

Introduction and Participation

Horizon 2030 Comprehensive Plan (Prepared 2010)



“HORIZON 2030”: UTILIZING THE VISION TO UPDATE THE COMPREHENSIVE PLAN

Plan Purpose: Achieving a New Community Planning Vision for the City of West Melbourne

The City of West Melbourne “Horizon 2030” Comprehensive Plan embodies the City’s new community planning vision for the City’s future. This vision, which was adopted as part of the 2009 Evaluation and Appraisal Report, is based upon the needs, concerns, and values of the community members and its leaders as discussed through the Horizon 2030 planning process.

This vision will be implemented through the 2010 Comprehensive Plan Update (“Horizon 2030” Comprehensive Plan) by executing the newly established mission statement and community opportunities. The result is a new set of community planning principles that will guide growth and development in the City of West Melbourne for years to come.

In order to identify the community’s issues of local of concern, future planning framework, and community planning vision, the City established a community visioning process, known as Horizon 2030. Horizon 2030 is the community-oriented planning process through which the community has been asked to consider what West Melbourne will become in the future. Through this three year community planning process, the City of West Melbourne has considered how to enhance the natural and public environment, encourage a robust economy, and provide for each community member’s social well-being by addressing the following issues as required by Florida Statutes:

- **Land Use & Development:** Provide an exception place to live, work, and play through traditional planning practices.
- **Housing & Neighborhoods:** Meet the community’s diverse residential, economic, and social needs by providing an array of housing options.
- **Transportation Services:** Provide a safe, convenient, and efficient transportation system which meets the needs of current and future generations.
- **Multi-Modal Transportation:** Provide a multi-modal transportation system that links activity centers and neighborhoods and improves the City’s quality of life.
- **Public Services & Facilities:** Provide public services and facilities that meet the needs of current and future populations, while protecting the environment.
- **Public School Facilities:** Collaborate and coordinate with the School Board of Brevard County to provide and maintain a high quality public education system which meets the needs of West Melbourne’s existing and future population.
- **Capital Improvements:** Provide for the financial needs of a highly effective organization.
- **Intergovernmental Coordination:** Utilize intergovernmental partnerships to provide the West Melbourne community a high quality of life and adequate level of service.

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- **Parks & Public Spaces:** Ensure that West Melbourne's public spaces, parks, and recreational resources enhance the City's neighborhoods, sense of place, and livability.
- **Conservation & Open Space:** Protect, maintain, and conserve open spaces and natural resources for the sustainability of the community.

Community Planning Vision

To become a special City that provides its community members with an exceptional quality of life while maintaining a small hometown sense of place that is distinctly West Melbourne.

Community Planning Vision Details

The City of West Melbourne envisions itself as a place where community members of all ages can interact as true members of a small town, participate in a variety of community events, relax in peaceful public spaces, move easily throughout the community in a variety of ways, benefit from a diverse and prosperous economy, and receive exceptional public services. This vision blends together the different sections of the City through a unifying design theme and traditional neighborhood development pattern. By attaining this vision, the City of West Melbourne will achieve its goal of becoming a small hometown with a distinct community identity, special sense of place, and unifying spirit.

The Planning Mission Statement

The mission statement identifies specific steps the City will commit to executing as part of its future planning practices, public service efforts, and development procedures. The 2010 Comprehensive Plan utilizes this mission statement to provide the foundation for the successful achievement of the community planning vision. The steps of the mission statement include:

- **Sustainable Development Strategies:** Advance the economic, social, and cultural well-being of West Melbourne.
- **Planning Policies and Practices:** Create effective and efficient planning policies and development practices through the implementation of the City's comprehensive plan, land development regulations, and other planning materials and documents.
- **Traditional Development Practices:** Adopt traditional development practices and livable community principals.
- **Levels of Service Standards:** Adopt appropriate public service standards.
- **Balanced Interests:** Ensure and safeguard the balance between residential concerns and economic demands.
- **Economic Development:** Spearhead the growth and sustain the competitive edge of the City's economy.
- **Public Participation:** Utilize participatory processes to encourage public input about the future development of the City of West Melbourne.
- **Community Marketing:** Promote the community's sense of place and identity.

