

# Town of Melbourne Village

## COMPREHENSIVE PLAN DATA INVENTORY AND ANALYSIS



solin & associates, inc.

Submitted to the  
Florida Department of Community Affairs

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## PREFACE

This section describes legislative issues which prompted the formulation of the current Comprehensive Plan. In addition, the format and planning time frame is discussed. Finally, future planning efforts are addressed.

### Legislative Perspectives

The adoption of the "County and Municipal Comprehensive Planning and Land Development Regulation Act" by the Florida Legislature in 1985, initiated a new generation for comprehensive planning in Florida. Prior to 1985, the 1976 Local Government Comprehensive Planning Act (LGCPA) was the State statutory basis for local government comprehensive planning in Florida.

Although the 1976 Local Government Comprehensive Planning Act stipulated that all Florida local governments develop comprehensive plans, the 1976 Act did not address specific issues surrounding methodology, data collection, analysis or plan content. Instead, the 1976 Act permitted local governments to exercise "local initiative" in developing a methodology, data base, and substantive policy. As a result, comprehensive plans developed by Florida local governments during the late 70's and early to mid 80's have varied widely. The substantive policies addressed by respective local governments in their comprehensive plans have differed significantly. Because planning guidelines within the 1976 LGCPA were not clearly delineated, many plans did not adequately address the issues and policies for the long term management of Florida's resources. The 1976 Local Government Comprehensive Planning Act proved ineffective in achieving desired coordination in planning and management activities at the local, regional and State levels.

The new 1985 planning legislation begins a new era in municipal and county planning in Florida. In addition to the adoption of the 1985 "County and Municipal Comprehensive Planning and Land Development Regulation Act", the State Legislature directed the Governor to draft an administrative law for implementing the 1985 Act. This law, codified as Section 9J-5, F.A.C., stipulates extensive rules regulating the format, methodology, data base, and substantive policy content of local government comprehensive plans. This Comprehensive Plan has been drafted in accord with these newly revised laws and with the assistance of locally elected and appointed officials and numerous interested citizens who have participated in the process.

### Plan Format

The Plan is comprised of two volumes: 1) the Comprehensive Plan Data Inventory and Analysis, and 2) the Comprehensive Plan Goals, Objectives, and Policies. The first volume provides necessary data and analysis in support of the elements of the Plan and is not intended to be adopted by ordinance. The second volume is the cornerstone of the Comprehensive Plan and the local growth management and resource conservation program. The latter document is intended to be adopted by ordinance.

Each volume of the Comprehensive Plan contains an in-depth table of contents which clearly describes the organization, elements and major issues addressed in the Comprehensive Plan documents.

### Planning Timeframe

Pursuant to 9J-5.004(3), F.A.C., two planning periods must be incorporated into the Comprehensive Plan: a short-range planning period to cover a time frame of at least five (5) years, and a long-range planning period to cover a period of at least ten (10) years. This Comprehensive Plan incorporates a short-range planning period extending to the year 1995, a time frame of approximately seven (7) years from present. The long-range planning period, the Plan's horizon date, extends to the year 2005, a time frame of approximately fifteen (15) years. Since the Town of Melbourne Village will be near complete build-out shortly after year 2005, the horizon date parallels the time the Town will reach build-out. Build-out is the occurrence where all land within the Town's jurisdiction is developed.

### Future Planning Efforts

Following adoption of the Comprehensive Plan, the local governing body will be reviewing the local ordinances regulating development and resource conservation. Based on this review, a land development code will be adopted that will be consistent with the new Plan pursuant to Chapter 163.3202, F.S.

Within five years following adoption of the Plan, the local governing body will evaluate the Plan pursuant to Chapter 163.3191, F.S.. The local planning agency and the local governing body will be managing those issues and look forward to continued public participation in developing and implementing the Comprehensive Plan.



FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS  
§9J-5.006(1)&(2), F.A.C.

Pursuant to the requirements of Section 163.177(6)(f), F.S., and §9J-5.006(1)&(2), F.A.C., this section presents an inventory and analysis of land use data for the Town of Melbourne Village.

Existing Land Use Inventory  
§9J-5.006(1), F.A.C.

This section includes a map series illustrating the existing land use and natural systems characterizing the Town of Melbourne Village. In addition, a description of land use acreage and relative density and intensity of development within the Town is provided. Finally, population projections are presented in this section.

Existing Land Use and Natural Resources Maps

Pursuant to §9J-5.006(1)(a-b;d), F.A.C., Map 1 denotes existing land use within Melbourne Village as of February, 1987. Map 2 denotes the natural systems (parklands) found within the Town. Public buildings are also shown on Map 2, these facilities are owned by the American Homesteading Foundation and dedicated for use by the Town's residents. No municipal wells exist within the Town's corporate limits.

Map 9 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element shows the location of private recharge areas and wetlands within the Town of Melbourne Village. Map 5 of this Element denotes the generalized soil associations as they are found within Melbourne Village.

Density/Intensity of Land Use Acreage

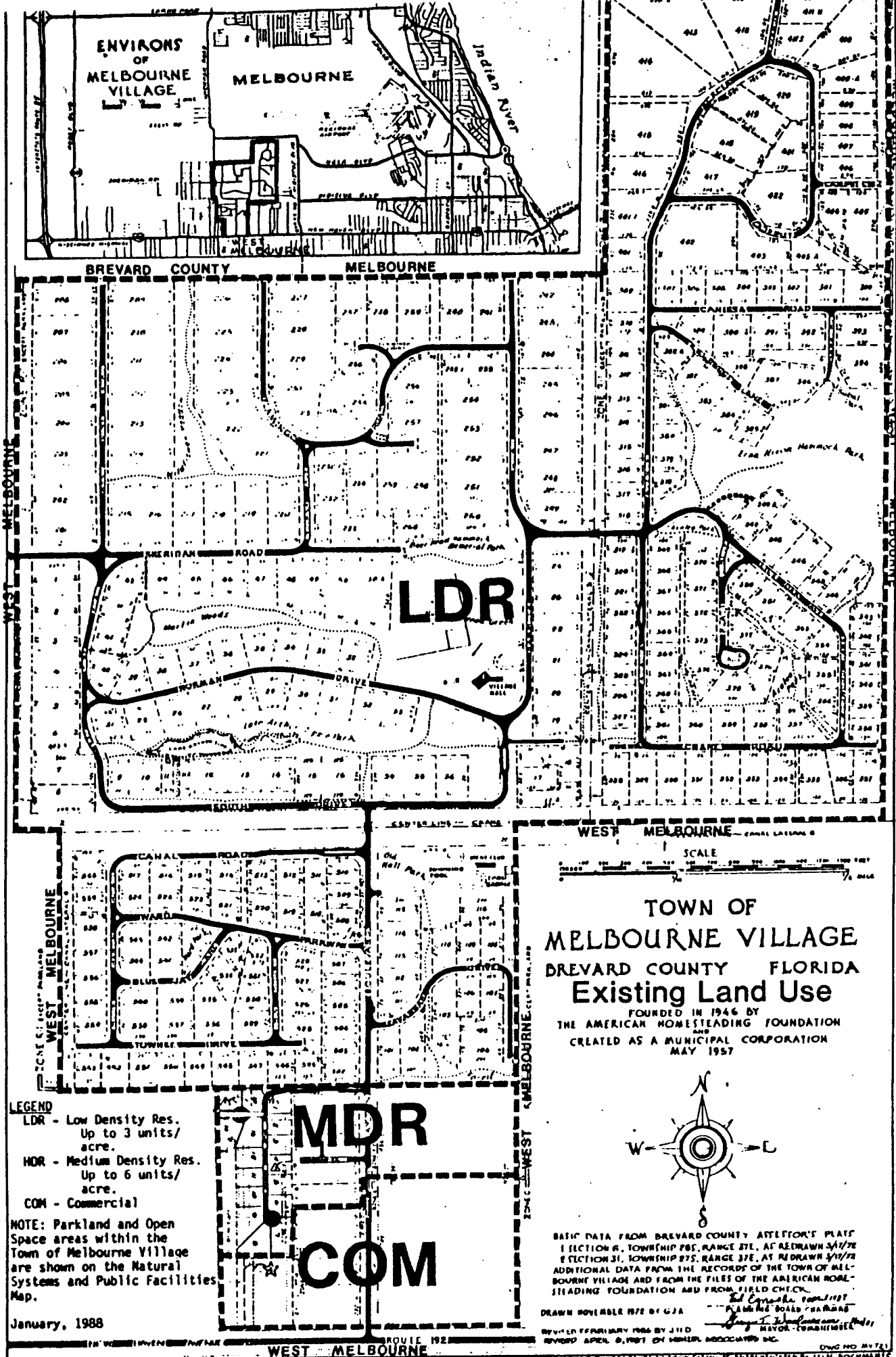
Pursuant to §9J-5.006(1)(c), F.A.C., this section explains in a narrative and tabular format the density and intensity of development within the Town of Melbourne Village based on the February, 1987, land use survey. Table 1 provides a summary of the Town's land use profile.

Residential Development. The magnitude and distribution of existing and approved residential development is explained below.

The land use survey identified a total of 279 primary dwelling units together with 23 accessory guest cottage units. The total single family residential land use is comprised of approximately 275 acres of land, all of which is zoned R-1 or R-1A. The existing dwelling units are comprised of the following:

Existing Single Family Dwellings:	269 d.u.
Existing Multiple Family Dwellings:	10 d.u.
Existing Guest Cottages:	23 d.u.

