, Environmental and General Purpose	Institutional (INST)	254.12	4.53
	Conservation-Recreation (CON-REC)	165.53	2.95
	General Use (GU)	0.00	0.00
Mixed-Use	Integrated Business (IB)	69.51	1.24
	Neighborhood Activity Center (NAC)	0.00	0.00
	Urban Mixed Use (UMU)	0.00	0.00
Brevard County (Annexed but no FLU assigned)	To Be Determined	310.44	5.54
Total		5607.66	100.00

Source: Planning & Growth Management Department, 2010

Low Density Residential (LD-RES)

The LD-RES future land use district permits residential units at up to five (5) dwelling units per acre. Encompassing a total of 2,508.63 acres, LD-RES is the most prevalent future land use district in the City.

Medium Density Residential (MD-RES)

The MD-RES future land use district permits single- and multi-family residential uses at up to ten (10) dwelling units per acre. The MD-RES district encompasses a total of 701.28 acres.

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Urban Density Residential (UD-RES)

The Urban Density Residential future land use district permits single and multi-family residential uses at up to 18 dwelling units per acre, or 25 units per acre with a density bonus. The UD-RES district encompasses a total of 271.82 acres.

Manufactured Home (MH-RES)

The Manufactured Home future land use district permits manufactured and mobile home residences at up to six (6) dwelling units per acre. The MH-RES category encompasses a total of 99.64 acres.

Commercial (COM)

The Commercial future land use district allows a variety of commercial, retail, office, professional, service, and hotel/motel lodging activities located in neighborhood business districts, shopping centers, and highway commercial uses. The maximum intensity is a Floor Area Ratio (FAR) not to exceed 0.50. The COM district encompasses a total of 825.75 acres.

Industrial (IND)

The Industrial future land use district consists of manufacturing, wholesaling, storage, and distribution/shipping facilities. In general, industrial uses are to be located on local or collector roadways adjacent to COM or other IND future land use designations. The maximum intensity is a 0.75 FAR. The IND district encompasses a total of 400.94 acres.

Institutional (INST)

The Institutional future land use district supports the community's public resources and facilities, parks and public spaces, and natural resources. Allowed uses include community housing, civic areas and public use facilities, natural resource areas, government operation buildings, infrastructure facilities, churches, and schools. The maximum density is 15 dwelling units per gross acre (clustered or multi-family only), and the maximum intensity is 0.60 FAR. The INST district encompasses a total of 254.12 acres.

Conservation-Recreation (CON-REC)

The Conservation-Recreation future land use district consists of land uses that support existing and future parks as well as environmental land areas and conservation lands. The CON-REC district encompasses 165.53 acres.

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General Use (GU)

The General Use is a very low density land use designation which allows residential, agriculture, utilities, churches, and recreation uses. The designation can either signal the property is a buffer at the edges of the City or is that the property will transition to a more intense land use in the future. The maximum density allowed in the GU land use designation is 1 du/5 gross acres (or 0.20 du/ac) and a FAR of up to 0.40. No areas of the City are currently designated General Use.

Integrated Business (IB)

The Integrated Business future land use district is intended to include a mixture of uses in a clearly defined mixed use area, including warehouses, commercial retail, offices, hotel/motel lodging, light industrial, institutional and residential. The maximum residential density is 13 dwelling units per acre, and the maximum intensity 0.60 FAR. The minimum size for an IB district is five (5) acres. The IB district encompasses 69.51 acres.

Neighborhood Activity Center (NAC)

Neighborhood Activity Centers are intended to promote multi-modal, pedestrian friendly neighborhood centers. The NAC district is for multi-modal, pedestrian-friendly neighborhood centers with a mixture of uses including commercial retail, office uses, medical uses, institutional, hotel/motel lodging, residential, light industrial and public spaces. The maximum residential density is 20 dwelling units per acre, and the maximum intensity is 1.0 FAR. Residential uses may comprise no more than 65 percent of a Neighborhood Activity Center. The minimum size for a NAC is five (5) acres, and the maximum size is 75 acres. No areas of the City currently are designated NAC.

Urban Mixed Use (UMU)

The Urban Mixed Use future land use district is intended to provide for a mixture of land uses adjacent to major roadways in master planned communities. A mixture of residential, retail, offices, limited light industrial, civic, institutional and recreation uses are encouraged. The maximum residential density is 20 dwelling units per acre, or 25 units per acre with a density bonus, and the maximum intensity is a 0.70 FAR. No areas of the City currently are designated UMU.

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LAND USE SUPPLY AND DEMAND ANALYSIS

Vacant/Undeveloped Land Analysis

As indicated in the Existing Land Use section of this Chapter, there are 1339.73 acres in the City that are currently vacant. The locations of vacant lands are shown on the attached “Vacant/Undeveloped Land” map. Table FLU-12 details the acreage of vacant area for each use future land use designation to gauge future development potential. For the vacant land analysis, all properties with an existing land use of “Agriculture” or “Vacant” were used due to their undeveloped status.

Table FLU-12
City of West Melbourne Vacant/Undeveloped Land Area per Future Land Use Categories

Future Land Use Category	Future Land Use Designation	Vacant/Undeveloped Land (Acres)
Residential	Low Density (LD-RES)	537.11
	Medium Density (MD-RES)	352.02
	Urban Density (UD-RES)	108.70
	Manufactured Homes (MH-RES)	0.00
Economic and Business Development	Commercial (COM)	355.23
	Industrial (IND)	117.34
Institutional, Public, Environmental, and General Purpose	Institutional (INST)	4.23
	Conservation-Recreation (CON-REC)	0.00
	General Use (GU)	0.00
Mixed-Use	Integrated Business (IB)	15.38
	Neighborhood Activity Center (NAC)	0.00
	Urban Mixed Use (UMU)	0.00
Brevard County (Annexed but no FLU assigned)	To Be Determined	296.93

Source: Planning & Growth Management Department, 2010

Low Density Residential (LD-RES)

A total of 537.11 vacant acres are designated LD-RES. This designation permits the development of up to five (5) dwelling units per acre. If these vacant lands are developed at their maximum potential, approximately 2,685 new units could be constructed. Based on an average household size of 2.1 persons per dwelling unit, it is estimated that an additional 5,640 people could be accommodated by the development of these lands in accordance with LD-RES.