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In considering each of these issues, the community has evaluated its previous planning efforts in order to determine the most appropriate planning direction for the future. The results of the community planning evaluation were outlined in the 2009 Evaluation and Appraisal Report and six critical issues, which found the basis of the report's findings. The results of the future planning direction are the basis of the City of West Melbourne 2010 Comprehensive Plan, the planning elements, and the goals, objectives, and policies.

Community Opportunities and Evaluation and Appraisal Report

The City of West Melbourne will execute its future community vision and mission statement by utilizing its future planning and development practices to address core issues as identified in the 2009 Evaluation and Appraisal Report (EAR):

- ***Community Identity and Image:*** Create a distinct community image and unique identity by defining the City's gateways, developing a distinct community identity, and establishing a recognized character.
- ***Community Core, Neighborhood Centers, and Gathering Spaces:*** Unite the community's residents, businesses, and visitors together in places that feature a variety of interconnected and integrated land uses by creating a central community core, neighborhood centers, and gathering spaces.
- ***Integrated Development Patterns:*** Establish land development patterns that integrate neighborhoods, commercial areas, civic areas, and public spaces.
- ***Community Connectivity and Transportation Systems:*** Link the community together through an integrated, multi-modal transportation system that provides transportation alternatives; interconnects road systems, pedestrian and bike pathways, and transit services; and unifies streetscape design and master planning practices.
- ***Public Service Standards and Infrastructure Systems:*** Provide the community with adequate public services and infrastructure capacity for current and future developments by considering the demands for utilities, public safety/emergency services, and general government services.
- ***Land Development Practices and Design Standards:*** Promote the community's quality of life, small town character, and sense of place by establishing sustainable land development practices, traditional master planning strategies, and unifying architectural design standards.

Traditional Development Practices

A central component of the EAR's future planning strategy is the promotion of traditional development practices for future development. Traditional development practices encourage the mixture of uses along commercial corridors and new community centers while supporting strong neighborhood areas. By adapting traditional neighborhood practices, the EAR established a future planning strategy that would foster the types of developments desired by the community, thereby enabling the City to achieve its community planning vision. Traditional development principals address the City's planning needs

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and concerns by promoting walkable neighborhoods, mixture of uses, neighborhood parks, diversity of design, and integrated civic and social features.

In order for the City of Melbourne to achieve its community planning vision, the EAR future planning strategy recommends that the 2010 Comprehensive Plan establish policies in support of the following planning practices:

- Promotion and support of traditional planning principals.
- Community development, character, and design.
- Community identity and character features.
- Gateway and focal point development.
- Mixed-use land development practices and land use designations.
- Community enhancement and redevelopment.
- Community redevelopment strategies.
- Community design standards.
- Neighborhood sector planning.
- Economic development and neighborhood business districts.
- Public spaces and parks.
- Multimodal transportation strategies.
- Community connectivity and walkable linkages.
- Community destination distances and walking safety.
- Street design and infrastructure.
- Community historical character and design.
- Livable/walkable community practices.

Comprehensive Plan Introduction

State Comprehensive Planning Requirements

Horizon 2030 was developed in conjunction with the Florida's Growth Management Act, Section 163 Part II, F.S. This statute requires all local governments to use their comprehensive plan updates as a tool to "utilize and strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and control future development." In order to address these requirements, local governments are required to develop, update, and maintain a future planning strategy that addresses growth demands, regional development impacts, and local planning constraints through the adoption of goals, objectives, and policies related to a serried of long range planning elements.

The comprehensive plan process is composed of two phases:

- 1) Evaluation and Appraisal Report; and,
- 2) Comprehensive Plan Update or EAR-based Amendments.

