ORDINANCE NO. 2016-08

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA ADOPTING LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSA-2016-03); AMENDING THE FUTURE LAND USE ELEMENT TO PROVIDE POLICIES AND GUIDELINES FOR A NEW LAND USE DESIGNATION TO BE ENTITLED "PARKWAY INTERCHANGE," AS MORE FULLY DESCRIBED HEREIN; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to enact a new land use designation to allow cohesive mixed uses oriented toward the St. Johns Heritage Parkway or other arterial roads such as US 192;

WHEREAS, the City has identified that the Future Land Use Element must be revised to add this new land use designation along with a new set of policies to establish this designation;

WHEREAS, City staff will revise the Future Land Use Designation and Zoning District Correlation Table to include the new future land use and zoning district.

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

Section 1.
Comprehensive Plan Amendment Number 3 in 2016 (LSA-2016-03) is hereby adopted.

Section 2.
The Future Land Use Element of the Comprehensive Plan of the City is hereby amended to provide for policies and guidelines for a new land use designation to be entitled "Parkway Interchange (PKWY-I)" as set forth in Exhibit "A" attached hereto and incorporated by reference.

Section 3.
The Planning Director is hereby authorized and directed to cause the provisions of Sections 2 and 3 of this Ordinance to be incorporated into and made part of the City's Comprehensive Plan and to update the Future Land Use Designation and Zoning District Correlation Table to include the new future land use and zoning district.

Section 4.
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in

compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED by the City Council of the City of West Melbourne, Brevard County, Florida, this 20th day of September, 2016.

CITY OF WEST MELBOURNE CORPORATE SEAL 1959 BREVARD COUNTY, FLORIDA

Hal J. Rose

Hal J. Rose, Mayor

ATTEST:

Sue Frank

Sue Frank, City Clerk

Reviewed as to form and content:

Morris Richardson, City Attorney

1ST READING: August 16, 2016
2ND READING: September 20, 2016

Effective date: October 21, 2016

Exhibit A – Ordinance Number 2016-08

Future Land Use

Land Use and Development

Background

The foundation that establishes how a city grows and changes is the land development practices. Land development practices also mold the community's quality of life, character, and sense of place. Such practices determine the city's future growth and set the basis for determining economic development; new development, infill, and redevelopment priorities; environmental impacts; transportation resources; community services; and civic and park opportunities.

The element that addresses issues involved with the issues of growth and change is the Future Land Use Element. As the element that establishes the planning framework for the orderly development and distribution of land in the City of West Melbourne, the Future Land Use Element is vital to addressing the planning concerns related to the management of the city's future growth and change.

Planning Framework

The objectives and policies established in the Future Land Use Element provide the foundation for a planning framework which:

- Ensures land development practices enable the city to become a special city that provides its community members with an exceptional quality of life.
- Maintains the city's small hometown sense of place.
- Fosters a distinct character that is distinctly West Melbourne.
- Achieves the community planning vision established through the Horizon 2030 EAR and 2010 Comprehensive Plan.
- Provides for planning priorities, principles, and practices.

The Future Land Use Planning Framework accomplishes its goal to "achieve West Melbourne's community planning vision by establishing traditional land use and development strategies that promote the city's community identity, quality of life, economic vitality, and environmental condition" through planning directives aimed at:

- Establishing master planning strategies that promote West Melbourne's community identity, quality of life, and sense of place.
- Fostering the city's future development through land uses that are consistent with West Melbourne's vision.
- Implementing land development standards consistent with future land use designations.
- Utilizing the Horizon 2030 Comprehensive Plan as a basis for the city's executing land development standards and other planning practices.
- Ensuring development pays for their impacts, provides for the future service needs and infrastructure demands, and protects the

Future Land Use Framework

The components of West Melbourne's Future Land Use Framework are:

1) *Mold the community's quality of life, character, and sense of place.*
2) *Determine the city's future growth.*
3) *Establish city's economic development; new, infill, & redevelopment priorities; environmental impac transportation resourc public services and facilities; and civic and park opportunities.*

city's natural assets.

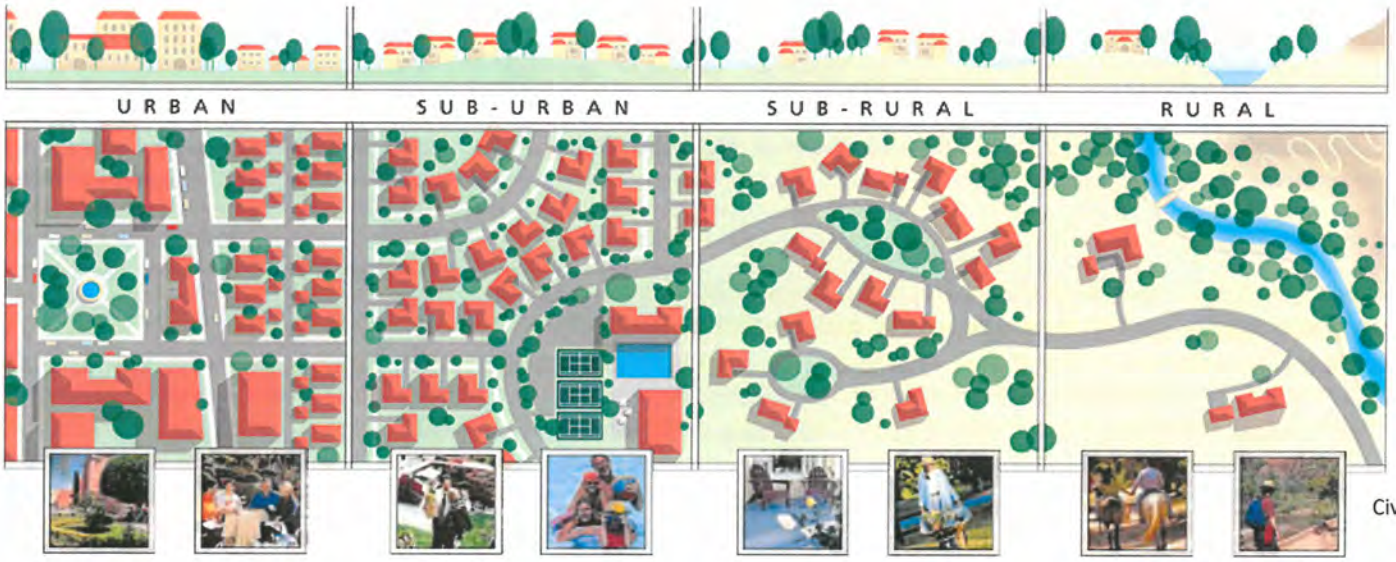
- Promoting redevelopment, curbing urban sprawl, and encouraging alternative modes of transportation through coordinated land use and transportation planning.
- Fostering and participating in regional partnerships that support a high quality of life.

This planning framework will result in a Future Land Use Element that promotes land use planning practices that achieve the city's community vision of creating a unique place to live, work, and play. In doing so, it will enhance its existing quality of life while ensuring that future development efforts are directed by the community's needs, wants, and goals.

Transect Design: *Naturalists use a concept called the transect to describe the characteristics of ecosystems and the transition from one ecosystem to another. Andres Duany has applied this concept to human settlements. The rural-to-urban transect is divided into six zones: core, center, general urban, sub-urban, rural, and natural. The transect is useful for designing and developing urban places in which the whole is greater than the sum of its parts.*

Duany Plater-Zyberk & Company describes the concept thus: "The transect arranges in useful order the elements of urbanism by classifying them from rural to urban. Every urban element finds a place within its continuum. For example, a street is more urban than a road, a curb more urban than a swale, a brick wall more urban than a wooden one, and an allee of trees more urban than a cluster. Even the character of streetlights can be assigned in the Transect."

- New Urban Network



Civano Living

Future Land Use Goal

Achieve West Melbourne's community planning vision by establishing traditional land use and development strategies that promote the city's community identity, quality of life, economic vitality, and environmental condition.

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.

Policies

1.1 Community Identity and Image

Foster West Melbourne's community identity, quality of life, and sense of place through land use and development practices that:

a. Create a distinct community image.
b. Define the city's gateways.
c. Establish a recognized character.

1.2 Community Core, Neighborhood Centers, & Gathering Spaces

Create central community places that unite the community's residents, businesses, and visitors.

a. Provide the City of West Melbourne a heart and unifying core.
b. Create diverse spaces for community members to gather, recreate, and relax.
c. Integrate civic buildings, shops and business services, parks, and other public spaces.