There are sixteen (16) undeveloped lots within the areas zoned R-1 and R-1A ranging in size from one-third (1/3) to three (3) acres. These undeveloped lots have been approved as single family residential building sites and are



ENVIRONS OF MELBOURNE VILLAGE

MELBOURNE

BREVARD COUNTY MELBOURNE

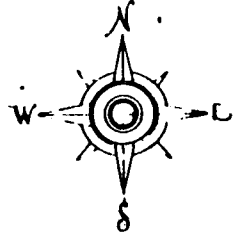
LDR

MDR

COM

TOWN OF MELBOURNE VILLAGE  
BREVARD COUNTY FLORIDA  
Existing Land Use

FOUNDED IN 1946 BY  
THE AMERICAN HOMESTEADING FOUNDATION  
AND  
CREATED AS A MUNICIPAL CORPORATION  
MAY 1957



- LEGEND**
- LDR - Low Density Res.  
Up to 3 units/  
acre.
  - MDR - Medium Density Res.  
Up to 6 units/  
acre.
  - COM - Commercial

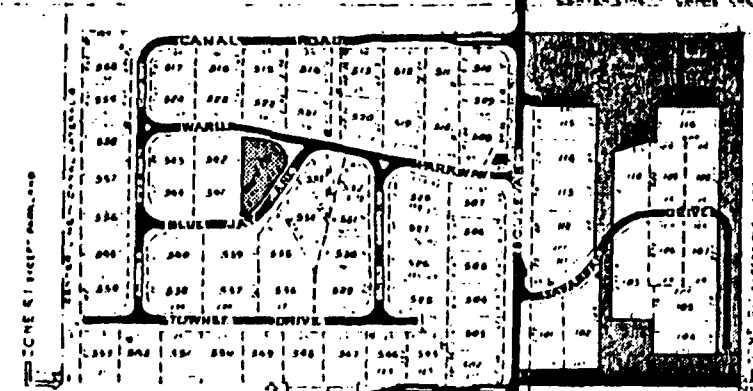
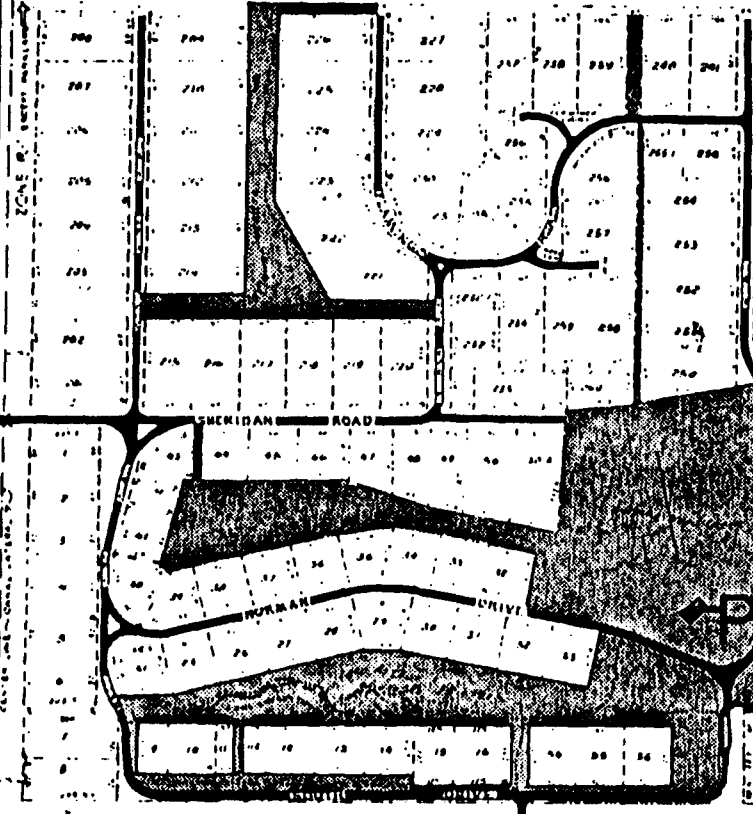
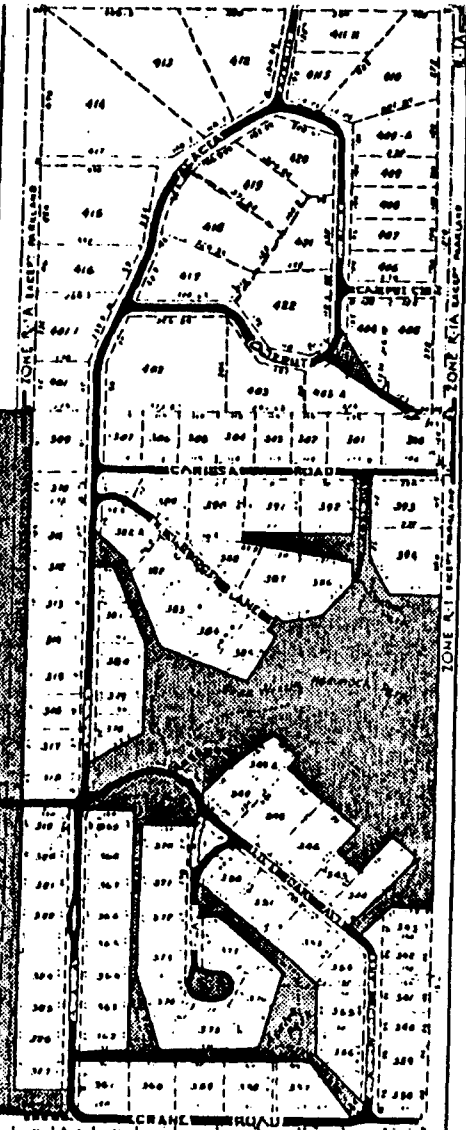
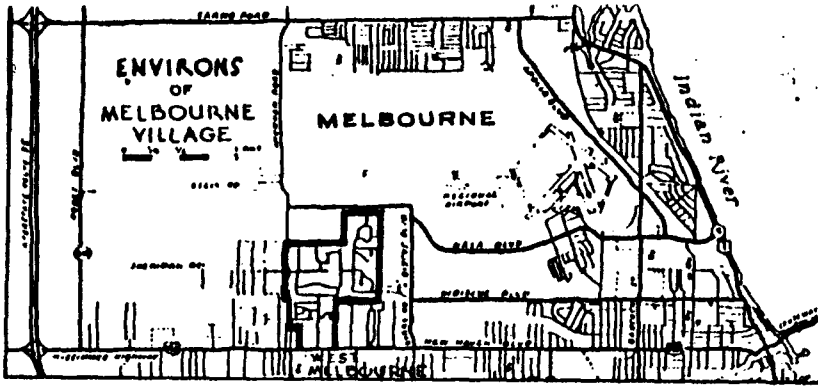
NOTE: Parkland and Open Space areas within the Town of Melbourne Village are shown on the Natural Systems and Public Facilities Map.

January, 1988

BASIC DATA FROM BREVARD COUNTY ATTORNEY'S PLATS  
SECTION 6, TOWNSHIP 28S, RANGE 37E, AS REDRAWN 3/17/72  
SECTION 31, TOWNSHIP 27S, RANGE 37E, AS REDRAWN 3/17/72  
ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN HOMESTEADING FOUNDATION AND FROM FIELD CHECK

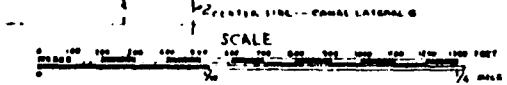
DRAWN NOVEMBER 1972 BY GJA  
PLANNING BOARD MEMBERS  
REVISED FEBRUARY 1986 BY JHD  
REVISED APRIL 8, 1987 BY MELBOURNE ASSOCIATION, INC.

MAP 1



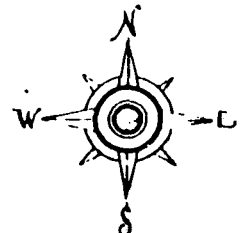
**LEGEND**

- Recreation Areas & Open Spaces
- P- Facilities Available for Public Use



TOWN OF  
MELBOURNE VILLAGE  
BREVARD COUNTY FLORIDA

Natural Systems and  
Public Facilities



BASIC DATA FROM BREVARD COUNTY ASSESSOR'S PLATS  
SECTION 6, TOWNSHIP 68S, RANGE 27E, AS REDRAWN 5/1/78  
SECTION 11, TOWNSHIP 67S, RANGE 27E, AS REDRAWN 5/1/78  
ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN ROAD-STEERING FOUNDATION AND FROM FIELD CHECK.

ED Conner, Surveyor  
PLANNING BOARD CHAIRMAN  
Mayor - Commissioner

DRAWN NOVEMBER 1978 BY G.T.A.  
REVISED FEBRUARY 1988 BY J.L.D.  
REVISED APRIL 8, 1987 BY MARILYN BERGQUIST, INC.

DATE: JANUARY 1988  
DRAWING NO. 10721

January, 1988

Table 1

1987 General Land Use Profile  
Town of Melbourne Village

LAND USE	ACRES (1)	% OF TOTAL
Residential (Total)	291.98	81.11%
Single Family	274.83	94.13% (2)
Up to 3 units/acre		
Multiple Family	17.15	5.87%
Up to 6 units/acre		
Commercial	17.23	4.79%
Industrial	0.00	0.00%
Agricultural	0.00	0.00%
Educational Uses	0.00	0.00%
Parks and Open Spaces (3)	45.17	12.55%
Right-of-Way	5.62	1.56%
Undeveloped Land (4)	0.00	0.00%
<b>Total</b>	<b>360.00</b>	<b>100.00%</b>

(1) - Source: Town of Melbourne Village

(2) - Single Family and Multiple Family are calculated as the percentage of the total residential acreage.

(3) - Due to the unique nature of Melbourne Village as a pre-planned community with Recreation and Open Space lands being considered conservation areas which are to be protected in perpetuity through deed restrictions, the two land use categories have been combined.

(4) - These lands have been committed to development and are considered to be separate from Recreation/Open Space lands. Because these lands have been committed to either residential or commercial development, they have been included in the appropriate category.

anticipated to be developed in the future as single family dwelling units consistent with existing zoning. They have been described in the land use profile as committed to single family residential land use with densities up to three (3) units per acre.

Multiple family housing includes approximately seventeen (17) acres of land currently zoned R-2 and committed to multiple family residential development. The Town presently has ten (10) multiple family dwelling units. The land area designated for multiple family housing includes approximately twelve (12) acres of undeveloped land area which is expected to be developed at a density of up to six (6) units per acre. A senior citizen development and group home may be developed within this area.

Commercial Development. Approximately seventeen (17) acres of commercial land area exist within Melbourne Village at the south end of the Town adjacent to the Dayton Boulevard - U.S. 192 intersection. A shopping center has been proposed for the eastern 10.5 acres. A furniture store, Moose Lodge, and restaurant comprise the uses of the western portion of this zone.

#### Recreation and Open Space

There are approximately forty-five (45) acres of park and open space within the Town of Melbourne Village. All of the park and recreation facilities are available to the residents. A swimming pool, men's club and community hall supplement the resource-based recreational opportunities provided by the parks and open spaces.

#### Rights-of-Way

Rights-of-way account for 5.62 acres within the Town.

#### Industrial and Agricultural Development

There are no industrial or agricultural land uses within the Town of Melbourne Village.

#### Adjacent Uses and Areas of Critical State Concern §9J-5.006(1)(f), F.A.C.

Pursuant to §9J-5.006(1)(f), F.A.C., the land uses adjacent to the Town's boundaries must be shown on the land use map. Map 3 provides this description for all lands adjacent to Melbourne Village.







There are no areas within the Town of Melbourne Village that are considered Area of Critical State Concern. The natural areas within the Town are comprised of vegetative communities and associated species of flora and fauna which have been identified as being endangered, threatened, or of Special Concern. The continued preservation of these areas is recommended.