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The Evaluation and Appraisal Report (EAR) analyzes past planning efforts and, for those communities like West Melbourne who chose to utilize the voluntary visioning process, sets a new vision for the community's future. As a result of this effort, the EAR adopts a future planning vision, establishes a new planning framework, and identifies policy changes needed to execute that framework and achieve the City's future vision.

State of Florida Growth Management Framework

In recent years, the State of Florida sought to address local government criticisms about the EAR process by encouraging communities to tailor their process to local issues, concerns, and needs. New growth management requirements accomplish this goal by encouraging communities to use their EAR process to:

- 1) Assess progress of the Comprehensive Plan implementation;
- 2) Address changes in state, regional, and local growth management and planning policies;
- 3) Analyze community and regional conditions; and,
- 4) Determine the communities' Comprehensive Plan Community Issues (Section 163.3191(9) F.S.).

The State intends for local governments to utilize their issues of local concern in the development of their Comprehensive Plan Update's new goals, objectives, and policies.

Horizon 2030 meets these new growth management requirements by creating a community-focused planning process. This process enabled the community to identify the City's strengths, challenges, and opportunities by addressing these local planning goals:

- Giving citizens an opportunity to assess the community's conditions and future planning direction
- Promoting a community dialogue about how to achieve diverse—and sometime conflicting—hopes, desires, and needs
- Providing education about how to achieve a sustainable community that enhances West Melbourne's strong quality of life and distinct character
- Developing a comprehensive plan that truly is the best plan for West Melbourne, established by a collaboration of ideas and shared community values
- Creating West Melbourne's Community Planning Framework, which is a compilation of future planning goals and policies upheld by a collective of diverse interest groups based upon the tenets of Traditional Neighborhood Design, Smart Growth, and Sustainable Development

EAR and Comprehensive Plan Update Schedule

The State of Florida ensures that municipal comprehensive plans are consistent with County comprehensive plans by requiring municipal EAR to be completed after the County has adopted their EAR and EAR-based Amendments. By completing their EAR and Comprehensive Plan Update / EAR-based Amendments first, Brevard County may work to identify County-wide priorities, needs, and development concerns. Then, the City of West Melbourne can ensure that their EAR and

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Comprehensive Plan Update / EAR-based Amendments are compatible and consistent with the County's future planning strategy.

The development of the EAR and Comprehensive Plans for Brevard County and the City of West Melbourne was completed according to the following schedule:

Brevard County EAR: Adopted 7/25/2006
West Melbourne EAR Completion: 3/13/2009
Comprehensive Plan Update: In progress
Comprehensive Plan Adoption: November 1, 2010

HORIZON 2030: A COMMUNITY-ORIENTED COMPREHENSIVE PLANNING PROCESS

In addition to state planning requirements and County planning priorities, the City of West Melbourne has sought to utilize its comprehensive plan update process to identify, assess, and address local community concerns and critical issues. In addressing local community issues, the City is responding to changes in the state's growth management planning statute which encourage communities to tailor their process to local issues, concerns, and needs. Horizon 2030 address the state's new local issues requirements by establishing a community-oriented planning process that focused on:

- Assessing the progress of the 1999 Comprehensive Plan implementation and identifying how the 1999 goals, objectives, and policies contribute to the City's suburban form of development.
- Addressing current state, regional, and local partner growth management and planning policies.
- Analyzing community and region conditions according to the City's service needs and development interests.
- Determining the communities' local critical planning issues and policy response to those issues.
- Developing two new "optional" elements—Visioning and Multi-Modal Transportation Alternatives— to help implement the City's new community planning vision.
- Establishing a planning framework which enables the City to address its local issues and achieve its community planning vision.

Horizon 2030 Public Participation

EAR Participation Opportunities

The City's EAR had five primary participation opportunities:

- A. Community Visioning Workshop

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- B. City Council Critical Issues Presentation
- C. City Staff Department Scoping Meeting and Interviews
- D. Interagency Partner Scoping Meeting
- E. Joint Planning and Zoning Board/City Council Special Meeting

Each meeting contributed to the community's future planning vision by helping identify, explain, and confirm the community's needs, concerns, and values.