1.3 Integrated Development Patterns

Establish land development patterns that integrate neighborhoods, business areas, and public spaces that enable the city to achieve the following priorities:

a. Protect West Melbourne's established neighborhoods.
b. Improve the appearance, connectivity, and safety of strip centers.
c. Foster transitional areas that link neighborhoods together and provide multi-modal access between neighborhoods and other areas.
d. Develop mixed-use centers that blend residential, commercial and business services, public service, and public spaces.

1.4 Community Connectivity and Multi-Modal

Future Land Use Goal

Achieve West Melbourne's community planning vision by establishing traditional land use and development strategies that promote the city's community identity,

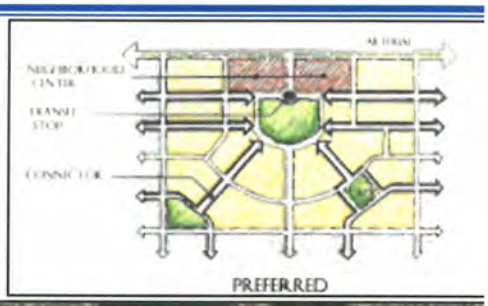
Saski

Treasure Island,

Transportation Systems

Link the community together through an integrated, multi-modal transportation system by considering the following transportation planning priorities:

a. Provision of transportation alternatives such as road systems, pedestrian and bike pathways, and transit services.
b. Master planning communities including street and transportation system layout, streetscape design, and connectivity to surrounding areas.
c. Utilization of area wide transportation partnerships to ensure that such issues are addressed throughout the Brevard County area.
d. Ability for people to move through the community with ease with multiple transportation options.
e. Inter-relationship and linkages between different land uses and community areas.



1.5 Public Service Standards and Infrastructure Systems

Provide the community with a good quality of life by ensuring that there is adequate public services and infrastructure capacity for current and future developments. The city will meet the community's public service demands by addressing the following:

a. City's capacity to deliver basic public services and maintain its public facilities and infrastructure systems.
b. Appropriate service standards to meet current and future demand of public services and infrastructure systems that support the development of land and use of property.
c. Financial capacity to expand, maintain, and improve the city's public service and infrastructure systems while meeting the city's capital improvement priorities and requirements.
d. Coordination and communication of services delivered in partnership with other local, county, regional, and state government entities.

1.6 Land Development Practices and Design Standards

Institute land development practices and design standards that promote the community's quality of life, small town character, and sense of place by considering the following planning and development matters:

a. City's future growth and land area needs.
b. Best planning practices and models.
c. Future economic development interests and workforce needs.
d. Standards for the location, design, and use of infill development, redevelopment, and new development.
e. Environmental impacts of development.

Objective 2: Traditional Future Land Use Designations

Foster the city's future development by designating traditional types of land uses consistent with West Melbourne's vision.

Policies

2.1 Residential Category Identification

The adopted Future Land Use Map shall identify appropriate locations for the following land use categories, as defined in the following descriptions of each land use designation. Density is expressed as dwelling units per gross acreage of each development (du/acre or du/ac).

Table 1 – Residential Future Land Use Categories

Land Use Category	Land Uses	Maximum Density
Low Density (LD-RES)	Single Family Residences	5 dwelling units (du)/acre
Medium Density (MD-RES)	Single and Multi-Family Residences	10 du/acre
Urban Density (UD-RES)	Single and Multi-Family Residences	18 du/acre Density bonus up to 25 du/acre
Manufactured Homes (MH-RES)	Manufactured and Mobile Homes Residences	6 du/acre

2.2 Residential Future Land Uses

Residential land uses are intended for the development and support of existing and future neighborhood areas and low density residential areas. The city's neighborhoods are designed to provide the community safe, vibrant places to live and share life with family, friends, and neighbors. A variety of transportation alternatives (walking, biking, auto, and transit) should interconnect adjacent neighborhoods and activity centers. In order to foster neighborhood connection to other neighborhoods, civic spaces are encouraged to be located along the transitional areas that link the city's residential areas together. Residential land use categories are:

a. *Low Density Residential (LD-RES)*:
The Low Density Residential land use designation consists of single family residential uses. Commercial uses are not allowed in low-density residential land areas. The maximum density allowed in the LD-RES land use designation is 5 du/acre.

b. *Medium Density Residential (MD-RES)*:
The Medium Density Residential land use designation consists of single and multi-family residential uses. Mixed-use neighborhood commercial centers which contribute to the overall livability of denser residential areas are allowed adjacent to MD-RES land uses. The maximum density allowed in the MD-RES land use designation is

***Residential land uses** are intended for the development and support existing and future neighborhoo areas and low density residential areas. The city's neighborhoods are designed to provide the community safe, vibrant places to live and share life with family, friends, and neighbors. Types of residential uses include: Low Density, Medium Density, Urban Density and Manufactured or Mobile Home.*

10 du/acre.

c. *Urban Density Residential (UD-RES)*:
The Urban Density Residential land use designation consists of a variety of single-family and multi-family residential uses. Mixed-use neighborhood commercial centers which contribute to the overall livability of denser residential areas are allowed adjacent to Urban Density Residential land uses. The maximum density for the UD-RES land use designation is 18 du/acre. A density bonus of an additional 7 du/acre, up to 25 du/acre, may be available via zoning permit approval if for each additional unit per acre, up to 7 dwelling units, at least one of the following criteria are met (for example, for 2 additional units, at least 2 of the criteria must be met, and so on):

i. Connection to municipal water and sewer systems.

ii. Proximity of one (1) mile or less to any of the city's mixed-use designated areas.

iii. Proximity of less than one mile to developments with the same density.

iv. A transportation access management system that compliments the existing transportation system(s).

v. Fire station proximity of two (2) miles or less to the proposed development.

vi. A park is at least three-fourths (3/4) of a mile in proximity to the proposed development.

vii. Elementary schools are within two (2) miles or less to the proposed development.

viii. Wetlands occupy less than 50 percent of the total site.

ix. A perimeter buffer surrounds the development.

d. *Manufactured Home or Mobile Home Residential (MH-RES):*
The Manufactured Home or Mobile Home Residential land use designation consists of manufactured home or mobile home parks land areas. Commercial properties and business uses are not allowed in areas designated for manufactured home or mobile home residential land uses, unless they are accessory uses solely for the use of the residents. The maximum density allowed in the MH-RES land use designation is 6 du/acre.

2.3 Economic and Business Development Category Identification

The adopted Future Land Use Map shall identify appropriate locations for the following land use categories, as defined in the following descriptions of each land use designation. Intensity is expressed as Floor Area Ratio (FAR), a common architectural ratio which is measured by taking the total square footage of the building divided by the total square footage of the lot.

Table 2 – Economic and Business Development Future Land Use

Driving-only transportation pattern

West Melbourne's future land use framework will encourage all housing neighborhoods to be better integrated in order to provide better multi-modal accessibility between the city's residential resources and other community facilities, business centers, and park resources.

Walkable connected transporation network

Categories

Land Use Category	Land Uses	Maximum Intensity
Commercial (COM)	Commercial, Retail, Office, Professional, Service, and Hotel/Motel lodging activities	0.50 FAR
Industrial (IND)	Manufacturing, wholesaling, storage, and distribution / shipping facilities	0.75 FAR

2.4 Economic and Business Development Future Land Uses

Economic and business development land uses are intended for the development and support of existing and future commercial, professional, and industrial activity centers. The city's commercial, professional, and industrial activity centers are designed to provide the community a healthy economic and business environment by supporting the city's quality of life, providing essential private business services and products, and creating high quality jobs. These areas are intended to be accessible via a variety of transportation alternatives. Economic and business development land use categories are:

a. *Commercial (COM):*
The Commercial land use designation consists of a variety of commercial, retail, office, professional, service, and hotel/motel lodging activities located in neighborhood business districts, shopping centers, and highway commercial uses. Limited warehouse activities may also be included in commercial land uses. Offices shall be encouraged to be placed between residential uses and non-residential uses such that they are transitional uses. Offices can be located on properties with existing residences. The maximum intensity for the COM land use designation is a FAR of 0.50.