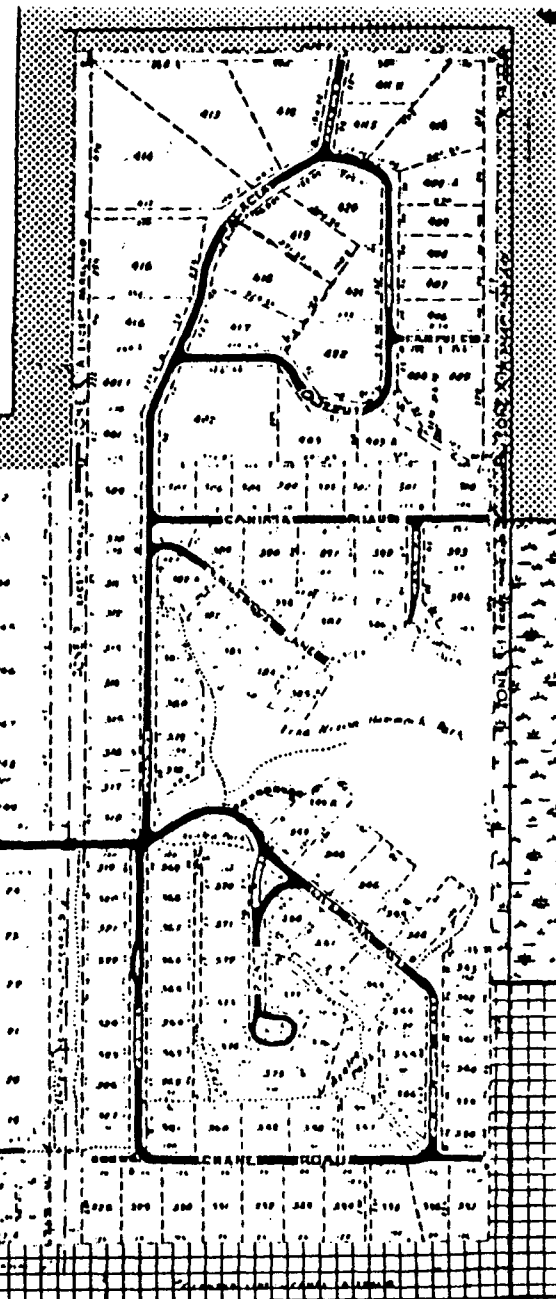
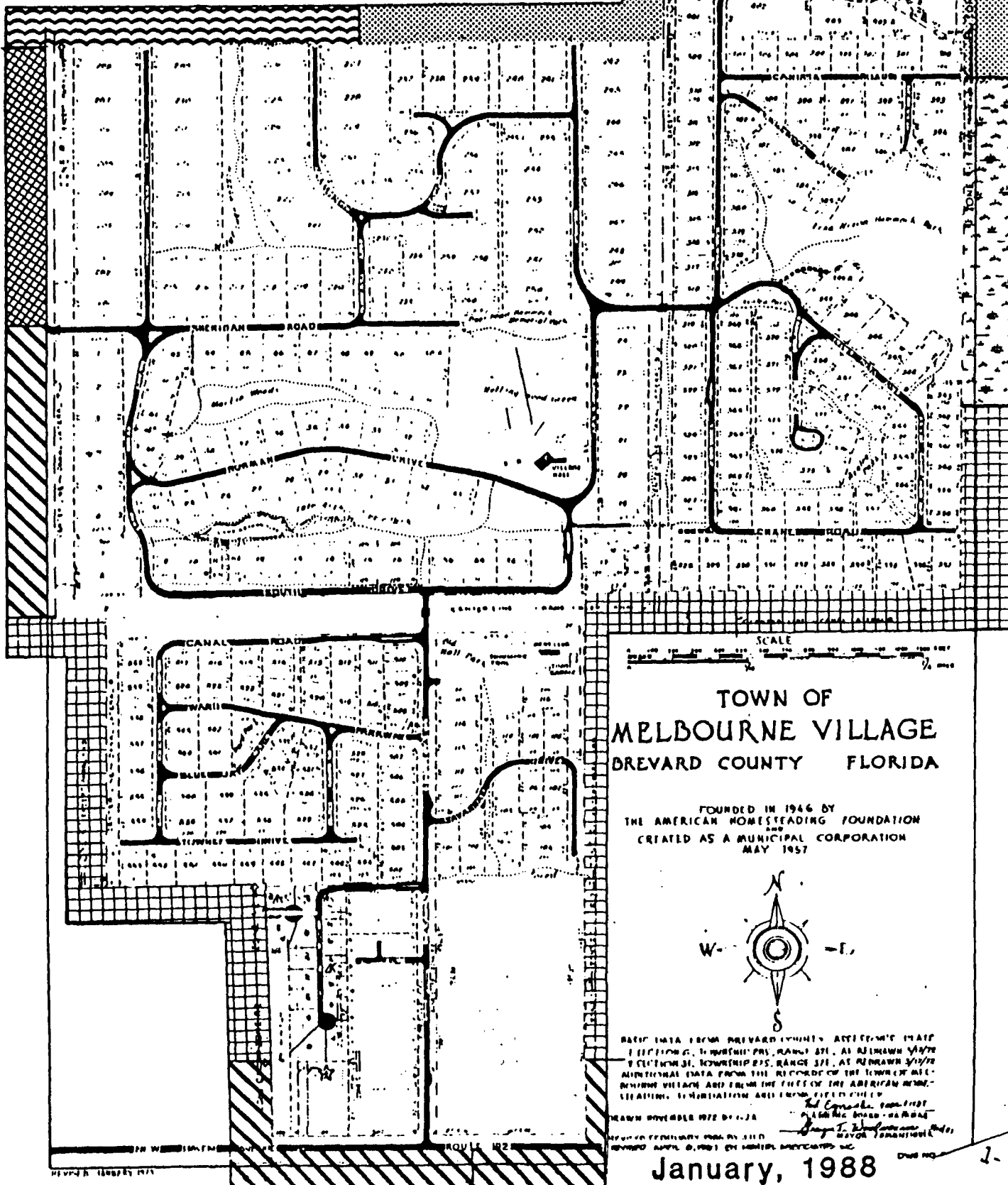
#### Existing and Projected Population §9J-5.006(1)(g), F.A.C.

This section presents estimates of existing and projected population within the Town of Melbourne Village pursuant to §9J-5.006(1)(g), F.A.C..

# MAP 3 Adjacent Land Use

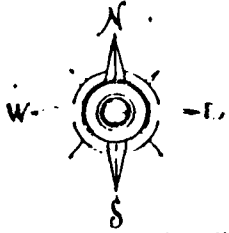
## LEGEND

-  Low Density Residential
-  County Residential
-  Professional - Office
-  Institutional
-  Commercial
-  Light Industrial



SCALE  
 0 100 200 300 400 500 600 700 800 900 1000  
 TOWN OF  
**MELBOURNE VILLAGE**  
 BREVARD COUNTY FLORIDA

FOUNDED IN 1946 BY  
 THE AMERICAN HOMESTEADING FOUNDATION  
 CREATED AS A MUNICIPAL CORPORATION  
 MAY 1957



BASED ON DATA FROM BREVARD COUNTY'S ARTIST'S MAP  
 1:12,500, 1970, AND THE PLAT MAPS, RANGE 37E, AS RE-DRAWN 5/15/78  
 BY C. J. BROWN, JR., TOWNSHIP ENGINEER, RANGE 37E, AS RE-DRAWN 5/15/78  
 ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE  
 VILLAGE AND FROM THE FILES OF THE AMERICAN HOMESTEADING  
 FOUNDATION AND FROM FIELD CHECKS  
 DRAWN NOVEMBER 1978 BY J. J. BROWN  
 CHECKED FEBRUARY 1988 BY J. J. BROWN  
 REVISED APRIL 8, 1988 BY J. J. BROWN, MAYOR, MELBOURNE VILLAGE

January, 1988

## Estimated Existing Resident Population

This section provides an estimate of the resident population within Melbourne Village. There are no condominium, hotel/motel or timesharing units within the Town of Melbourne Village. This fact, combined with staff comments that all residents utilize their homes year-round, indicate that the Town of Melbourne Village does not have a seasonal population. Therefore, population estimates reflect only permanent residential and include no seasonal population.

The Florida State Data Center has estimated that as of April 1, 1986, a total of 1036 residents resided within Melbourne Village. The existing population base has increased by thirty-two (32) residents since the 1980 Census of Population and Housing.

## Projected Resident Population

Pursuant to §9J-5.006(1)(g), F.A.C., following are population projections for the Town of Melbourne Village.

The methodology described in Chapter 4 "Small Area Population Estimation", Microcomputers and Economic Analysis: Spreadsheet Templates for Local Government, published by the University of Florida Bureau of Economic and Business Research (BEBR) was first applied to generate population projections.

The BEBR methodology, which uses the average of share, linear, shift and exponential methods of population estimation, indicated that by the year 1990, Melbourne Village will have a population of 1604 permanent residents. However, this projection is unrealistic since the Town is approaching build out. The Town has insufficient land area to accommodate a population of this magnitude.

The second estimate of the Town's population was derived by inventorying the existing developable lands. A density of one dwelling unit per lot was assigned to lots designated R-1 or R-1A for single family residential development and a density of six (6) units per acre for the undeveloped multiple family R-2 zoned land. Based on this methodology, an additional twenty-seven (27) single family and seventy-three (73) multiple family units are anticipated to be constructed within the Town at build out. The Town's average persons per dwelling unit is anticipated to be 2.3 for new multiple family development. This figure was applied to determine the net additional projected population projected within the Town.

<u>Additional Dwelling Units Projected</u>		<u>Average Persons Per D.U.</u>		<u>Additional Residents At Build Out</u>
Additional single family dwelling units at buildout: 27	x	2.3	=	62.1
Additional multiple family dwelling units at buildout: 73	x	2.3	=	<u>167.9</u>
Additional Population Anticipated at Build Out:				230

The timing of the projected population increase by five (5) year time intervals assume an annual population increase of 5.3 residents. This figure is based on

average annual population increase during the period 1980-1986 as indicated below:

1986 Projected Population:	1036
Less 1980 Population (U.S. Census):	1004
Net Population Gain, 1980-86:	32
Average Annual Population Increase (32 / 6):	5.3

The projected population at build out is estimated to be 1266. It should be noted that any significant changes in the Town's land use policy could substantially impact these estimates:

By adding the existing population to the resident gain per year, the following estimates were obtained.

<u>Base Year</u>	<u>Estimated Population</u>
1986 State Data Center Estimate	1036
1990	1076
1995	1127
2000	1178
2005	1229
Build Out	1266

Land Use Analysis  
§9J-5.006(2), F.A.C.

This section includes an analysis of: 1) availability of public facilities and services; 2) vacant lands; 3) future land use needs; 4) redevelopment needs; and 5) flood prone areas pursuant to requirements of §9J-5(2)(a-e), F.A.C..

Availability of Public Facilities and Services  
§9J-5.006(2)(a), F.A.C.

Pursuant to §9J-5.006(2)(a), F.A.C., this section describes existing public facilities and services within the Town of Melbourne Village.

Wastewater Collection and Treatment

The Town of Melbourne Village does not have a sanitary sewer system. Individual septic tanks and drain fields presently accommodate the Town's sewage. These septic tanks have not had a detrimental effect on the groundwater supplies according to the Brevard County Health Department. All of the lots within The Town are relatively large (ranging in size from 1/4 to 3.9 acres) and although the soils have severe limitations for residential development, the use of septic tanks is feasible with soil replacement and/or the elevation of the drainfield.

Potable Water Systems

The City of Melbourne is the primary supplier of potable water to the Town of Melbourne Village. The Town has a thirty (30) year agreement, subject to renewal. Lake Washington serves as the main source of water for the system.