EAR Community Visioning Workshop

Held in November 2007, community members, City staff, public officials, and elected leaders discussed their ideas, concerns, and hopes for the City's future. The participants shared their ideas and concerns about West Melbourne through a discussion of four topic areas. The topic areas were determined by combining corresponding Comprehensive Plan Elements and Community Issues. Uniting the elements and community issues enabled participants to assess West Melbourne's strengths, challenges, and opportunities as a whole unit rather than in its separate parts. The order of the public forum topics built the discussion from an overview through base services to land use and planning conditions.

The four topic areas were:

1. Community overview and values

Community Issues: Community Identity, Values, Needs, and Concerns
Elements: Community Visioning

2. Land Use and Development

Community Issues: Land Use, Redevelopment, Greater West Melbourne Area Development, Housing, Neighborhood and Commercial Development
Elements: Future Land Use, Intergovernmental Coordination, and Housing

3. Transportation, Infrastructure, and Public Services

Community Issues: Vehicular, Pedestrian/Bicyclist, Mass Transit, Streetscape, Public Utility, Public Safety, Health, Education, and Quality of Life
Elements: Intergovernmental Coordination, Public Utility Facility and Capacity, Traffic Circulation

4. Parks and Natural Environment

Community Issues: Natural Habitat Preservation, Open Spaces, Parks and Recreation, and Natural Disasters
Elements: Conservation, Intergovernmental Coordination, and Recreation and Open Space

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EAR City Council Critical Issues Presentation

Held in January 2008, Planning staff and consultants presented the six critical issues to City Council in order to receive confirmation that these issues were the most important planning items and that they were paramount to the community's planning vision.

EAR City Staff Department Scoping Meeting and Interviews

Held in January 2008, staff members from various City departments including Building, Finance, City Manager's Office, Engineering, Police, Public Works, Utilities, and the Clerk's Office met to discuss the six critical issues identified as a result of the community workshop. They provided input about constraints, challenges, and opportunities related to addressing the critical issues and attaining the community's future vision.

EAR Interagency Partner Scoping Meeting

Held in January 2008, representatives from the City's neighboring local governments, regional, and state agency partners met to provide their input about the community's critical issues. They provided input that helped the City of West Melbourne understand how the issues related to other local, regional, and state planning concerns and priorities.

EAR Joint Planning and Zoning Board/City Council Meeting

Held in June 2008, members of the City of West Melbourne Planning and Zoning Board and City Council met to review the key findings of the Evaluation and Appraisal Report and to discuss decision items related to the six critical issues. The results of this workshop set future policy direction for the City of West Melbourne 2010 Comprehensive Plan.

EAR Community Appraisal

In conjunction with the community vision effort, Horizon 2030 also completed a community appraisal of past planning and development efforts, current conditions, and future conditions. The results of this assessment are included in the second volume of the 2008 Evaluation and Appraisal Report (Data and Analysis). The EAR utilized this appraisal to analyze demographic and development information, and consider the direction for the update of the 2010 Comprehensive Plan.

Comprehensive Plan Public Participation Summary

The City's comprehensive plan development had four primary stakeholder meetings, held in 2009-2010:

- 1. Planning Framework Confirmation Workshops.**
- 2. New and Revised Policy Directive Development Workshops.**
 - a. Community Input.
 - b. City Staff and Interagency Partners Input.
 - c. City Official Review.
- 3. Policy Directive Confirmation and Overall Plan Review Workshops and Hearings.**
 - a. Community Review.

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- b. City Staff and City Official Acceptance.
 - c. Interagency Partner Assessment.
- 4. Final Plan Confirmation and Adoption Hearings.**

Each set of meetings contributed to the City’s planning framework by helping determine what goals, objectives, and policies are needed to achieve the City’s community planning vision.

Comprehensive Plan Planning Framework Confirmation Workshops.