All requests for the COM designation with the Interchange Commercial Overlay (ICO) shall comply with Policy 4.3.

b. *Industrial (IND):*
The Industrial land use designation consists of manufacturing, wholesaling, storage, and distribution/shipping facilities. In order to promote the interconnectivity of uses within the city, institutional opportunities may be provided in Industrial land uses. In general, Industrial uses shall be located on local and collector roadways adjacent to Commercial, and other Industrial land use designations. The maximum intensity allowed in the IND land use designation is a FAR of 0.75.

***Economic and business developmen land uses** are intended for the development and support of existing and future commercial, professional, and industrial activity centers. The city's commercial, professional, and industrial activity centers are designed to provide the community a healthy economic and business environment by supporting the city's quality of life, Types of economic and business development land uses include: commercial and industrial.*

2.5 Institutional, Public Space, Environmental, and General Purposes Category Identification

The adopted Future Land Use Map shall identify appropriate locations for the following land use categories, as defined in the following descriptions of each land use designation. Density is expressed as gross acreage per development (du/acre) and intensity is expressed as Floor Area Ratio (FAR), a common architectural ratio which is measured by taking the total square footage of the building divided by the total square footage of the lot.

Table 3 – Institutional, Public Space, Environmental, and General Purposes Categories

Land Use Category	Land Uses	Maximum Density/ Intensity
Institutional (INST)	Community housing, churches civic areas, natural resource areas, government operation buildings, infrastructure facilities	15 du/acre (clustered only and multi-family) and up to 0.60 FAR
Conservation-Recreation (CON-REC)	Development limited to serving the public with recreation amenities. Dedicated by plat, site plan, easement or similar delineation. Permanently protected environmentally sensitive lands may only be utilized for passive recreation.	N/A
General Use (GU)	Single Family Residences agriculture, utilities, churches, recreation	1 du/5 acres (0.20 du/ac)

***Institutional, Public Space, and Environmental land uses** are intended to support the community's public resources and facilities, parks and public spaces, and natural resources. The institutional, public space, and environmental land use category includes community housing, civic areas and public used facilities (museums, cultural facilities, restaurants, churches, and golf courses), natural resource areas, government operation buildings, infrastructure facilities (utility stations, plants, and sidewalks, and roads), public space and environmental land areas (open space, park lands, public common areas, and recreational resources), and schools. Institutional, Public Space, and Environmental land uses include: institutional, conservation-recreation, and general use.*

2.6 Institutional, Conservation - Recreation and General Land Uses

This paragraph describes the three categories that comprise the Institutional future land use. Institutional, Conservation-Recreation and General land uses are intended to support the community's public resources and facilities, parks and public spaces, and natural resources. The Institutional, Conservation - Recreation, and General land use categories includes community housing, civic areas and public used facilities (museums, cultural facilities, restaurants, churches, and golf courses), natural resource areas, government operation buildings, infrastructure facilities (utility stations, plants, sidewalks, and roads), public space and environmental land areas (open space, park lands, public common areas, and recreational resources), and schools. Since these areas are intended to be easily accessible to the local residences and accessible via multiple transportation modes, they should not

be isolated from surrounding uses. Institutional, Conservation-Recreation, and General land uses are identified on the Future Land Use Map with the following three separate designations:

a. *Institutional (INST):*
The Institutional land use designation consist of land uses that support the city's existing and future community services, public spaces, and environmental land areas. The city's Institutional land areas are designed to provide community members necessary environmental protection areas, open space, and public common areas, Since these areas are intended to be easily accessible to the local residences and accessible via a variety of transportation alternatives, they should not be isolated from surrounding uses. The maximum density is 15 du/acre (clustered only and multi-family) and up to 0.60 FAR for intensity.

b. *Conservation - Recreation (CON-REC):*
The Conservation - Recreation land use designation consists of land uses that support existing and future public space and environmental land areas. The city's public spaces and public or private environmental land areas are designed to provide community members necessary environmental protection areas, open space, park lands, public common areas, and active and passive recreational resources. Recreation lands are public lands in direct use as active recreation facilities and passive open spaces which may include parks, public spaces, churches, playgrounds, and golf courses. No residential, commercial, or industrial uses are allowed in the CON-REC land uses. Since these areas are intended to be easily accessible to the local residences and accessible via a variety of transportation alternatives, they should not be isolated from surrounding uses.

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.

Policies

3.1 Mixed Use Category Identification

The adopted Future Land Use Map shall identify appropriate locations for the following land use categories, as defined in the following descriptions of each land use designation. Density is expressed as dwelling units per gross acreage of each development (du/acre or du/ac). Intensity is expressed as Floor Area Ratio (FAR), an architectural ratio which is measured by taking the total square footage of the building divided by the total square footage of the lot.

Table 4 – Mixed Future Land Use Categories

Land Use Category	Land Uses	Maximum Density	Maximum Intensity	Maximum Land Use Coverage	Minimum Land Use Coverage
Integrated Business (IB)[1]	Mix of warehouses, commercial retail uses, offices, light industrial, institutional uses, multi-family residences, and single family homes.	13 du/acre Density bonus up to 20 du/acre (see Policy 3.2 for the criteria)	0.60 FAR	Commercial & Industrial-70% Institutional-20% Residential-10%	Commercial & Industrial-50% Institutional-n/a Residential-n/a
Neighborhood Activity Center (NAC)[2]	Mixture of commercial land uses; single and multifamily residential land uses; places of worship, community centers, and government buildings and facilities; light industrial and public spaces, parks, and other public resources.	18 du/acre Density bonus up to 20 du/acre(see Policy 3.2 for the criteria)	1.0 FAR	Commercial & Industrial - 65% Institutional-20% Residential-5% Public Spaces or Open Space- n/a	Commercial-25% Institutional-n/a Residential-n/a Public Spaces or Open Space-10%
Parkway Interchange[3]	Mixture of commercial land uses; multifamily residential land uses; places of worship, community centers, and government buildings and facilities; light industrial and public spaces, parks, and other public resources.	20 du/acre Density. Bonus of 5 additional units per acre (see Policy 3.2c for criteria)	1.0 FAR (however, hotel/motels are only allowed up to 75 rooms/acre)	Commercial & Industrial up to-90% Institutional up to -35% Residential-up to 25% (totals must equal 100%)	Commercial and industrial -25% Institutional-n/a Residential-n/a (setbacks) Public Spaces or Open Space-10%
Urban Mixed Use[4] (UMU)	Mixture of residential, retail, offices, limited light industrial, civic, institutional and recreation uses shall be encouraged in the Urban Mixed Use category.	15 du/acre Density bonus up to 20 du/acre (see Policy 3.2 for the criteria)	0.7 FAR	See Table 5	See Table 5

Note 1: Integrated Business allows for mixing of various uses on individual sites and overall in the designated area (See Policy 3.2a for additional criteria). The sum total of any combination of uses shall be no more than 100%. If the minimum percentage is used for commercial and industrial, then the remaining uses must still equal no more than 100%.
Note 2: Neighborhood Activity Center allows for mixing of various uses on individual sites and overall in the designated area (See Policy 3.2b for additional criteria). The sum total of any combination of uses shall be no more than 100%. If the minimum percentage is used for commercial and open space, then the remaining uses must still equal no more than 100%.
Note 3: Parkway Interchange allows for numerous mixes of uses, as long as the total sum equals 100%.
Note 4: Table 5 contains the minimum requirement mixture of land uses in the Urban Mixed Use as adopted in 2008 and found to be in compliance by the Department of Community Affairs in 2008.

3.2 Mixed Land Uses

Mixed Land Use Intent: Mixed land uses are intended to foster the development of integrated mixed use community centers, business areas, and urban cores. The mix of land uses will help integrate the city's neighborhoods, commercial areas, and civic space and ensure that there is a supportive relationship between the different land uses. Such a relationship will help the city foster a sense of unified community and identity by:

a. Building connectivity between adjacent neighborhoods, commercial areas, and civic spaces.
b. Bringing together architectural styles, design components, and building forms.
c. Creating public gathering spaces which all community members can enjoy and utilize.
d. Establishing a community identity, image, and character that is distinct to the City of West Melbourne
e. Promoting the interaction of community members through active streetscapes, public civic spaces, and integrated neighborhoods.

By creating relationships between land uses, the mixed land uses will promote an integrated development pattern that contributes to the community's future planning goals and long range vision for the future.