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Medium Density Residential (MD-RES)

A total of 352.02 vacant acres are designated MD-RES. If these vacant lands are developed at their maximum potential of ten (10) dwelling units per acre, approximately 3,520 new units could be constructed. Based on an average household size of 2.1 persons per unit, it is estimated that 7,392 people could be accommodated by the development of these lands in accordance with MD-RES.

Urban Density Residential (UD-RES)

A total of 108.70 vacant acres are designated UD-RES. If these vacant lands are developed at their maximum potential of 25 dwelling units per acre (with a density bonus), approximately 2,717 new single- or multi-family units could be constructed. Based on an average household size of 2.1 persons per unit, it is estimated that approximately 5,706 people could be accommodated by the development of these lands in accordance with UD-RES.

Manufactured Homes (MH-RES)

There are no vacant properties located in the MH-RES future land use category.

Commercial (COM)

A total of 355.23 vacant acres are designated COM. The Commercial future land use designation allows for a variety of commercial, retail, office, professional, service, and hotel/motel lodging activities. The maximum intensity is a floor area ratio (FAR) not to exceed 0.50. Approximately 7,736,909 square feet of additional commercial space could be accommodated by development of vacant commercial lands to the maximum development potential.

Industrial (IND)

A total of 117.34 vacant acres are designated IND. The Industrial future land use designation allows manufacturing, wholesaling, warehousing, and distribution/shipping facilities. The maximum intensity is a 0.75 FAR. Approximately 3,833,498 square feet of additional industrial space could be accommodated by development of vacant industrial lands to the maximum development potential.

Institutional (INST)

A total of 4.23 vacant acres are designated INST. The Institutional future land use supports government facilities, parks and public spaces, natural resources, churches, and schools. Allowed uses include community housing, civic areas and public use facilities, natural resource areas, government operation buildings, infrastructure facilities, churches, and schools. The maximum residential density is 15 dwelling units per acre (clustered or multi-family only), and up to 0.60 FAR for non-residential intensity.

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It is therefore estimated that 63 additional institutional units or 110,555 square feet of additional institutional space could be accommodated by development of vacant institutional lands to the maximum development potential.

Conservation-Recreation (CON-REC)

There are no vacant properties located in the CON-REC future land use category. Much of these areas are covered with wetlands and other water bodies. These properties have no significant development potential because residential, commercial and industrial uses are not permitted.

General Use (GU)

There are no vacant properties located in the GU future land use category.

Integrated Business (IB)

A total of 15.38 vacant acres are designated IB. The Integrated Business future land use designation allows a mixture of industrial, commercial, institutional, and residential uses. The maximum residential density is 13 dwelling units per acre, and the maximum intensity 0.60 FAR. It is therefore estimated that 199 additional dwelling units or 401,972 square feet of additional non-residential space could be accommodated by development of vacant IB lands to the maximum development potential.

Neighborhood Activity Center (NAC)

There are no vacant properties located in the NAC future land use category.

Urban Mixed Use (UMU)

There are no vacant properties located in the UMU future land use category.

Accommodating Future Population and Development

Residential

The Shimberg Center projects that the City's population will increase to 19,603 by 2015, 22,553 by 2020, 25,510 by 2025, and 28,188 by 2030. Based on the average household size of 2.1 persons per dwelling unit, 9,335 units would be required to accommodate the 2015 population, 10,740 units would be required to accommodate the 2020 population, 12,148 units would be required to accommodate the 2025 population, and; 13,423 units would be required to accommodate the 2030 population. In 2008, there were approximately 7,885 housing units in the City. Table FLU-13 below indicates the need for additional housing units by year for the planning period.

Future Land Use

Land Use and Development



Table FLU-13
Housing Units to Accommodate Demand through 2030

Year	Population	Number of Units Needed	Additional Units Needed (since 2008)
2010	17,122	8,153	268
2015	19,603	9,335	1,450
2020	22,553	10,740	2,855
2025	25,510	12,148	4,263
2030	28,188	13,423	5,538

Source: Planning & Growth Management Department, 2010

As noted earlier, the remaining vacant land in the City has the potential to accommodate 9,136 additional residential units according to the future land use designations. If all residential categories on the FLU Map are built out to their maximum potential, including vacant lands, the Future Land Use Map allows the development of 27,273 units, a more than adequate supply to meet existing and future population needs through the planning period.

Non-Residential

Maintaining an adequate supply of non-residential lands to support the City’s planning program is an important consideration. The City currently has 388.54 acres in Commercial/Office use, according to the Existing Land Use map. Based on the 2010 population of 16,867, the City is currently providing 23.03 acres of commercial lands per 1,000 residents. The Future Land Use map designates 825.75 acres Commercial (COM). Compared to the projected 2030 population of 28,188, the Future Land Use Map provides for 29.29 acres of commercial land per 1,000 residents.

According to the Existing Land Use map, the City has 245.04 acres in Industrial use, which means there are 14.53 acres per 1,000 residents. The Future Land Use map designates 400.94 acres Industrial (IND). Compared to the 2030 population, the Future Land Use map provides for 14.22 acres of industrial land per 1,000 residents. The Future Land Use Map therefore provides adequate commercial and industrial lands to meet the City’s needs through the planning period.