Held in April and May 2009, planning staff and consultants reviewed the major findings from the EAR and EAR visioning process with the City’s community members, interagency partners, and public leaders and officials. The purpose of these workshops was to receive confirmation about what steps were necessary to address the City’s critical issues. Specifically, planning staff and consultants discussed the planning framework outline that had been developed in response to the EAR findings. Central to the planning framework is a new organizational structure which divided the plan’s twelve elements into four sections—Land Use and Development, Transportation, Public Services and Capital Improvements, and Environment and Public Spaces.

Comprehensive Plan New and Revised Policy Directive Development Workshops.

Held from June 2009 to April 2010, planning staff and consultants reviewed the proposed revisions to the City’s goals, objectives, and policies with the City’s community members, interagency partners, and public leaders and officials. By organizing the workshops according to the planning framework’s four sections, the City was able to review and assess the commonalities and interrelatedness that exist between corresponding elements.

Comprehensive Plan Policy Directive Confirmation and Overall Plan Workshops and Hearings.

Held from May 2010 – October 2010, planning staff and consultants presented the final draft comprehensive plan to the City’s community members, public leaders and policy officials, and interagency partners for final review and confirmation. As part of this review and confirmation, the State of Florida Department of Community Affairs coordinated a review of the draft comprehensive plan and EAR-based Amendments by local, regional, and state planners and policy officials. Upon completion of this review, the City amended the plan to address the review findings and comments.

Comprehensive Plan Final Plan Confirmation and Adoption Hearings.

Schedule for November 2010, planning staff and consultants presented the final Horizon 2030, 2010 Comprehensive Plan to the West Melbourne City Council. In these two hearings, the West Melbourne City Council reviewed the final revised comprehensive plan and adopted the document. The result of these hearings is the establishment of the 2010 Comprehensive Plan and the Horizon 2030 planning framework established therein.

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2010 Comprehensive Plan Chapter Development

The blueprint laid out for the comprehensive plan update by the 2009 EAR was ambitious and demanding. The report said this recommendation would require the City to establish:

- 1) New goals, objectives, and policies based upon traditional neighborhood planning principles
 - 2) Planning Tool that was easy to understand, defining the principles and the implementation.
- These recommendations were a distinction from the City's existing 1999 Comprehensive Plan because it found that the existing plan focused on level of service standards and compatibility of land use, not on fostering traditional urban development patterns.

New, Revised, and Maintained Goals, Objectives, and Policies

The recommendation to create a set of new, revised, and maintained goals, objectives, and policies presented the City a great challenge—and to accomplish this in the DCA comprehensive plan adoption deadline. Florida Statutes mandate that local governments develop and adopt updated comprehensive plans within 18 months of the date the EAR is found sufficient—unless an extension is granted. Consequently, having received notice that the EAR was found sufficient in late spring 2009, the City of West Melbourne's deadline for completion of the Horizon 2030 Comprehensive Plan was scheduled for late fall 2010.

In order to accomplish this goal, the City utilized a schedule based on the development of four chapters:

- 1) Land Use and Development;
- 2) Transportation and Community Connectivity;
- 3) Public Services and Capital Improvements; and,
- 4) Environment.

Similar to the public forum topics, each chapter is composed of elements which address related issues and the chapters build upon one another. In many ways, the 2010 Comprehensive Plan schedule is analogous to a train with each chapter leading the way for the one that follows.

Each chapter was developed over the course of two to four months, depending on the complexity of issues involved. The City wrote those chapters that dealt with the fundamental visioning, land use, and transportation issues first and then moved to more basic community infrastructure and natural systems issues. The chapters were created in the following order: land use chapter followed by transportation, public service and environmental.

Development of the chapters included a community and regional partner meetings, Planning and Zoning Board and City Council workshops, and community open house. This comprehensive development process enabled the City to receive input from local policy officials and civic leaders, regional partner agencies, other planning and design professionals, and community members. Moreover, it enabled the project team to address concerns, comments, and questions about the chapters as they were being developed—not after the entire document had been completed.