Mixed Land Use Intent: Mixed land uses are intended to foster the development of integrated mixed use community centers, business areas, and urban cores. The mix of land uses will help integrate the city's neighborhoods, commercial areas, and civic space and ensure that there is a supportive relationship between the different land uses. Mixed land use categories include: integrated business, IB uses, IB standards, neighborhood standards, and urban mixed use.

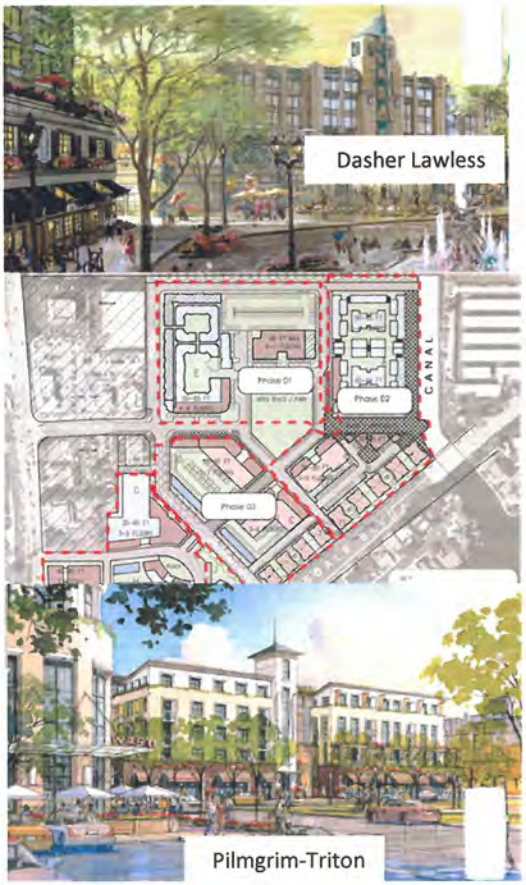
Mixed Land Use categories are:

a. Integrated Business (IB):

<u>IB Uses</u>: The Integrated Business land use designation consists of existing established areas that exhibit a variety of uses within close proximity to each other. The IB future land use designation shall consist of at least two (2) of the following uses:

I. Warehouses.
II. Commercial retail.
III. Office.
IV. Hotel/motel lodging.
V. Light industrial.
VI. Institutional.
VII. Residential.

The Integrated Business land use allows for multiple uses to be located together. The sum total of any combination of land uses shall equal to 100%. A single floor of residential uses on top of a non-residential building or a single residential unit built as accessory to the principle use of a non-residential use shall not be counted towards the maximum percentage of use in that category, but is subject to the density restrictions of the area.



<u>IB Standards</u>: Integrated Business land use designated area standards are:

I. Size – Area must contain a minimum of five (5) acres, and can only be assigned to specifically identified sections of the city with established uses.
II. Intensity - The maximum intensity for the IB land use

designation is a FAR of 0.60.

III. Density - The maximum density in the IB is 13 du/acre.

IV. Maximum Percentage of Mixed Uses – Commercial and Industrial 70%; Institutional and Residential – 25%

V. Density Bonus - A density bonus of additional dwelling units (up to 7 du/acre extra) may be allowed, and is determined as one extra dwelling unit for each acre by complying with one of each of the following criteria for a maximum of seven additional units (for example, for 7 additional units, at least 7 of the criteria must be met, and so on):

a. Connection to municipal water and sewer systems.
b. Open Space and Green Area – The applicant commits to dedicating 20% of proposed building coverage area to passive or active recreation
c. Proximity of one (1) mile or less to any of the city's mixed-use designated areas.
d. Proximity of less than one (1) mile to developments with the same density.
e. A transportation access management system that compliments the existing transportation system(s).
f. Fire station proximity of two (2) miles or less to the proposed development.
g. A park is at least three-fourths (3/4) of a mile in proximity to the proposed development.
h. Elementary schools are within two (2) miles or less to the proposed development.
i. Wetlands, if present, occupy less than 50% of the total site.
j. For sites that mix residential and non-residential uses, the use of at least two pieces of public art on at least one external wall or in the landscape areas, which have to be visible to the public.

*The **Integrated Business** designation allows for multiple uses to be located together. The sum total of any combination of land uses shall equal to 100%.*

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b. Neighborhood Activity Center (NAC):

NAC Uses: Neighborhood Activity Center designations are intended to promote multi-modal, pedestrian-friendly neighborhood centers. The Neighborhood Activity Center land use designation consists of developments that include a mixture of at least two (2) of the following uses:

1. Commercial retail.
2. Office.
3. Medical.
4. Institutional.
5. Hotel/motel lodging.
6. Residential.
7. Light industrial & freight terminals (assembly of partially finished or finished components, warehousing, wholesaling, and indoor

***Neighborhood Activity Center** designations are intended to promote multi-modal, pedestrian-friendly neighborhood centers.*

recreation facilities).

8. Public spaces, parks, and green spaces.

The sum total of any combination of land uses shall equal to 100 percent. A single floor of residential uses on top of a non-residential building or a single residential unit built as accessory to the principle use of a non-residential use shall not be counted towards the maximum percentage of use in that category, but is subject to the density restrictions of the area.

NAC Standards: Neighborhood Activity Center development standards are:

i. Size - Area must contain a minimum of five (5) acres and maximum of 75 acres of land.

ii. Intensity - The maximum intensity in the NAC land use designation is a FAR of 1.0 as applied to each lot.

iii. Density - The maximum residential density in the NAC land use designation is 18 du/acre.

iv. Maximum Percentage of Mixed Uses – Commercial 75 percent; Institutional 35 percent; Residential – 25 percent.

v. Density Bonus - A density bonus of an additional dwelling units (up to 2 du/acre extra) may be allowed, and is determined as one extra dwelling unit for each acre by complying with one of each of the following criteria for a maximum of two additional units (for example, for 2 additional units, at least 2 of the criteria must be met):

   a. Connection to municipal water and sewer systems.
   b. Proximity of one (1) mile or less to any of the city's mixed-use designated areas.
   c. Proximity of less than one (1) mile to developments with the same density.
   d. A transportation access management system that compliments the existing transportation system(s).
   e. Fire station proximity of two (2) miles or less to the proposed development.
   f. A park is at least three-fourths (3/4) of a mile in proximity to the proposed development.
   g. Elementary schools are within two (2) miles or less to the proposed development.
   h. Wetlands occupy less than 50 percent of the total site.
   i. A perimeter transition adjacent to neighboring residential properties and the development.

Sargent Town Planning

c. Parkway Interchange (PI):

PI Uses - Parkway Interchange designations can be located at an intersection of the St. Johns Heritage Parkway and arterial roads which are in half-mile proximity to Interstate 95. This designation is intended to promote a mix of uses with the recognition that commercial types of uses will desire to be at the more prominent

intersections and residential uses may be located behind the commercial activities.

The sum total of any combination of land uses shall equal to 100 percent. A single floor of residential uses on top of a non-residential building or a single residential unit built as accessory to the principle use of a non-residential use shall not be counted towards the maximum percentage of use in that category, but is subject to the density restrictions of the area.

***Parkway Interchange** designation is intended to promote internal capture shopping centers while allowing for non-commercial uses*

The Parkway Interchange future land use designation consists of developments that include a mixture of at least three (3) of the following uses:

1. Commercial (retail, restaurant, office, medical, personal service establishments, and other merchant or professional uses).
2. Institutional.
3. Commercial Hotel/motel lodging.
4. Residential.
5. Light industrial (warehousing, wholesaling, and indoor recreation facilities).
6. Public spaces, parks, and green spaces.