This water has a relatively poor quality and must be purified before distribution to the Town of Melbourne Village. The 1983 Comprehensive Plan stated that Lake Washington will be able to deal with the potable water demand for the area until 1990.

The above mentioned source is supplemented by a number of residential wells which individual homeowners maintain. This water which comes from either the shallow or deep aquifer and generally has a high salt and sulfur content. Therefore, well water within the Town may require treatment within the home to purify it for use.

### Drainage System

Stormwater drainage within the Town is currently accommodated by grass swales, the L-5 and L-7 drainage canals and the hammock areas within the Town.

The grass swales provide adequate drainage from streets and lots during heavy rains, while allowing some percolation to the shallow aquifer. The runoff is directed from the swales to a series of ditches and the L-5 and L-7 canals. This water then flows through the Crane Creek drainage system, and eventually empties into the Indian River Lagoon.

The large open spaces and parks which have been incorporated into the Town's design also serve to drain and retain stormwater runoff. These tracks also serve as a detention area to buffer the effects of a heavy rain and allow surficial aquifer recharge.

### Solid Waste Collection and Disposal

The Town of Melbourne Village has issued an exclusive franchise for solid waste pick-up and disposal to a private contractor. Pick-up service occurs twice weekly. Refuse is delivered to a Brevard County solid waste transfer facility in north Melbourne. From there the solid waste is delivered to the central Brevard County disposal plant west of the City of Cocoa.

### Traffic Circulation

The Town of Melbourne Village is serviced by approximately seven (7) miles of 2-lane roads. These roads have been functionally classified by the State of Florida as local roads.

There are two accesses to the Town: one from U.S. 192 (S.R. 500) and Dayton Boulevard; and the second from Wickham Road and Sheridan Road.

The roadways within the Town of Melbourne Village do not include any major thoroughfares or collector streets which service adjacent communities or attractions. The system design is adequate to handle the demands of the residents of the Town.

### Natural Groundwater Aquifer Recharge

Underlying Brevard County is a region of various compositions of sand, shell fragments, and some silt and clay. This area is referred to as the shallow aquifer. This formation reaches a depth of one hundred fifty (150) feet in some

portions of the County. The shallow aquifer is utilized for both municipal and domestic water supplies. This shallow aquifer is recharged primarily from rainfall. Within Melbourne Village there are regions which have moderate potential as recharge areas for the surficial aquifer. The hammocks and open space areas within the Town are the primary regions of recharge.

#### Analysis of Undeveloped Lands §9J-5.006(2)(b), F.A.C.

Pursuant to §9J-5.006(2)(b), F.A.C., this section provides an inventory of the undeveloped lands within the Town. For the purpose of this analysis all undeveloped lots identified as having development potential will be analyzed. Dedicated parklands and open spaces are protected from further development. Map 4 delineates the undeveloped lands within the Town of Melbourne Village.

#### Undeveloped Lands

As noted earlier, there are sixteen (16) undeveloped single family lots, ranging in size from 1/4 acre to 3.9 acres, within the R-1 and R-1A zones of the Town. These lots are anticipated to be developed as single family home sites in the future.

Within the R-2 area, approximately twelve (12) acres of undeveloped land remain. These lands have been designated as available for multiple family housing units with a maximum of six (6) units per acre. The Town is considering the possible development of a senior citizen or group home within a portion of this area.

A shopping center has been proposed for the remaining 10.5 acres of commercially zoned land within the Town. This area is located in the northeast corner of the Dayton Road, U.S. 192 intersection.

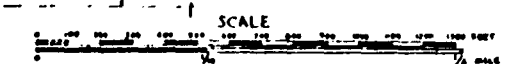
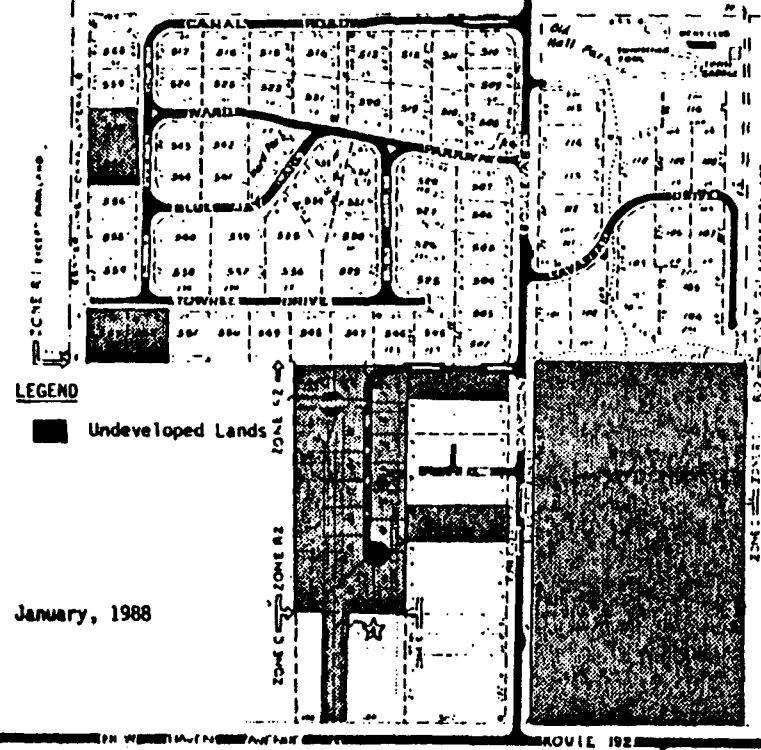
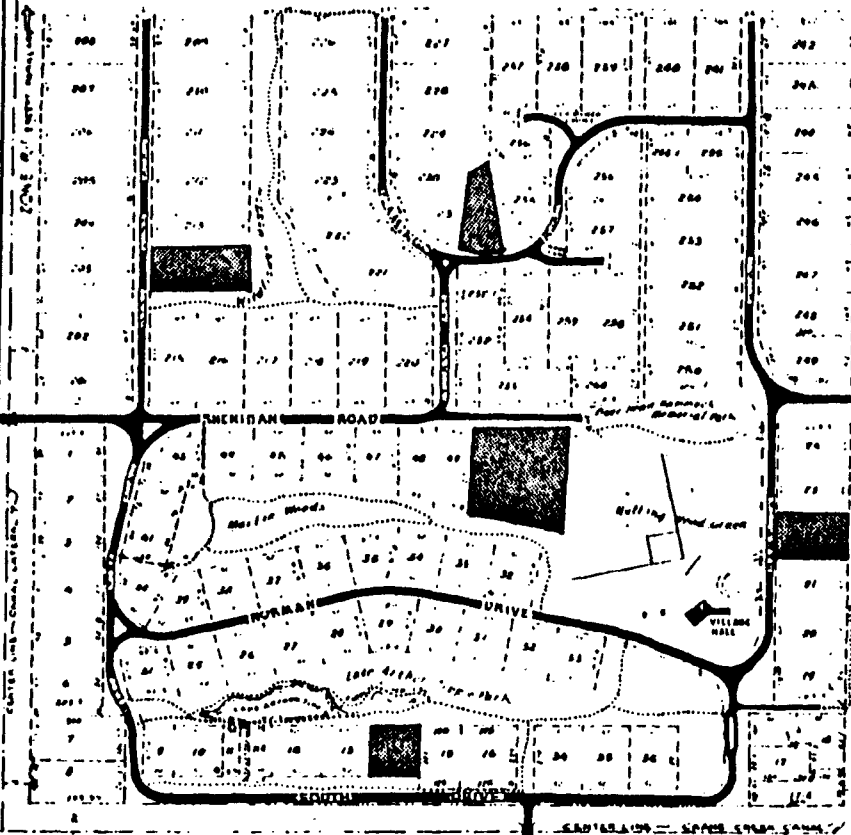
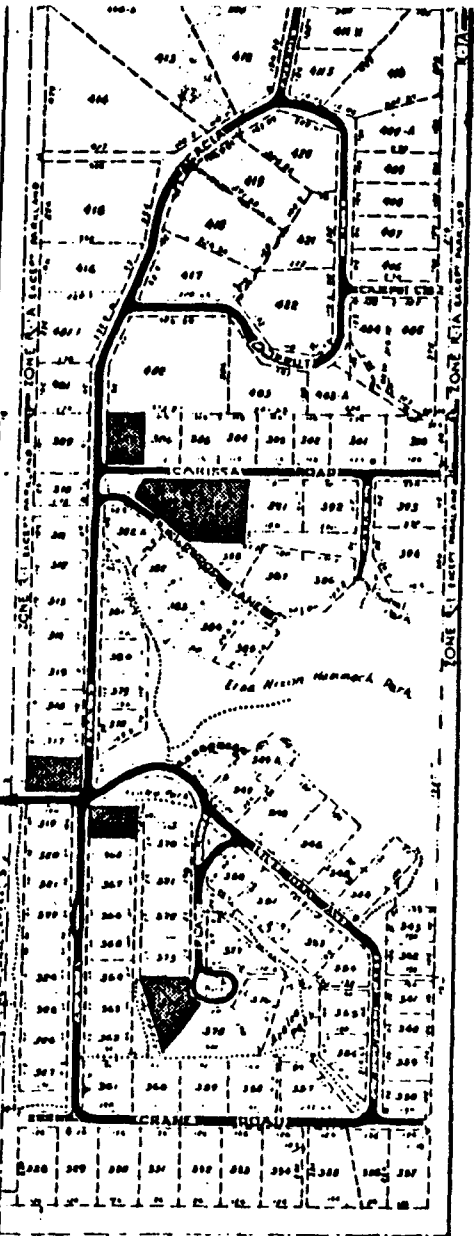
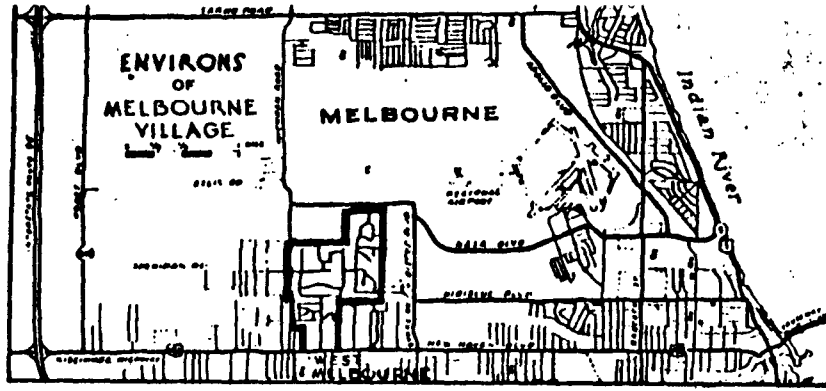
Due to the pre-planned nature of Melbourne Village and overall community concern for the natural amenities within the Town, standards have been adopted which protect, to the fullest extent possible, the environment. Based on past development trends, the undeveloped lands are considered to be suitable for development.

#### Soils

The 1974 Soil Survey of Brevard County determined that Melbourne Village is underlain primarily by the Pineda-Wabasso association. These soils are classified as nearly level, poorly drained soils, which are sandy to a depth of 20 to 40 inches and loamy below. As noted earlier, the generalized soils found within the Town of Melbourne Village have been depicted in Map 5 of this Element.