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The following is a summary of the 2010 Comprehensive Plan Chapter Development.

Organizational Structure of the 2010 West Melbourne Comprehensive Plan

The City of West Melbourne 2010 Comprehensive Plan features a long range planning strategy based upon four planning sections and eleven planning elements. The four planning sections—Land Use and Development, Transportation, Public Services and Capital Improvements, and Community Environment—help unite corresponding elements together and help provide synergy between all of the plan’s goals, objectives, and policies. The plan’s elements provide direction for how the City ought to change, develop, and grow through the established goals, objectives, and policies.

1. Section: Land Use and Development

Plan Elements:

- Visioning
- Future Land Use
- Housing & Neighborhood Development

Workshop Issue Focus

- Community visioning, design, and development standards,
- Policy reviews
- Traditional neighborhood design and sustainable development

Drafted: April 2009– July 2009

2. Section: Transportation

Plan Elements:

- Transportation Service Standards
- Multi-Modal

Workshop Issue Focus:

- Transportation design
- Transportation alternatives
- Community linkages study
- Policy review

Drafted: June 2009– August 2009

3. Section: Public Services and Capital Improvements

Plan Elements:

- Public Facilities
- Capital Improvements
- Intergovernmental Coordination

Workshop Focuses:

- Public service needs
- Level of service consideration
- Capital improvement needs and priorities
- Regional partnership roles

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- Plan implementation priorities
- Policy review

Drafted: November 2009– February 2010

4. Section: Environment

Plan Elements:

- Parks & Public Spaces
- Conservation & Open Space

Workshop Focuses:

- Policy review
- Parks utilization

Drafted: March 2010–April 2010

City of West Melbourne Comprehensive Plan Strategy

Eleven Planning Elements

The eleven elements that comprise the West Melbourne 2010 Comprehensive Plan are:

- ***Visioning:*** foundation for the implementation of the City’s community planning vision as established through the Horizon 2030 planning process.
- ***Future Land Use:*** designation and analysis of future locations and community development areas.
- ***Housing:*** consideration of housing needs as related to dwelling conditions, housing rehabilitation, availability, affordability, options, and neighborhood redevelopment.
- ***Transportation Service Standards:*** designation and consideration of the types, locations, and extent of existing and proposed major thoroughfares and transportation routes.
- ***Multi-Modal:*** designation of multi-modal transportation alternatives that community connectivity and live-work-play multi-modal development patterns.
- ***Public Facilities:*** determination of standards for basic public utility services provided by local government.
- ***Public School Facilities:*** determination of capacity and future needs for public schools.
- ***Capital Improvements:*** consideration of plan implementation priorities and fiscal needs.
- ***Intergovernmental Coordination:*** discussion and determination about how to improve partnerships for any service that impacts multiple jurisdictions.
- ***Parks & Public Spaces:*** consideration of public needs for recreation and open space.
- ***Conservation & Open Space:*** consideration of the conservation, use, and protection of the area’s natural resources.

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PLAN IMPLEMENTATION

2010 Comprehensive Plan Development and Adoption

Horizon 2030 Comprehensive Plan implemented the 2009 EAR recommendations by developing a new planning framework and creating a more user-friendly document. The new goals, objectives, and policies comprehensively address the report's Community Issues and establish the City's Traditional Neighborhood Planning Framework. The design, layout, and presentation of the materials enable the user to better understand and implement the plan's directives. The new comprehensive plan establishes the planning framework needed to achieve the community's vision.

A User-Friendly Planning Tool

One of the most significant complaints heard throughout the public forum process was that the 1999 Comprehensive Plan was not well understood or utilized. This sentiment was articulated by policy makers, community members, and business owners who explained that they did not completely read the 1999 Comprehensive Plan because they found it cumbersome, difficult to read, and hard to follow.