Since the Parkway Interchange future land use designation encourages a high level of concentrated urban uses to promote internal trip capture by allowing a mix of varying uses, the following intensity and density levels are meant to promote urban development patterns:

vi. Size - Area must contain a minimum of ten (10) acres and maximum of 200 acres of land.

vii. Intensity - The maximum intensity in the PI land use designation is a FAR of 1.0 as applied to each lot, except for hotels and motels which shall be measured by the limit of 75 hotel rooms per acre.

viii. Density - The maximum residential density in the PI land use designation is 20 du/acre and a density bonus can be added if the criteria below are met.

iv. Maximum Percentage of Mixed Uses –

v. Maximum Percentage of Mixed Uses shall be as follows:–

a. Totals of developed land uses shall equal no more than 90 percent
b. Commercial/Industrial land uses shall be no more than 90 percent;
c. Institutional land uses shall be no more than 35 percent
d. Residential land uses shall be no more than 25 percent.
e. Public spaces or private open space in the form of setbacks, pedestrian areas, gazebos, plazas and like features shall comprise a minimum of 10 percent.

f. The sum total of any combination of land uses, including required public and/or open spaces, shall equal 100%.

vi. Density Bonus - A density bonus of an additional dwelling units (up to 5 du/acre extra) may be allowed as part of the gross acreage calculations, to be 25 du/acre, if each of the following criteria is met:

a. Connection to West Melbourne municipal water and sewer systems.
b. Proximity of less than one (1) mile radius to developments with similar intensity and density.
c. Fire station proximity of two (2) miles radius or less to the proposed development.
d. A public park is at least three-fourths (3/4) radius of a mile in proximity to the proposed development.
e. An Elementary school is within two (2) miles or less to the proposed development (measured by vehicular paths).
f. Wetlands occupy more than 30 percent of the site.
g. A boundary transition land use of open space is between residential properties and non-residential development.

d. Urban Mixed Use (UMU):

UMU Uses: The Urban Mixed Use designation includes a mixture of land uses located adjacent to major roadways. The Urban Mixed use designation is intended to promote the development of master planned communities which discourage urban sprawl along major roadways including Minton Road (south of New Haven Avenue), US 192 (west of I-95) and Hollywood Boulevard (south of Eber Boulevard). In general, the UMU designation shall be for larger mixed use projects that are located adjacent to interstates or arterial roads.

The allowable zoning districts within the urban mixed use (land use) designation shall be the Regional Mixed Use (RMU) and the Community Mixed Use (CMU) districts. In general, the RMU district shall be for larger mixed use projects that qualify as Developments of Regional Impact, and are located adjacent to interstate or limited access road facilities. In general, the CMU district shall be for smaller mixed use projects that are located adjacent or in close proximity to arterial roadways.

The city shall evaluate each amendment request to this land use and each rezoning request within this land use designation by taking into account location, adjacent land use and zoning of property, type and intensity of use, mixture of proposed uses, and facility capacity. The purpose of this mixed use designation is to promote the development of master planned activity centers which discourage urban sprawl along major roadways – Minton Road (south of New Haven Avenue), US 192 (west of I-95) and Hollywood Boulevard (south of Eber

Farrell Madden Lewis

Boulevard).

Upon map amendment, the Urban Mixed Use designations shall be depicted on a map and shall comply with the following policies. All requests for the Urban Mixed Use designation shall include a master development plan and a text amendment to include the development thresholds into the Future Land Use Element to determine facility capacity and impacts.

The RMU and CMU zoning districts shall be incorporated into the city's Land Development Regulations by 2011. The zoning districts shall provide specific development and design criteria for all properties zoned RMU and CMU.

Core 10 Architecture

UMU Standards: the implementation of specific development standards:

I. The Urban Mixed Use designation is primarily intended to establish communities that have services and employment centers within walking distance of residential neighborhoods, resulting in compact development patterns.

II. A mixture of residential, retail, offices, limited light industrial, civic, institutional and recreation uses shall be encouraged in the Urban Mixed Use category.

III. Urban Mixed Use developments shall contain a minimum of thirty (30) acres. Urban mixed use developments over 75 acres shall establish a greenbelt or a continuous green space network throughout the site. Minimum sizes for the CMU and RMU zoning districts, shall be established in the Zoning Code and may exceed the minimum Urban Mixed Use land use designation requirement.

IV. A diversity of housing types including single family detached, condos, duplexes, quadruplexes, townhouses, and apartments shall be encouraged in the Urban Mixed Use land use designation. The Land Development Regulations shall contain a perimeter boundary buffer required in CMU and RMU zoning districts as a device to make compatible differing housing types of the master development plan with adjacent housing developments.

V. A central public gathering place shall be internal to the development.

VI. A grid like transportation network shall be used to create multiple connections to provide access routes and sufficient streets and sidewalks to support connectivity throughout the Urban Mixed Use area and its surroundings.

VII. The Urban Mixed Use areas shall be located in close proximity to an intersection of arterial and collector streets. The proximity requirement shall be provided in the Land Development Regulations.

VIII. The Urban Mixed Use designation shall encourage community cores that are sized to serve the needs of

Pottinger & Assoc

residents in the development within a ½ mile distance of the community core. A community core can be located at the geographical center of the designated area, or placed internally to include a concentration of commercial and a public gathering place. A community core can include more dense residential uses than the remainder of the Urban Mixed Use designated area.

IX. No residential or commercial use shall occupy more than 60% in acreage of the Urban Mixed Use designated area, as indicated in the table of the maximum allowable densities and intensities. Public, semi-public and recreation must occupy a minimum of 25% in acreage of an urban mixed use designated area. The calculation of minimum public, semi-public and recreation acreage can include indoor facilities such as, but not limited to, institutional and government facilities and outdoor facilities such as stormwater retention, canals and other features that have recreation facilities or are accessible to the public, but cannot include the green area of single family lots. The sum total of all land use types for the Urban Mixed Use designated area shall equal 100%.

X. Density shall be measured in terms of dwelling units per gross acre and land use coverage shall be measured in terms of total acreage for the entire Urban Mixed Use designated area. Intensity shall be measured by FAR (Floor Area Ratio) per gross acres for the entire Urban Mixed Use designated area. Calculations of gross density and intensity shall include lakes, conservation areas, preservation areas, and rights of way for properties with the UMU designation. The RMU and CMU zoning districts shall establish lot and structure requirements, including the maximum building coverage, building height and lot dimensions. Density and intensity are both transferable within the limits of the Urban Mixed Use designated area to promote compact development.

XI. Each mixed use designated area shall be comprised of at least three (3) or more uses of the following, with one of the required uses being a public, semi-public or recreation use:

New Town at Liberty

Pavel Savine

Table 5 - Mixed Use Composition Requirements

Type of Use	Maximum Density	Maximum Height	Maximum Land Use Coverage	Minimum Land Use Coverage
Single-Family	7 dwelling units/acre	35 feet	60% (Residential)[1]	Not Applicable
Multi-Family (includes apartments, townhouses, multi-storied condos)	15 dwelling units/acre[1]	65 feet (90' with bonus in the community core)	60% (Residential)[1]	Not Applicable

Commercial (includes retail, office and similar uses)	Not Applicable	65 feet (90' with bonus in the community core	60%	Not Applicable
Light Industrial	Not Applicable	65 feet (90' with bonus in the community core)	25%	Not Applicable
Public, Semi-Public Uses & Recreation Uses	Not Applicable	65 feet	Not Applicable	25%

UMU Notes:

[1]Up to 20 dwelling units per acre (dwelling unit credits are assigned per each criteria and any combination can be used to achieve up to 5 additional dwelling units per gross acre) if:

a. Workforce housing is provided as an integrated component of the mix of housing, not less than thirteen percent of the total housing stock (2005 Brevard Data – Florida Housing Data Clearinghouse "Affordable Housing Needs Summary") (2 dwelling unit credits). 'Workforce housing' is defined in the 420.5095(3)(a), Fla. Stat. as, "housing affordable to natural persons or families whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size, or 150 percent of area median income, adjusted for household size";
b. The community core is within ¼ mile of the closest residential block of units that are not part of a vertical mixed use building (1 dwelling unit credits);
c. The community core exhibits vertical mixing of different uses in at least two buildings as opposed to different uses side by side at ground level (2 dwelling unit credits);
d. There is public transportation or alternative fuel sources and connections within ¼ mile of the community core (1 dwelling unit credit); and
e. Two or more structured multi-story parking buildings are provided within the development (1 dwelling unit credit).

Treasure Island, FL

Bonuses of increased density will require additional zoning

I. approval to demonstrate to the city, the development's ability to service the additional capacity and provide an explanation of how the proposed compact design will reduce demand on services and enhance the existing built environment.

II. The RMU District may also allow a height bonus of up to 25 feet in the community core if the developer commits to green and sustainable building practices and provides structured parking as required by the zoning district based on floor area ratio. The specific criteria for the height bonus for green and sustainable building practices in the RMU District shall be included in the Land Development Regulations by2011.

III. The amount of commercial and industrial allowed along corridors and at intersections will be limited in the Land Development Regulations to prevent strip development. Encroachment into future planned or existing residential areas shall be prohibited.