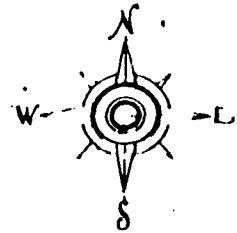
Pine flatwood, palm hammocks, large to small sloughs and depressions, with intermittent ponds comprise the vegetative communities found in this area.

Because the water table is found close to the surface, there are severe limitations for residential developments. The Town has mitigated the affects of development within these areas by implementing strict building standards and density/intensity limits.



**TOWN OF  
MELBOURNE VILLAGE**  
BREVARD COUNTY FLORIDA  
**Undeveloped Lands**

FOUNDED IN 1946 BY  
THE AMERICAN HOMESTEADING FOUNDATION  
AND  
CREATED AS A MUNICIPAL CORPORATION  
MAY 1957



**LEGEND**  
 Undeveloped Lands

BASIC DATA FROM BREVARD COUNTY ASSESSOR'S PLATS  
SECTION 4, TOWNSHIP 27S, RANGE 37E, AS REDRAWN 5/17/78  
SECTION 31, TOWNSHIP 27S, RANGE 37E, AS REDRAWN 5/17/78  
ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN HOMESTEADING FOUNDATION AND FROM FIELD CHECK.

DRAWN NOVEMBER 1972 BY GJA  
 REVISIONS BY JLD  
 REVISIONS BY JLD  
 REVISIONS BY JLD

January, 1988

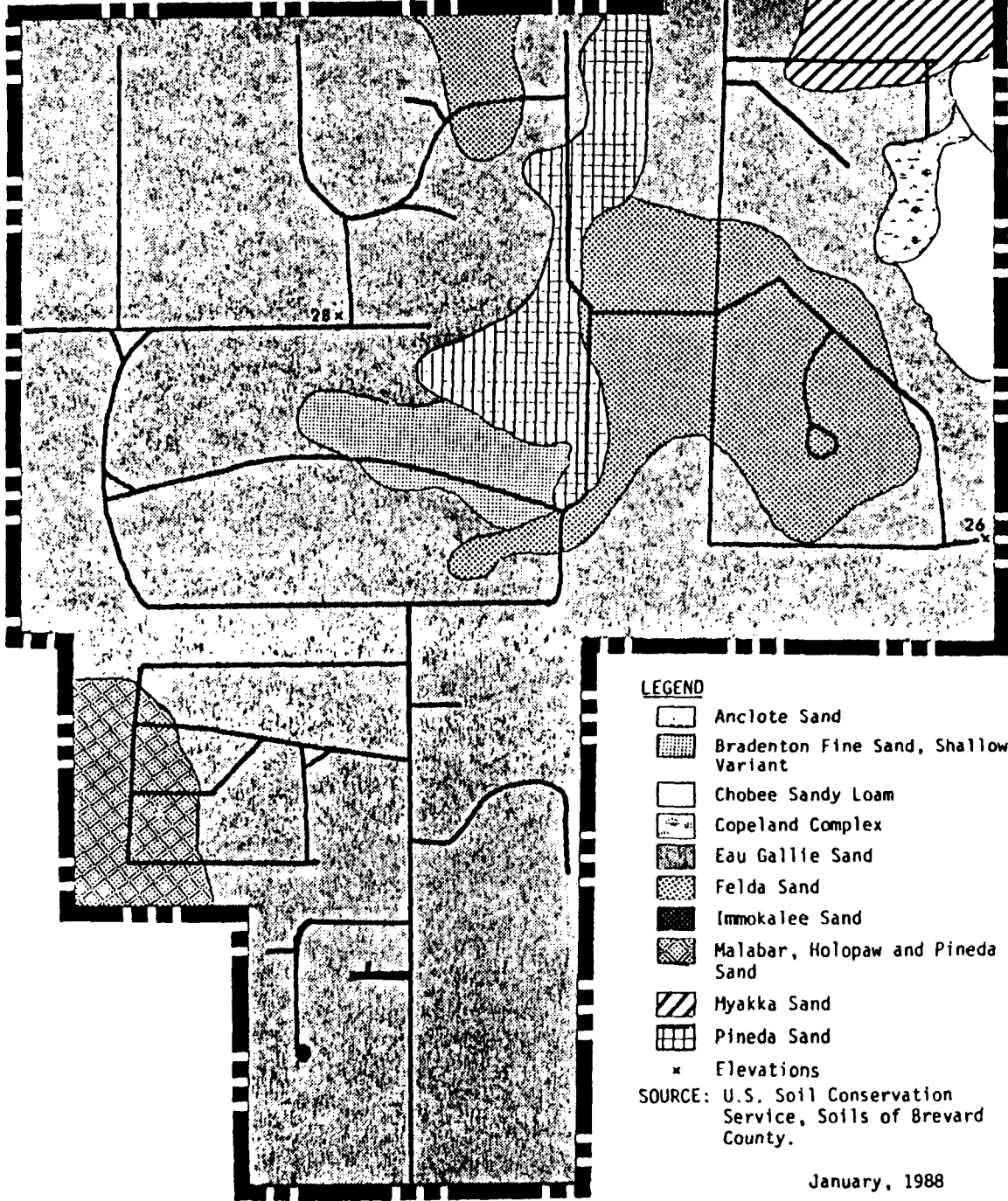
# MAP 5

## Town of Melbourne Village



### Generalized Soil Associations

Map Scale: 1" = 523'



- LEGEND**
- Anclote Sand
  - Bradenton Fine Sand, Shallow Variant
  - Chobee Sandy Loam
  - Copeland Complex
  - Eau Gallie Sand
  - Felda Sand
  - Immokalee Sand
  - Malabar, Holopaw and Pineda Sand
  - Myakka Sand
  - Pineda Sand
  - \* Elevations

SOURCE: U.S. Soil Conservation Service, Soils of Brevard County.

January, 1988

## Topography

The topography within the Town of Melbourne Village is generally level, with slight sloping occurring along canal and drainage ditch facilities. Elevations vary from 25 to 30 feet within the Town. Map 5 identifies bench mark elevations measured within the corporate limits. These elevations were recorded by the Federal Emergency Management Agency.

## Natural and Historic Resources

As noted earlier, the Town has approximately forty-five (45) acres of parklands and open spaces. Although there are no structures within the Town which have been classified as historically significant, the parklands and natural areas may be considered significant. The Town contains several large live oaks which may be considered historically important resources. A park at the corner of Dayton Boulevard and Ward Parkway was established to preserve one such tree.

A portion of the Erna Nixon Hammock lies within the Town. This area in particular, as well as the rest of the Town, has a number of species of flora and fauna which have been identified as being endangered, threatened or of special concern. A more detailed inventory and analysis of the natural resources within the Town is included in the Conservation Element.

The natural areas identified herein shall continue to be used as parklands. Development of these areas is not anticipated in the future.

### Future Land Use Needs §9J-5.006(2)(c), F.A.C.

Pursuant to §9J-5.006(2)(c), F.A.C., this section analyzes future land use needs within the Town. Map 6 depicts the Future Land Use for Melbourne Village.

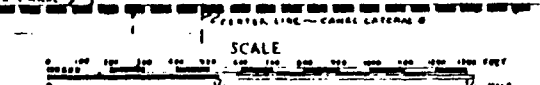
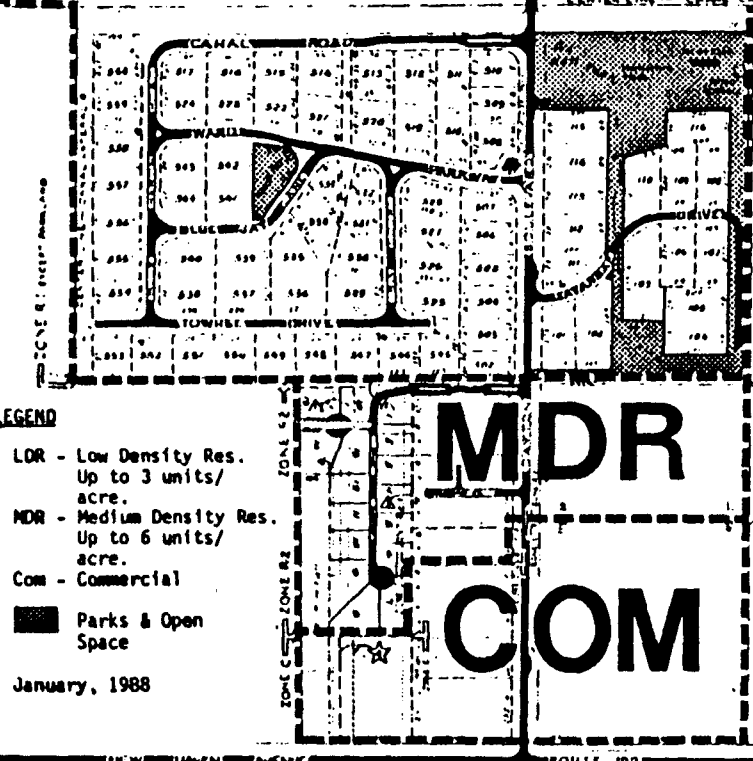
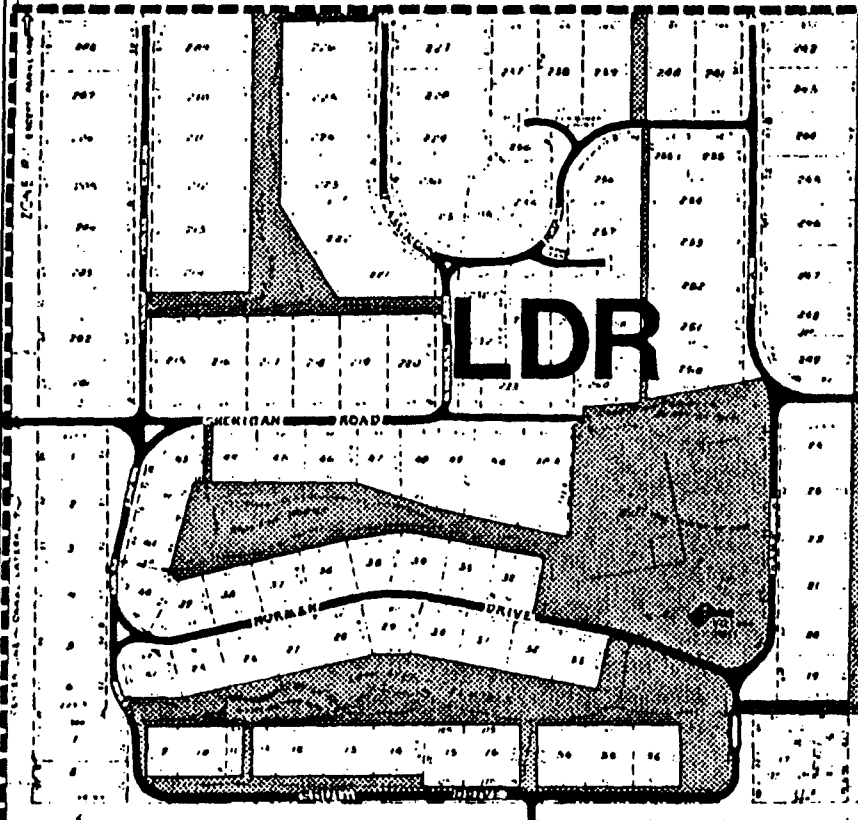
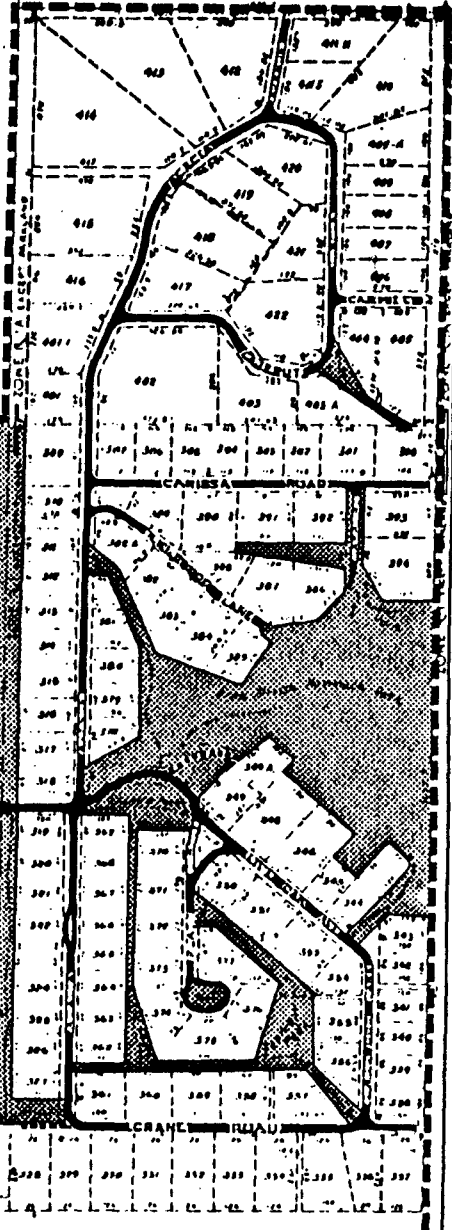
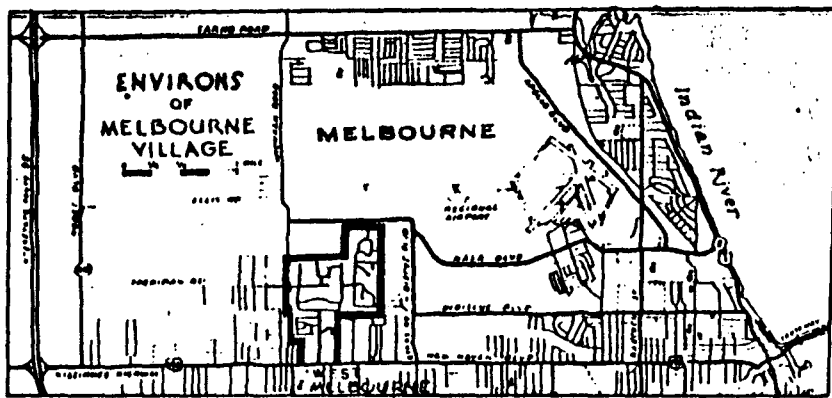
As a pre-planned community, Melbourne Village has limited its population.