In order to address this concern, planning staff developed a new comprehensive plan format. This format was designed to achieve three goals:

- 1) Be easy to use and understand;
- 2) Be interesting and educational; and,
- 3) Provide a bridge to form-based land development regulations.

These goals were achieved by developing a plan template that focused on simple layouts, design and graphics, plain language writing, descriptive policies and chapter titles, and multi-media presentation. Examples of how the City utilized these components are detailed below:

- Simple layouts: The 2010 Comprehensive Plan has been divided into two components:

Volume 1: Goals, Objectives, and Policies

Volume 2: Data and Analysis

It is important to note that only Volume 1 is formally adopted by City Council, and that Volume 2 is supplementary to Volume 1, but does not require separate action in subsequent comprehensive plan amendments.

Additionally, the plan's elements have been unified into four sections:

- 1) Land Use and Development
- 2) Transportation and Community Connectivity
- 3) Public Services and Capital Improvements
- 4) Environment.

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- Design and graphics: The 2010 Comprehensive Plan is building a bridge to the development of community design standards. These standards will feature graphics, design, and architectural standards in order to ensure future development supports the City's walkable, traditional neighborhood character. The plan helps build the foundation for these standards by utilizing design and graphics to depict the policies. Additionally, community condition maps have been developed which better express the community's population demographics, service conditions, and land use composition.
- Plain language writing: Planners have a unique language composed of technical words, legal language, unique word meanings, and long compound paragraphs. The plan addressed this concern by using common words and well organized policies and paragraphs. This structure uses bullets and numbers to describe a series of ideas rather than long compound sentences. Additionally, the plan's data and analysis includes a glossary to help readers and users understand technical planning terms and ideas.
- Descriptive policies and chapter titles: Some policy makers and community members were concerned that the 2010 Comprehensive Plan's new planning framework would not be easily implemented until the land development regulations were revised. This concern was addressed by developing descriptive policies that explain how the community is to be designed and developed. The element titles also were written to better describe what community concerns were being addressed by the element.
- Multi-media presentation: The plan will be presented in a variety of ways in order that they may receive the information in the way that it is easiest for them to utilize. People may view or download materials from the City's website, purchase a copy on CD or in print, and/or review a copy at the City's library or City Hall.

Policy Directives, Studies, and Deliverables Work Plan

There are a number of policy directives, studies, and deliverables included within the "Horizon 2030" Comprehensive Plan. The City's planning implementation work plan are based on a short term (five-year) and medium term (10-year) planning horizon. Details of this work plan as requested by City Council, are as follows:

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2010 Comprehensive Plan Projects and Deliverables

2010 Comprehensive Plan Work Plan				
Section Element	Policy or Objective	Planning Horizon	Project Type	Work Product
Land Use and Development Section				
Future Land Use	Policy 5.1: Land Development Regulations Update	Short Term, Due 2011	Regulations, Criteria, Designations, and Standards	Revised land development regulations based on revised 2010 Comprehensive Plan.
	Policy 5.5: Zoning Districts	Short Term, Due 2011	Regulations, Criteria, Designations, and Standards	Amend zoning map in accordance with the Future Land Use Map.
Housing and Neighborhood Development	Policy 3.1: Neighborhood Study	Short Term, Due 2015	Study, Plan, or Inventory	Inventory of the design and development features of the City neighborhoods.
	Policy 4.7 Facilitate Private Housing	Short Term, Due 2011	Review site and land development process to streamline for allowing accessory dwelling units, mixed uses in single buildings, and other options	Amend Land Development Regulations
	Policy 4.8: Housing Development Processes	Short Term, Due 2011	Process or Practices	Evaluation of City housing practices to identify streamlining opportunities.
	Policy 4.9: Housing Density Bonus Study	Short Term, Due 2014	Study, Plan, or Inventory	Review allowable housing densities to improve opportunities for workforce and affordable housing.
	Policy 4.10: Development Assistance Criteria	Short Term, Due 2014	Regulations, Criteria, Designations, and Standards	Determine criteria for development assistance that promotes affordable housing projects.
Transportation				
Transportation Service Standards	Policy 1.4: Transportation	Short Term, Due	Regulations, Criteria, Designations, and	Establish transportation concurrency area