IV. Limited light industrial shall include the assembly of partially finished or finished components, warehousing, wholesaling and indoor recreation facilities. Excluded uses are manufacturing and processing of raw materials or partially processed chemical materials and freight terminals.

V. Limited light industrial shall allow warehousing and wholesaling in enclosed and buffered storage yards in the

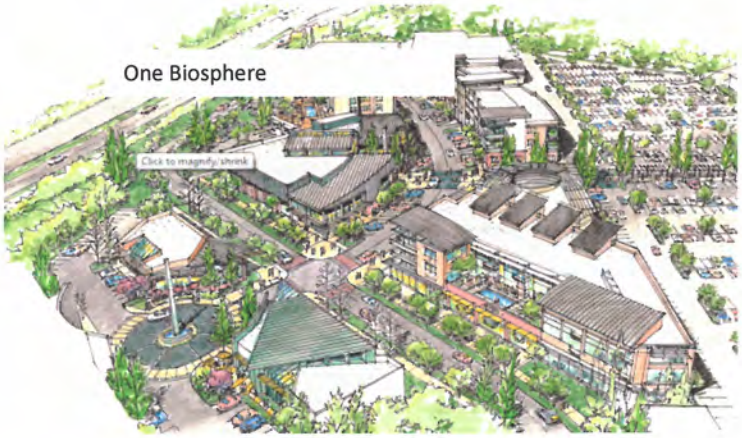
180 Urban Design

Sandro

proximity of residential areas. Buffering requirements shall be listed in the Land Development Regulations to ensure compatibility with residential uses.

VI. Applications for master development plan approval under both the Regional Mixed Use (RMU) and Community Mixed Use (CMU) zoning districts shall be accompanied by either a Development Agreement or another set of documents such as architectural guidelines, pattern books and such other plans to establish design criteria as required in the Zoning Code to accompany the Master Development Plan.

VII.



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.

Policies

4.1 Palm Bay Road Overlay (PBRO) Development Practices

Pursuant to the city's second Comprehensive Plan Amendment in 1990, in the vicinity of Palm Bay Road and Hollywood Boulevard, as identified by the Future Land Use Map, ensure development in this area adheres to the following land development practices:

a. Minimize points of ingress/egress from major roadways by encouraging larger parcel developments.
b. Determine the minimum number of access points (driveway cuts) needed to allow a project to adequately function prior to approval of any development order.
c. Determine the on-site and off-site traffic related criteria.
d. Conduct an environmental assessment at the expense of the applicant. The assessment shall consider:

I. Location and well-being of wetlands and oak hammocks,
II. Analyses of animal and plant species, soil types
III. Stormwater management practices that project and support natural features.
IV. Opportunities to incorporate natural features into the site plan.
V. Protection of natural resources.

e. Determine intersectional improvements, deceleration lanes, stacking lanes, and service roads are needed to ensure a safe and orderly traffic flow throughout the area.
f. Reserve appropriate road right-of-way needed to lessen impacts on the existing road system.
g. Coordinate driveway cuts on Palm Bay Road, utility locations within Palm Bay Road, and general impact information to Palm Bay Road with the City of Palm Bay.
h. Coordinate with the City of Palm Bay through the various county-wide intergovernmental coordination groups.

4.2 Palm Bay Road Overlay (PBRO) Density Limits

Ensure future infrastructure availability, implement minimum LOS standards, and protect natural resources by enforcing these density limits:

a. Low Density (LD-RES), Single-Family Dwellings - 3.3 (du/acre)
b. Medium Density (MD-RES) - 5.5 du/acre
c. Urban Density (UD-RES) - 8.3 du/acre

Densities may be transferred within a tract having the same land use category. However, the overall number of units shall not exceed the total calculated by multiplying the number of acres within a land use by the density unit cap for that land use. Additionally, the density in any given portion of a tract shall not exceed that shown on the Future Land Use Map. In the low density tracts, it is the intention of the city to allow higher densities within the cap adjacent to and in close proximity to medium density tracts and to require larger lot sizes in these tracts further away from the medium density tracts. This also can be accomplished using density transfers within the low density tracts.

4.3 Interchange Commercial Overlay (ICO)

Promote the orderly development of highway interchanges through the voluntary assignment of the Interchange Commercial Overlay land use designation with the Commercial future land use designation. The Interchange Commercial Overlay shall comply with the following standards:

a. Only applicable to Commercial future land use designation land areas in close proximity to the I-95 highway interchanges or other limited access high volume major arterials.
b. Commercial designation requests within the Interchange Commercial Overlay designation shall include a master development plan.
c. The maximum density and intensity standards shall be determined with the master development plan. In general, the density and

intensity thresholds cannot exceed a maximum land use coverage of 75% and a maximum building coverage of 25% with a maximum height of 45 feet (per West Melbourne Ordinance 2007-32).

d. Utilize the maximum density and intensity standards to determine concurrency.
e. Ensure each development with this overlay designation and its density and intensity standards are added to FLU Table 6.

Table 6-ICO Developments and Allowable Density/Intensity

Name of Development	Allowable Density and/or Intensity
Coastal Commerce (CPA 2007-02B, Tract 2) Southwest corner of I-95 and US 192	325,828 s.f. (Maximum total building coverage – up to 17% of total land area)
Gander Mountain (CPA 2007-02C, Tract 3) Southeast corner of I-95 and US 192	125,888 s.f. (Maximum total building coverage – up to 17% of total land area)

4.4 Community Redevelopment Area (CRA) Overlay

Provide for redevelopment incentives of land with an internal transfer of density and intensity rights, along the portions of roads within the city limits including Wickham Road, US 192 (New Haven Avenue), and Ellis Road. Comprehensive plan amendments will be used to enact these provisions to the applicable area.

- CRA Strategies: The following strategies shall be pursued upon the city's designation of an approved Community Redevelopment Area:
  - I. Encourage a mixture of higher density residential, retail, offices, limited light industrial, civic, institutional and recreation uses.
  - II. Additional integration of existing developments in a pedestrian system to connect properties.
  - III. Identify appropriate gateways and gateway features.
  - IV. Support a redevelopment agency in the solicitation of development projects that assemble sites, provide employment incentives and support a cohesive infrastructure system.
  - V. Support a redevelopment agency in creating regional stormwater systems, and a cohesive extension of utilities.
  - VI. Encourage development of vacant and/or under used buildings to promote infill development.
- CRA Development Standards: The CRA Overlay development standards to implement mixed use controls consistent with the Florida Statutes and Florida Administrative Code are:
  - I. Size – The total district size Area shall occupy less than 50 percent of the entire city.
  - II. Maximum Density and Intensity – Determined through a master development plan. In general, the density and intensity thresholds cannot exceed a maximum land use

The City of West Melbourne has initiated the development of a CRA in the area noted on the map above and below in order that to facilitate the implementation of the 2010 Comprehensive planning framework and realization of the Horizon 2030 community planning vision.

coverage of 95% and a maximum building coverage of 70%

III. Maximum height - with a Allowed maximum height of 55 60 feet. Due to the existing airport east of Wickham Road and federal aviation restrictions, no building is allowed to be taller than 50 feet on Wickham Road, between Idlewylde and Emerald streets.

IV. Maximum Percentage of Single Uses – No more than 85% of either commercial, industrial or non-residential uses by total land area of the overlay area.

V. Bonuses for Density and Intensity – Any allowed use shall be allowed a 10% increase in maximum building coverage and height if at least two of the following criteria are met, with compatibility as an absolute criteria:
   a. The adjacent use is not low density single family.
   b. A transit stop is located within ½ mile proximity to the site
   c. At minimum, the property is located at a collector road intersection.
   d. Open Space and Green Area – The applicant commits to dedicating 20% of proposed building coverage area to passive or active recreation

Renaissance Group

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:

a. Revising the city's land development regulations.
b. Evaluating site and development petitions
c. Establishing other land development standards and practices.

Policies

5.1 Land Development Regulations Update

By 2011, update the city's land development regulations and development practices to incorporate feasible traditional neighborhood development

standards, innovative master planning standards, and the city's newly dopted community planning vision.

5.2 Site and Development Reviews

Utilize the site and development review process to implement the community design priorities established by the Horizon 2030 Comprehensive Plan; promote the integration of land use patterns, transportation systems, and public spaces and parks, and recreational areas; and discourage suburban development patterns as indicated by strip commercial development, disconnected neighborhoods, and isolated parks and civic uses.