As planned the Town has preserved liberal amounts of open space corridors and scenic parklands. Nearly every building site within the Town abuts a system of natural open space corridors characterized by a scenic native vegetation, pedestrian ways, and a bicycle trail.

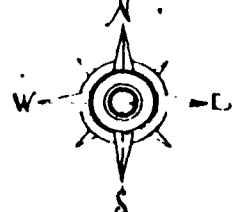
All existing undeveloped land has been allocated for either a specific development alternative or has been dedicated for preservation. The very limited number of developable tracts will restrict the number of future residents. Once the Town reaches build out further subdivision of lots and increased densities of these lots is not anticipated. Section 9J-5.006(1)(g), F.A.C., Existing and Projected Population, of this element gives a detailed analysis of land use needs and availability for future development.

### Redevelopment Needs §9J-5.006(2)(d), F.A.C.

This section is included pursuant to requirements of §9J-5.006(2)(d), F.A.C., which stipulates that an analysis be undertaken of redevelopment needs within blighted areas and also within areas characterized by land use inconsistencies.



TOWN OF  
**MELBOURNE VILLAGE**  
 BREVARD COUNTY FLORIDA  
**Future Land Use**  
 FOUNDED IN 1946 BY  
 THE AMERICAN HOMESTEADING FOUNDATION  
 AND  
 CREATED AS A MUNICIPAL CORPORATION  
 MAY 1957  
 Year 2005



BASIC DATA FROM BREVARD COUNTY ASSESSOR'S PLATS  
 1 SECTION 6, TOWNSHIP 28S, RANGE 37E, AS REDRAWN 3/1/78  
 2 SECTION 31, TOWNSHIP 27S, RANGE 37E, AS REDRAWN 3/1/78  
 ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN HOMESTEADING FOUNDATION AND FROM FIELD CHECK.  
 Ed Conroy, Town Engineer  
 Planning Board Chairman  
 Mayor - Chairman  
 DRAWN NOVEMBER 1978 BY GJA  
 REVISION FEBRUARY 1988 BY JHD  
 REVISION APRIL 1988 BY HENDERSON ASSOCIATES, INC.  
 DWD NO. 87421

- LEGEND**
- LDR - Low Density Res.  
Up to 3 units/  
acre.
  - MDR - Medium Density Res.  
Up to 6 units/  
acre.
  - Com - Commercial
  - Parks & Open Space
- January, 1988

**MDR**  
**COM**

The Town of Melbourne Village is a planned and well managed residential community. The Town has no substandard or deteriorated structures. Existing land use patterns are consistent with the adopted Comprehensive Plan. The Town does not anticipate a need for redevelopment activities for the purpose of managing blight or other major land use problems.

Management of Flood Prone Areas  
§9J-5.006(2)(e), F.A.C.

Section 9J-5.006(2)(e), F.A.C., requires an analysis of proposed development and redevelopment of flood prone areas.

According to the Federal Flood Insurance Rate Map (FIRM) no land within the Town is located within the 100 year flood plain. However, the entire Town of Melbourne Village is within the 500 year flood plain. This classification means that the Town has a 1 in 500 chance in any given year of being inundated by floodwaters.

Adequate drainage facilities within the Town will assist in protecting Melbourne Village from flood related damage in the future, and future development should not be adversely affected by minor storm events.

TRAFFIC CIRCULATION DATA INVENTORY  
§9J-5.007(1), F.A.C.

This section provides an inventory of the existing traffic circulation system pursuant to the requirements of 163.177(6)(f), F.S. and §9J-5.007(1), F.A.C..

Existing Traffic Circulation Data Requirements  
§9J-5.007(1), F.A.C.

This subsection presents an inventory of the existing traffic circulation system pursuant to §9J-5.007(1), F.A.C.

Traffic Circulation System Inventory  
§9J-5.007(1)(a-c), F.A.C.

The street system within the Town of Melbourne Village consists of approximately seven (7) miles of two lane roads. All of the streets within the Town are considered local roads by the State of Florida functional road classification system. Map 7 delineates the Town's street system. Only two streets, both of which abut the perimeter of the Town's corporate limits, serve as major facilities in the functional classification system. The State of Florida has functionally classified U.S. 192 (S.R. 500) as an arterial, and Wickham Road as a major collector.

There are two accesses to the Town from surrounding areas. The first is via U.S. 192 (S.R. 500) and Dayton Road. This intersection is controlled by a stop sign. A recent study of this intersection conducted by Brevard County stated that present traffic rates do not justify a traffic control system. Future commercialization of this intersection is projected to increase the traffic flow to a point where a control system would be justified.

The second access point is at Wickham Road and Sheridan on the west side of the Town. This intersection is presently serviced by a stop light control system and the need for improvements or upgrading of the system are not anticipated in the long-term future.

Traffic Circulation Analysis Requirements  
§9J-5.007(2)(a-b), F.A.C.