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	Concurrency Exception Area Designation	2015	Standards	standards, map designation, and criteria in coordination with FDOT and TPO.
	Policy 4.2: Parallel Roadways	Long Term, Due 2035	Facilities and Infrastructure Improvements	Establish alternative road links to relieve arterial and collective roadway capacity.
	Objective 6: Traffic Circulation Coordination	Long Term, Due 2035	Facilities and Infrastructure Improvements	Coordinate roadway improvements and funding strategies with the TPO plan to meet 2035 standards.
Multi-Modal	Policy 1.6: Bicycle Parking	Short Term, Due 2011	Regulations, Criteria, Designations, and Standards	Amend land development regulations to require bicycle parking facilities in accordance with this policy.
	Policy 3.14: Parking Needs	Short Term, Due 2011	Regulations, Criteria, Designations, and Standards	Amend land development regulations to require automobile parking facilities in accordance with this policy.
Environment and Public Spaces				
Public Spaces, Parks, and Recreation	Policy 1.3: Community Lifestyle Facilities	Short Term, Due 2015	Study, Plan, or Inventory	Study of park facilities to determine unmet community needs.

Land Development Regulations Revisions

Implementation of the 2010 Comprehensive Plan planning framework will require significant amendment to the City's Land Development Regulations. These amendments are required because the City's current zoning codes are designed according to support the suburban development pattern established by the 1999 Comprehensive Plan. The zoning code is only one portion of the revisions that will be required, but since the zoning code is the starting point for many of the questions of development, the next paragraph outlines the city's proposed approach.

Zoning codes have evolved over the years as urban planning theory has changed, legal constraints have fluctuated, and political priorities have shifted. The various approaches to zoning can be divided into two broad categories of Euclidean (conventional) and community design (form based) standards. West Melbourne, like many communities, has a traditional zoning code based on conventional, Euclidean zoning standards. Conventional zoning is characterized by the segregation of land uses into specific

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geographic districts and dimensional standards stipulating limitations on the magnitude of development activity that is allowed to take place on lots within each type of district. By contrast, community design standards address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in community design standards are presented in both diagrams and words, are keyed to a land use regulating plan and zoning codes that designate the appropriate form and scale (and therefore character) of development rather than only distinction in land-use type.

It is the City's intention to implement a hybrid of the best of the conventional land development regulations and community design standards as reflected through the Horizon 2030 process.

PLAN MONITORING

The Comprehensive Plan is not a stagnant, unalterable document, but at the same time, changes made to the document or any of the adopted maps must be thoughtful, consistent with the goals, objectives and policies, and comply with Florida Statutes, among other documents. Accordingly, the following procedures outline the general processes for amendments to the Comprehensive Plan at this time:

Revision Procedures

If staff, the general public or City Council directs that a comprehensive plan amendment to the adopted portion of the plan (Volume 1), be accomplished, Planning staff must adhere to three sets of documents in analyzing and determining the recommendation for that particular comprehensive plan amendment.

These sets of documents are:

- Florida Statutes
- Florida Administrative Codes
- Adopted Plans (State of Florida Plan, East Central Florida Regional Planning Council Strategic Policies, West Melbourne Horizon 2030 Comprehensive Plan)

The local planning agency provides input regarding the appropriateness of the proposed change. City Council then deliberates on the requested amendment and either transmits the document(s), or adopts depending on the nature of the amendment.

Capital Improvement Updates

As required by the Comprehensive Plan, the Capital Improvements element shall be updated each year prior to establishing the budget for the following fiscal year.

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Plan Evaluation and Appraisal

The City shall prepare an EAR every seven years in accordance with Florida statute. This EAR shall be transmitted to the State land planning agency along with the amendments recommended by the EAR as provided for in the state's growth management legislation.