5.3 Redevelopment

The city shall encourage the redevelopment and renewal of all existing degraded areas by allowing replacement of older buildings along US 192, Wickham Road, and Ellis Road, and the older residential and business areas on both the north and south side of US 192 west of Dairy Road and east of Park Hill Boulevard. All replacements shall be in conformance with the applicable land use designation which may include the Integrated Business Area, and Community Redevelopment Area Overlay.

5.4 Property Lines as Boundaries

Boundary lines of land use designations indicated on the Future Land Use Map approximately follow platted lots and property lines, unless part of a property has been annexed into the city limits. Where a Future Land Use designation boundary as shown on the Future Land Use Map divides a lot which was of single ownership and of record at the time of the 2010 Comprehensive Plan adoption, a boundary line may be considered as running along the property line.

5.5 Zoning Districts

By 2011, the city shall amend its zoning map to be consistent with the Future Land Use Map, and the city shall prepare a land use/zoning matrix, which shall establish zoning districts that correspond to specific land use categories. The matrix shall further define allowable densities and intensities in each zoning district.

5.6 Future Land Use Map Amendments

Amendments to the future land use map as either large scale or small scale map amendments shall be guided by these principles in addition to statutory requirements:

a. General Use (GU) – Land areas that are not anticipated for more suburban or urban development in the immediate future and are not ready for development in a five (5) year period, may be designated as GU on the Future Land Use Map as a holding category.
b. All land uses – The ability of public facilities and services to be extended in an orderly and financially feasible manner.
c. All land uses – Each amendment shall be evaluated upon the

This site plan and building type shows how future city proposal could be developed that implement the integrated, traditional mixed-use development pattern envisioned by the city's community planning vision and established through the Future Land Use Element's planning framework.

The City of West Melbourne has established land use and zoning maps to help direct and manage land use and development, plan for service provision, and provide community needed resources.

proposed location, adjacent land use, proposed development (amount of units or square footage of non-residential), facility capacity and buffering of uses between non-like designations, except for mixed use designations.

d. Water Supply – Each amendment shall demonstrate that adequate water supplies are available to meet projected growth demands.

5.7 Code Enforcement

Utilize the city's established code review and enforcement to identify abandoned, vacant or impaired properties and encourage the redevelopment of such areas.

5.8 Rezoning Requests

Since the city's zoning districts are directly related to the Future Land Use designations and shall be consistent with the policies established herein, the city shall evaluate rezoning request according to the appropriate standards established by the corresponding land use designations by considering:

a. Property location.
b. Adjacent land use and zoning of property.
c. Proposed development intensity and density.
d. Facility capacity.
e. Balance of land areas available in the city for each land use.

Through projects like Hammock Landings, the city is working to provide a variety of services to meet the needs of its residents, businesses, and visitors in locations that are in close proximity to one another.

5.9 Innovative Land Development Practices

Planned unit developments, mixed land uses, and other innovative land development regulations and practices shall be reviewed and considered as additions to the zoning code in the appropriate land use designation.

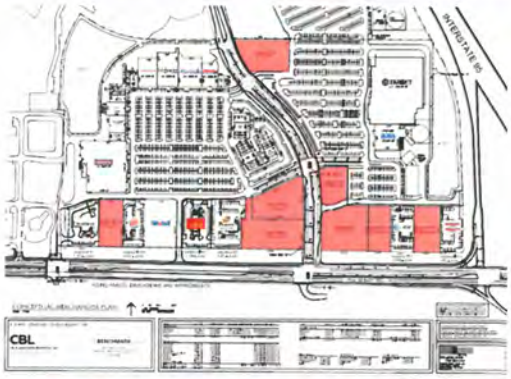
5.10 Overlay Land Use Designations

Encourage innovative land use and development practices on properties including using overlay future land use designations and zoning districts. Specific areas of the city shall be designated as appropriate for overlay district regulations.

5.11 Mixed Use Areas; Single Family Neighborhoods

Promote the development of community centers, mixed use development areas, and other work-live-play opportunities and protect the neighborhood character of lower density single family neighborhoods by:

a. Fostering higher density mixed use residential areas in appropriate locations.
b. Allowing established single family neighborhoods to transfer their remaining development rights to appropriate mixed use residential areas.



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.

Policies

6.1 Development Capacity and Resources

Coordinate the expansion of public services, infrastructure and facilities with the development of land to ensure:

a. Future development patterns are compatible with the city's built and natural environment, physical infrastructure, and public services and facilities.
b. There is sufficient capacity to meet the demands of current and future residents and businesses.
c. The capacity of existing facilities and infrastructure is utilized to the maximum potential.
d. The location of sewer lift stations and water master meters shall be determined as the area is developed. Utility easements or right-of-ways shall be required to be dedicated to the city at the time of specific project approvals.
e. The city shall limit the amount of lift stations by carefully planning placement. All lift stations must have back-up electrical generators which must meet city standards for required lift stations.

6.2 Pay As You Grow Development

Ensure that growth pays for its impacts to the city's public facilities and infrastructure systems by preventing development from taking place until the funding has been programmed through the adopted Capital Improvements Schedule, private financing, development agreement or other payment agreement, or independent special purpose units of government including Community Development Districts.

Mixed-use communities are called live-work-play communities because they integrate places where people reside, conduct business, and recreate. Additionally, they employ environmental best management practices to protect and conserve vital natural resources.

6.3 Concurrency Management

Utilize the city's building and development processes to require that all development orders comply with the city's established concurrency management system regulations for public infrastructure and services. Public facilities, infrastructure, and services include:

a. Transportation—unless part of the Transportation Concurrency Exception Area (TCEA).
b. Utilities—potable water, wastewater, stormwater, and solid waste.
c. Emergency services—fire and law enforcement.
d. Parks and recreation.

6.4 Parks and Public Space Development

Utilize the site and development process to ensure that all new residential and mixed-use developments have appropriate recreation, and public space

resources based on the project size and community needs.

6.5 Natural Open Space Development

Utilize the site and development process to ensure development projects plan for natural open spaces and features in all new and redevelopment projects. Such open space plans must consider, but not be limited to, the utilization of:

a. Preservation of existing native vegetation on site for use as natural open spaces after project completion.
b. Existing natural areas and native vegetation as open space areas and conservation areas.
c. Connection to adjacent neighborhood open spaces and natural areas.
d. Stormwater systems that include wetland features, if present on site.

6.6 Environmental Best Management Practices

Incorporate best management practices for environmental protection into the city's land development processes. These practices include:

a. Minimizing stormwater system overflow during storm events and reducing water quality impacts to receiving waters.
b. Protecting natural water sources and environmentally sensitive land areas from the impact of development.
c. Coordinating water quality monitoring, waste disposal, and stormwater management practices with partner entities.
d. Minimizing the impact of wastewater facilities on the environment.

6.7 Green Design

Significantly reduce or eliminate the negative impact of buildings on the environment and building occupants by utilizing the city's site and development processes to promote site and green building design and construction practices:

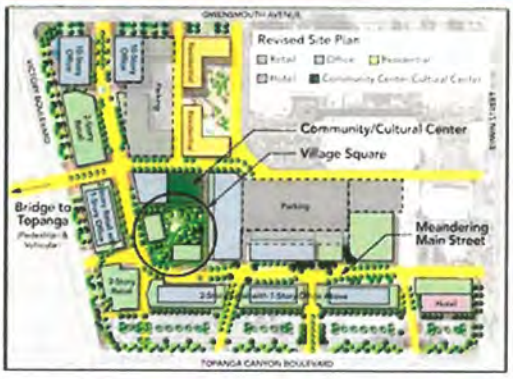
a. Sustainable site planning.
b. Safeguarding water and water efficiency.
c. Energy efficiency.
d. Conservation of materials and resources.
e. Indoor environmental quality through nontoxic materials and adequate ventilation.
f. Providing density or height bonus for projects that meet or exceed LEED or other similar green building design standards.

The City of West Melbourne is focused on green development through its building, site location, transportation linkages, and site planning practices. Through this comprehensive effort, the city seeks to ensure green is not simply a slogan, but a way of building its community.