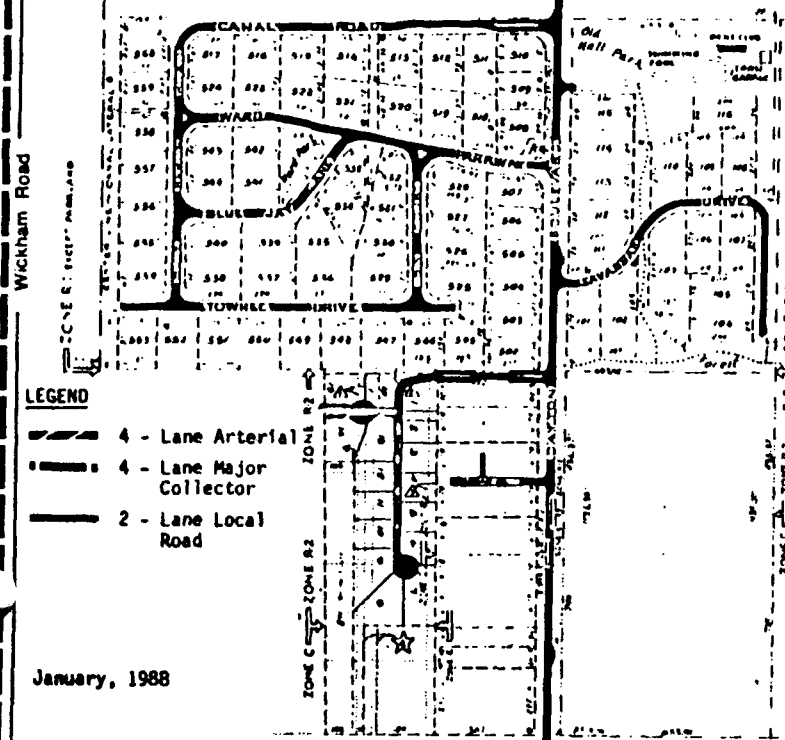
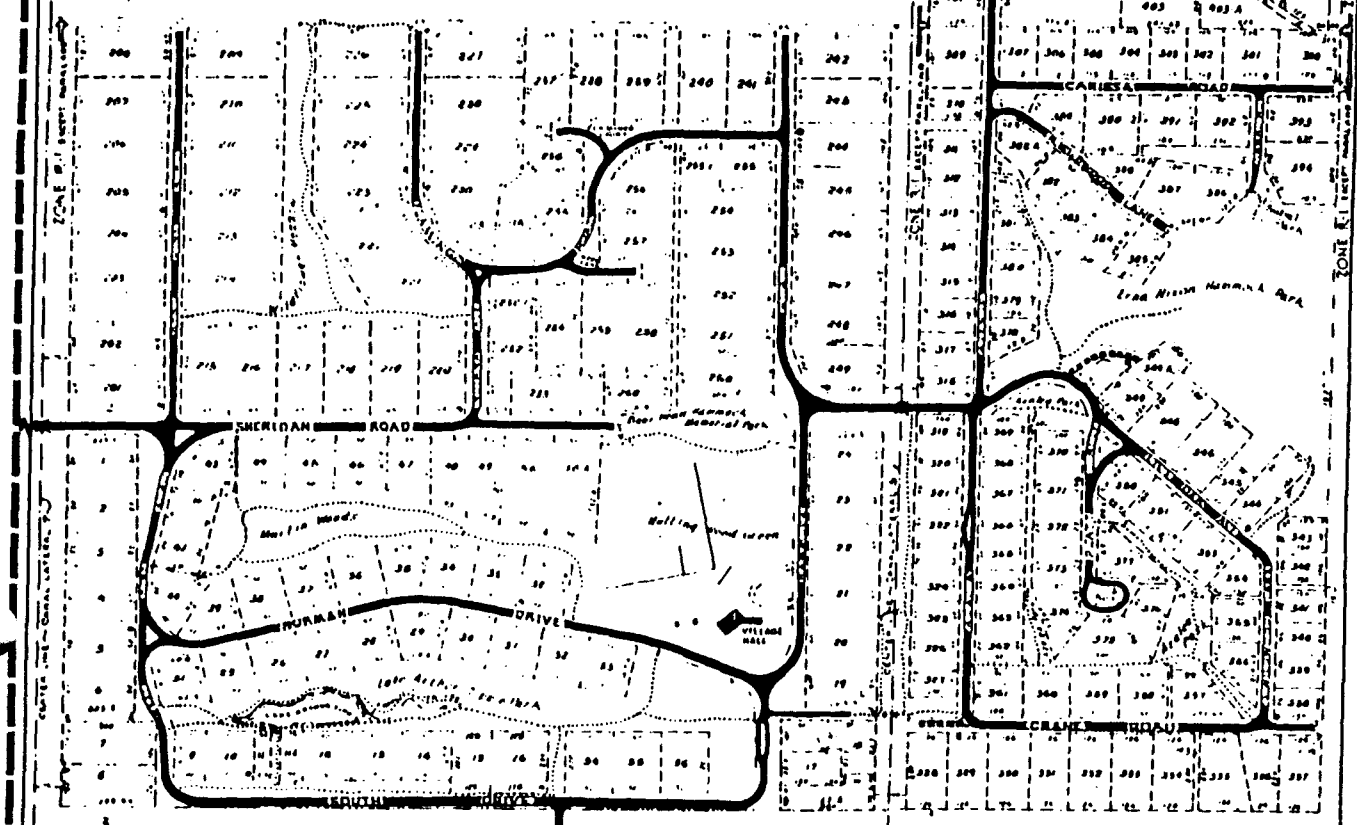
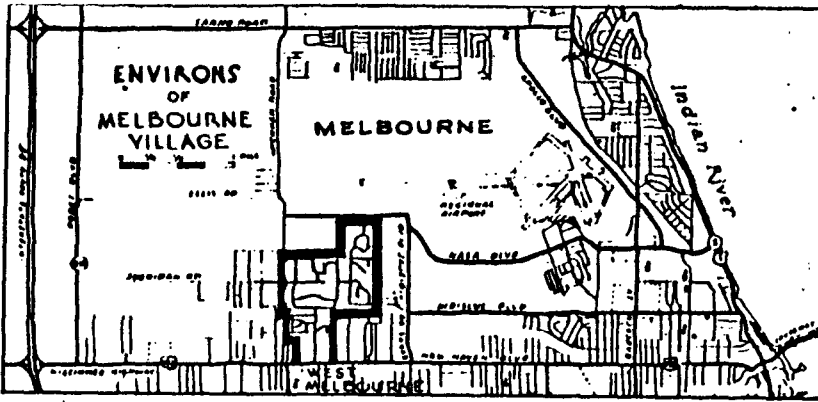
This subsection presents an analysis of the existing traffic circulation system and the projected levels of service pursuant to §9J-5.007(2)(a-b), F.A.C..

Existing Traffic Circulation Analysis

This section provides an analysis of the existing traffic circulation levels of service and system needs.

As stated earlier, the road system within the Town is comprised of approximately seven (7) miles of streets. The design of this system, with many curves and stop signs, is not conducive to rapid traffic. The low rate of accidents in the Town supports the effectiveness of this system. The Institute of Transportation Engineers (ITE) has determined that residential land uses generate ten (10) trips per day per dwelling unit. The average daily (24 hours) trips per day





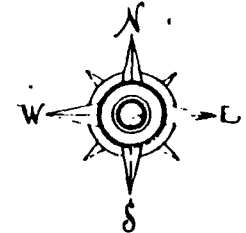
SCALE  
1" = 200'

## TOWN OF MELBOURNE VILLAGE

BREVARD COUNTY FLORIDA

### Traffic Circulation

FOUNDED IN 1946 BY  
THE AMERICAN HOMESTEADING FOUNDATION  
CREATED AS A MUNICIPAL CORPORATION  
MAY 1957



- LEGEND**
- 4 - Lane Arterial
  - 4 - Lane Major Collector
  - 2 - Lane Local Road

BASIC DATA FROM BREVARD COUNTY ATTORNEY'S PLATS  
SECTION 6, TOWNSHIP 28S, RANGE 37E, AT 1/11/78  
SECTION 31, TOWNSHIP 27S, RANGE 37E, AT 1/11/78  
ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN HOMESTEADING FOUNDATION AND FROM FIELD CHECK.

DRAWN NOVEMBER 1978 BY GJA  
REVISED FEBRUARY 1984 BY JHD  
REVISED APRIL 9, 1987 BY WILSON, JOHNSON & CO., INC.

DWC NO. 10721

January, 1988

(TPD) is estimated at 2,690 TPD for the Town. The existing demand on the system does not justify the expansion of this facility.

The existing level of service for U.S. 192 were determined by applying the United States Department of Transportation Level of Service Characteristics by Highway Type to these facilities. Traffic counts from 1986 were provided by Brevard County. These statistics indicate that U.S. 192 has a level of service D near the corporate limits of Melbourne Village.

#### Proposed Traffic Circulation Analysis

This section provides an analysis of the projected traffic circulation levels of service and system needs.

The Town of Melbourne Village has only twenty-seven (27) vacant developable single family lots within its boundaries. The R-2 has the potential for seventy-three (73) additional multiple family dwelling units in the undeveloped areas. The addition of twenty-seven (27) more dwelling units (to reach build out) will increase the average trips per day by a maximum of 270 for the single family areas and 588 TPD for the multi-family dwelling units for a total of 858 additional TPD for Melbourne Village. This represents a thirty-two (32%) percent increase in the system demand which is below the design limitations of the facility.

The only projected improvements to the system, other than the periodic maintenance of existing roadways, would be the installation of a traffic control system at the intersection of Dayton Boulevard and U.S. 192. The Town of Melbourne Village has a preliminary agreement with the developer of the presently undeveloped commercial property to finance and install this traffic control system once the development has been approved. Additional traffic circulation throughout the remainder of the Town is not expected to increase significantly once the commercial property is developed. Ingress and egress to this property will be via the U.S. 192 - Dayton Boulevard intersection.

The projected level of service is expected to remain near present levels in the foreseeable future. As the population of surrounding communities increase the demand on these facilities will also increase. Continuing studies to identify problem areas is recommended for these two roadways. The commercial land located at the intersection of Dayton Boulevard and U.S. 192 will generate additional traffic along these two corridors, thus slightly reducing their level of service. Prior to development, the site plan review should include a traffic impact and turning movement analysis. This study will determine if turning and deceleration lanes are necessary to maintain existing quality of traffic flow.

The Town does not have jurisdiction over either U.S. 192 or Wickham Road, and as such will not be involved in improving either of these facilities. In addition, no improvements to the local roadway system are anticipated within the long term future, with the exception of the resurfacing project. The existing traffic circulation map shall be adopted as the Future Traffic Circulation Map.

MASS TRANSIT ELEMENT  
§9J-5.008, F.A.C.

and

PORT, AVIATION AND RELATED FACILITIES ELEMENT  
§9J-5.009, F.A.C.

The Town of Melbourne Village is not required by the Florida Department of Community Affairs, Division of Resource Planning and Management, to prepare a Mass Transit Element or a Port, Aviation and Related Facilities Element.

HOUSING INVENTORY AND ANALYSIS  
§9J-5.010(1)&(2), F.A.C.

This section provides a housing inventory and analysis pursuant to the requirements of §163.177(6)(f), F.S. and §9J-5.010(1)&(2), F.A.C.. A comparison of Town and County housing profiles is presented, based on the 1980 Census of Population and Housing and a survey done by the Town's staff. This section also provides an inventory of housing conditions, identifies group homes, mobile home parks, and historically significant housing resources and analyzes residential construction activity within the Town of Melbourne Village for the past five (5) years. The analysis includes the projected number of households by size and income range, net quantitative housing demand, land requirements, the private sector's ability to meet current housing market conditions, assesses the private sector's housing delivery system and sets forth strategies to meet the requirements of special housing considerations.

HOUSING INVENTORY  
§9J-5.010(1), F.A.C.

This subsection presents an inventory of housing trends and characteristics pursuant to §9J-5.010(1), F.A.C.

Housing Characteristics and City-County Comparison  
§9J-5.010(1)(a-b), F.A.C.

Pursuant to §9J-5.010, F.A.C., Tables 2 and 3 of this section provide an inventory and comparison of housing characteristics for the Town of Melbourne Village and Brevard County.

Dwelling Units by Structure Type

Table 2 of this section denotes a comparison of dwelling units by structure type for the Town of Melbourne Village and Brevard County. Single family residential dwelling units account for the majority of the housing stock in the Town and Brevard County. Approximately 89.1% of the housing stock in the Town of Melbourne Village is comprised of single family residential dwelling units. Single family residential dwelling units account for approximately 65.6% of the housing stock in Brevard County. The statistics indicate that the Town of Melbourne Village has a substantially higher percentage of single family dwelling units than the County as a whole.

Melbourne Village has twenty-three (23) guest cottages which were built as accessory uses to the main principal unit. Nine of the accessory units are used as rentals. These units have been listed separately on Table 2 because of their accessory use to the main dwelling unit.

Brevard County has a significantly higher percentage of multi-family dwelling units than the Town of Melbourne Village. Multi-family dwelling units account for approximately 23.7% of the housing stock in Brevard County, and only 3.3% of the housing stock in the Town. This condition is attributed to the fact that the Town of Melbourne Village was originally planned and incorporated by the American Homesteading Foundation as a primarily single family residential community in which natural systems and man's built environment could exist in harmony.

Table 2

Dwelling Units by Structure Type  
Town of Melbourne Village and Brevard County

*****				
STRUCTURE TYPE	TOWN OF MELBOURNE VILLAGE		BREVARD COUNTY (2)	
	#	%	#	%
-----				
Single Family	269	89.1%	74,214	65.6%
Guest Houses (1)	23	7.6%	N.A.	N.A.
Multi-Family	10	3.3%	26,796	23.7%
Mobile Homes	0	0.0%	12,067	10.7%
-----				
Total Dwelling Units	302	100.0%	113,077	100.0%

(1) - This classification has been added because of the accessory nature of these units to the primary dwelling unit.