6.8 School Siting

To the fullest extent possible, the city shall cooperate with the Brevard County School Board with regard to the location of future schools within the corporate boundaries of the city. The city shall govern school siting by implementing the following standards:

a. Traditional types of public schools (high schools, junior high/middle schools and elementary schools) shall be an allowable use in the Institutional, Commercial, and Professional/Office land use categories. Care shall be taken so that other allowable uses in the



commercial land use category are not adversely affected.

b. Elementary and junior high/middle schools shall be allowable uses by conditional use approval in all residential land use categories with the preferred location of such schools being adjacent to or on the perimeter of subdivisions in the low density, single-family residential land use category.
c. High schools shall not be allowed in the low density, single-family dwellings land use category, but shall be allowed by zoning permit approvals in the medium and high density residential land use categories, and any of the mixed use land use designations. In general, high schools shall be required to be located on collector and arterial roads.
d. Traditional types of public schools (high schools, junior high/middle schools, and elementary schools) shall be prohibited in the industrial land use category.
e. Co-location. The City of West Melbourne, in conjunction with the School Board, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for those facilities is identified.

6.9 Public Facility Siting

Locate public facilities based upon the needs of local neighborhoods and activity centers. Place prominent civic buildings and facilities in locations that maximize their visual exposure and physical connectivity. Siting criteria include:

a. Transportation network.
b. Neighborhood demographics (i.e. families with young children, active adults, and seniors).
c. Proximity of similar facilities and properties.
d. Future development impacts.
e. City demands and needs.
f. Adequacy of essential services and infrastructure (i.e. fire, law enforcement, solid waste and utility).
g. Cost effectiveness of service delivery to site.

6.10 Facility Partnerships

Identify opportunities for co-locating programs, sharing public systems, and creating multi-use facilities with other private and public partner entities. Potential facility partnerships include:

a. Parking, stormwater, and other infrastructure systems.
b. Schools, parks, stages, and physical fitness facilities.
c. Meeting rooms and conference space.

Objective 7: Land Use Transportation Planning Coordination

In recognition of the interrelationship between land use and transportation, the City of West Melbourne has sought to establish a planning framework that focuses on creating a highly walkable and interconnected neighborhoods, business centers, and public spaces.

The site plans on this page depict the same place. However the top plai has a level of land use and transportation connectivity; whereas, the bottom separates the land uses, which creates an auto-dependent transportation system.

Promote redevelopment, curb suburban development, and encourage alternative modes of transportation through multi-modal transportation master planning strategies that:

a. Coordinate land use and transportation planning practices to improve community connectivity.
b. Allow development to proceed within a designated area despite a deteriorating level of service on roadways.
c. Increase integrated community mobility and transportation systems.
d. Foster alternative transportation modes and urban development patterns.
e. Reduce single-occupant automotive gasoline trips by promoting bicycles, alternative vehicle usage, walkability, transit, and ride sharing.

The Land Use – Transportation Connection

Land use factors such as density, mix, connectivity and walkability affect how people travel in a community.

A complete street recognizes this relationship as it considers the land use needs of the street uses and ensures that the street is designed for all—motorists, bus riders, bicyclists, and

Policies

7.1 Multi-Modal Mobility Strategies

Coordinate land development and transportation planning practices in order to promote multi-modal mobility strategies and improve transportation master planning efforts. Multi-modal mobility strategies for the city include:

a. Transportation demand management program.
b. Revised parking standards and regulations.
c. Community transit service.
d. Parking facilities that enhance pedestrian and bicycle facilities.
e. Pedestrian and bicycle facilities enhancements as part of a complete streets program.
f. Transit facilities enhancements.
g. Complete streets policy implementation as referred to in the Multi-Modal Element.
h. Neighborhood traffic management program.
i. Transit and pedestrian oriented site design regulations.

7.2 Coordinated Land Use Practices and Transportation Systems

Promote multi-modal mobility strategies though the coordination of the city's land development practices and transportation planning efforts. The coordination of land use and transportation practices is necessary to:

a. Foster compact urban development patterns.
b. Protect open space and environmental lands.
c. Promote community character and design.
d. Provide transportation options.
e. Implement coordinated land use and multi-modal mobility master planning practices.

7.3 Multi-Modal Development Practices

Ensure multi-modal transportation opportunities are considered within proposed developments by encouraging development to consider the following transportation master planning strategies:

a. Mixed commercial and residential land uses.
b. Pedestrian-oriented streets.
c. Compact building forms.
d. Short block sizes.
e. Prominent civic buildings and building entrances.
f. Well distributed public and private spaces.
g. Integration with pedestrian systems and transit facilities.

7.4 Multi-Modal Development Criteria

Foster multi-modal developments by utilizing the following criteria to identify what specific multi-modal practices should be applied to a development site:

a. Transportation modes servicing the site (bike, walking, transit, and/or vehicle).
b. Local and regional market demands.
c. Existing land use patterns, densities, and intensities.
d. Public infrastructure.
e. Neighboring uses and site design.

Objective 8: Airports and Land Uses

Assure that land uses adjacent to the adjacent airport are compatible with the ability to provide safe air space required for aircraft approach and departure. Although Melbourne International Airport is located in the City of Melbourne, its adjacency dictates that the City ensure compatible development in the protected flight zones as required by the State and federal governments.

Policies

8.1 Land Uses near the Airport

Ensure compatible development is located in areas adjacent to the airport by designating the appropriate density /intensity land uses in the airport vicinity. The land development regulations address controlling the height of natural growth and development adjacent to the airport.

8.2 Criteria for development near the Airport

Include criteria in the land development regulations that meet the statutory requirements and contain the following factors:

- Discourage the placement of uses in the flight protection zones that attract birds, create visual hazards or emit particulates and/or hazardous materials that could interfere with landing systems or result in hazards to aviation.
- Prohibit tall buildings and other structures away from aircraft approach, departure and other flight zones with height restrictions as stated by the State and federal

governments.

- Discourage public assembly in the protected flight protection zones.
- Control the height of planted vegetation by limiting plantings to those that do not exceed the height restrictions as stated by the State and federal governments.
- Encourage economic development opportunities and aviation related uses adjacent to airports.

8.3 Airport Coordination

Coordinate with the Melbourne International Airport to update the City's regulations and the comprehensive plan as needed based on their aviation activities and facility expansion plans.

Objective 9: Regional Development Coordination

The City of West Melbourne shall foster and participate in regional development partnerships to ensure the region is planned and developed in a manner that supports and protects the character and quality of life for all residents, business people, and visitors.

Regional planning coordination between different governments improves the city's planning efforts in a variety of ways including:

- Reduce construction and maintenance costs

- Increase building efficiencies

- Improve connectivity between community resources

- Expand service options and opportunities

Policies

9.1 Planning Coordination

Coordinate the planning and development of land, transportation, public facilities, and infrastructure systems with Brevard County and other local, regional, state, and federal agencies, and private agencies. Development practices shall be sensitive to the city's design, architectural standards, the environment, and cultural resources.

9.2 Regulation Compliance

Continue to utilize the technical review process to ensure that development and redevelopment activities within the City of West Melbourne adhere to all local, regional, state, and federal laws.

9.3 Resource Co-location

Coordinate with local, regional, and state organizations on the use, co-location, siting, and design of public facilities and buildings.

9.4 Master Planning Consistency

Coordinate with local, regional, and state agencies to ensure master plans are consistent from within and between government entities. Special considerations shall be given to:

a. Comprehensive plans.
b. Park and recreation master plans.
c. Utility master plans.

East Central Florida
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d. Facility plans.

9.5 Regional Economic Development

Coordinate the development of the city's economic base, workforce resources, and job market with local, regional, and state economic development organizations.

9.6 Resource Funding

Pursue grant funding from county, regional, state, federal, and other sources for community quality of life enhancements.

ECONOMIC DEVELOPMENT COMMISSION
OF FLORIDA'S SPACE COAST

West Melbourne is part of Florida's Space Coast development community, so named because the region is home of Kennedy Space Center and America's Space Industry.

According to Economic Development Commission of Florida's Space Coast, the region is more than just sunshine and beaches, as Florida's Space Coast is home to several rapidly expanding industries.

The region's economy includes high technology communications, electronics, aerospace, advanced security and other emerging technologies. This array of industries fuels the local economy and draws qualified employees to the region.

The result of these economic conditions is that Florida's Space Coast has the most concentrated high-tech economy in the state and the 16th most concentrated in the nation.