(2) - 1980 Census of Population and Housing.

Table 3

Age of Owner Occupied Housing Units  
Town of Melbourne Village  
and Brevard County.

*****				
	TOWN OF MELBOURNE VILLAGE (1)		BREVARD COUNTY (2)	
	#	%	#	%
-----				
1981 to 1986	14	5.2%	N.A.	N.A.
1979 to 1980	8	3.0%	9,250	8.2%
1975 to 1978	10	3.7%	13,991	12.4%
1970 to 1974	13	4.8%	15,784	14.0%
1960 to 1969	85	31.6%	49,330	43.6%
1950 to 1959	134	49.8%	18,232	16.1%
1940 to 1949	5	1.9%	2,952	2.6%
1939 and earlier	0	0.0%	3,538	3.1%
-----				
TOTAL	269	100.0%	113,077	100.0%
-----				

(1) - From a review of building permits and American Homesteading Foundation records.

(2) - 1980 Census of Population and Housing.

There are no mobile homes within the Town of Melbourne Village. Approximately 10.7% of Brevard County's residential housing stock is represented by mobile homes.

### Tenure

Within the Town of Melbourne Village approximately 93.7% of the dwelling units are owner occupied. On the other hand, approximately 64.4% of all County residents own their homes. This factor is also largely attributed to the original purpose and intent of the Town's founder, the American Homesteading Foundation. As a planned community with desirable amenities, Melbourne Village residents have tended toward home ownership, rather than renting.

### Age of Year-Round Housing Units

Table 3 of this section compares the age of year-round housing units in the Town of Melbourne Village and Brevard County. As shown in Table 3, 43.6% of the housing units within Brevard County were built between 1960 and 1969. On the other hand, within Melbourne Village less than 32.0% of the present housing stock was built during that period. From 1950 to 1959 the Town experienced its largest increase in the housing stock, 49.8% of the present year-round housing units.

### Mean Contract Rent

Based on the 1980 Census of Population and Housing, Brevard County has a median contract rent of \$216.00 per month. A survey of the rental properties within the Town in 1987 revealed an average rent of approximately \$425.00 per month. The variance is largely attributed to the unique character of the natural and man-made environment which has been preserved and/or designed within the Town. The Town's development has been consistent with the stated intent of its founders. The resulting natural and man-made amenities have stabilized property values at a level which exceeds the county as a whole.

### Value

The median value of a home in Melbourne Village is \$69,023.00, while the median value of a home in Brevard County is \$48,900.00.

### Monthly Cost of Owner Occupied Units

The 1980 Census of Population and Housing does not supply figures relating to the monthly cost of owner occupied units for Melbourne Village. The Brevard County estimates will be used to represent the Town. The median cost of owner occupied units with a mortgage in the County is \$300.00 per month.

### Ratio of Median Family Income and Cost of Housing

As stated in the previous section, income and housing cost statistics for the Town of Melbourne Village are not reported in the U.S. Census. Brevard County figures will be used to reflect the ratio between median family income and cost of housing. The 1980 Census of Population and Housing states that 31.1% of the family income in Brevard County is used for housing costs.

Inventory of Housing Conditions  
§9J-5.010(1)(c), F.A.C.

The Town's housing conditions were inventoried based on a review of the 1980 Census of Population and Housing data together with a survey conducted by Town staff. The 1980 Census data provided information regarding dwelling units lacking complete plumbing facilities, dwelling units lacking complete kitchen facilities and dwelling units lacking central heating facilities. A survey of homes was conducted by Town staff to identify existing housing conditions within the Town of Melbourne Village.

General housing characteristics indicative of housing conditions within the Town of Melbourne Village were identified based on the 1980 Census of Population and Housing.

The Town of Melbourne Village has adopted (Ordinance Number 86-6) the Southern Standard Housing Code and the Southern Standard Building Code. The definitions for standard and substandard housing condition contained within these codes are used by the Town Building Department to analyze structural and internal integrity of dwelling units.

The general housing conditions of the Town are improving, rather than deteriorating, as more residents are remodeling and renovating the older homes. Substandard conditions and housing is not a problem in Melbourne Village.

Dwelling Units Lacking Complete Plumbing Facilities

All homes within the Town have complete plumbing facilities. Brevard County has 706 units, less than 1% of its housing stock, lacking complete plumbing facilities.

Dwelling Units Lacking Kitchen Facilities

All of the housing units in Melbourne Village have complete kitchen facilities. The 1980 Census of Population and Housing has identified a total of 1,277 dwelling units within Brevard County which lack kitchen facilities.

Dwelling Units Lacking Central Heating

The 1980 Census of Population and Housing has identified 1,196 dwelling units within Brevard County which lack central heating. There are thirteen (13) dwelling units within Melbourne Village which lack central heating. Given its geographic location, in a tropical climatic zone, central heating facilities may not be a good indication of substandard housing conditions within the Town of Melbourne Village.

Overcrowding

There are no incidences of overcrowding within the Town of Melbourne Village. Based on the estimated persons per household (3.4), the February, 1987, land use survey, and based on staff communications, overcrowdedness does not appear to be a problem within the Town.

Inventory of Renter Occupied Housing Development



Subsidized by the Federal, State, or Local Government  
§9J-5.010(1)(d), F.A.C.

No renter occupied multi-family dwelling units subsidized by Federal, State or local government housing programs exist within the Town of Melbourne Village.

Inventory of Group Homes  
§9J-5.010(1)(e), F.A.C.

Presently no group homes which are licensed by the Florida Department of Health and Rehabilitative Services exist within the Town of Melbourne Village. Housing for the elderly is considered a long range goal in the residential section of the Town zoned R-2. The Town is considering policies and programs for achieving the goal.

Inventory of Existing Mobile Home Parks  
§9J-5.010(1)(f), F.A.C.

No mobile home parks exist within the Town and are not anticipated in the future. The Town is virtually built out and suitable sites for mobile homes within the Town do not exist.

Historically Significant Housing  
§9J-5.010(1)(g), F.A.C.

There are no historically significant structures within the Town of Melbourne Village according to the State of Florida. There may be structures within the Town that are of local significance. These homes should be identified and listed with the State Division of Archives, History and Records Management. Goals, objectives and implementation policies shall be directed toward this end.

Inventory of Residential Construction Activity  
§9J-5.010(1)(h), F.A.C.

Between 1981 and 1986, residential development activity accounted for the construction of fourteen (14) dwelling units in the Town. This single family unit construction represents a 5.2% increase in the housing stock for the Town. The average assessed value of these new homes is \$84,029.00. The new construction in the Town reflects a continuance of the above average (based on county-wide values) nature of the homes in Melbourne Village.

Housing Analysis  
§9J-5.010(2), F.A.C.

This subsection presents an analysis of housing trends and characteristics pursuant to §9J-5.010(2), F.A.C.

Projected Private Sector Ability to Meet Housing Demands  
§9J-5.010(2)(a-d), F.A.C.

Past trends within Melbourne Village indicate that the private sector has had no difficulty supplying housing to the residents of the Town. No change in this trend is anticipated in the future. Table 4 provides an analysis of the private

TABLE 4  
§9J-5.010(2)(a)(d), F.A.C.

PROJECTED PRIVATE SECTOR ABILITY TO MEET HOUSING DEMANDS

Town of Melbourne Village  
1986

<u>Household Income 1986</u> <sup>1</sup>	<u># of Households</u>	<u>Income Available for Housing</u> <sup>2</sup> ( <u>\$</u> )	<u>Estimate of Private Sector Ability To Meet Market Demands</u> <sup>3</sup>
Less than 3,700.00	2	Less Than 9,250.00	Private Sector Likely Unable to Meet Demand of these income groups. Public assistance is needed to purchase housing.
3,700.00 - 7,399.00	7	9,250.00 - 18,499.00	
7,400.00 - 11,999.00	14	18,500.00 - 29,999.00	
<hr/>			
12,000.00 - 14,799.00	12	30,000.00 - 36,999.00	Private Sector Capable of Meeting Housing Demands for these income groups.
14,800.00 - 18,499.00	12	37,000.00 - 46,249.00	
18,500.00 - 22,199.00	11	46,250.00 - 55,499.00	
22,200.00 - 25,899.00	11	55,500.00 - 63,999.00	
25,900.00 - 29,599.00	7	64,000.00 - 73,999.00	
29,600.00 - 33,299.00	5	74,000.00 - 83,299.00	
33,300.00 - 36,999.00	6	83,000.00 - 92,499.00	
37,000.00 - 40,699.00	4	92,500.00 - 101,759.00	
40,700.00 - 44,399.00	3	101,750.00 - 110,999.00	
44,400.00 - 51,799.00	3	111,000.00 - 129,499.00	
51,800.00 - 59,199.00	1	129,500.00 - 147,999.00	
59,200.00 - 73,999.00	1	148,000.00 - 184,000.00	
79,000.00 - 110,999.00	1	185,000.00 - 277,499.00	
over 111,000.00	0	over 277,500.00	
<b>TOTAL # OF HOUSEHOLDS</b>	<b>100</b>		

- <sup>1</sup> Derived by multiplying the 1980 U.S. Census of Population and Housing average household income for the City of Melbourne times the average Consumer Price Index of 1.48 for the period 1980 - 1986. The City of Melbourne Census data was used because the Town of Melbourne Village was not dealt with separately in the 1980 Census.
- <sup>2</sup> Based on the 2.5 Rule (i.e. income available for housing equals 2.5 x yearly gross income).
- <sup>3</sup> Determined by comparing minimum cost of housing in the private market with household income available for housing. The analysis assumes an average 1986 cost of a new manufactured home is \$33,900; average new cost of a single family home is \$69,023; These costs include price of homesites.

sector's ability to meet the housing demands of the anticipated population through build-out.

Projected Housing Unit Demand  
9J-5.005(2)(b-c), F.A.C.

The Town of Melbourne Village is approaching build out and very few buildable lots remain. Section 9J-5.006(1)(g), population projections, cited in the land use data inventory and analysis, provides a statement of methodology and an analysis of the projected future demand for housing units within the Town.

Due to the preplanned nature of the Town, land availability and existing regulations concerning no subdivision of platted lots, the housing demand within Melbourne Village will be regulated by housing supply and land availability and not by population. As noted in Section 9J-5.006(1)(g), F.A.C., at build-out there will be an additional twenty-seven (27) single family homes and seventy-three (73) multiple family dwelling units. The single family homes are expected to be totally owner-occupied while the multiple family units are expected to be twenty-eight (28%) percent renter occupied with an average rental cost of \$425.00 per month.

According to the 1980 Census of Population and Housing for the City of Melbourne, there is a 6.6% vacancy rate for that community. The Town of Melbourne Village does not exceed that vacancy rate and no change is anticipated in the future.

There has been no housing removal within the Town of Melbourne Village.

Review of the Private Sector Housing Delivery Process  
§9J-5.010(2)(e), F.A.C.

This section provides a review of the housing delivery process in regards to land, services, financing, regulations and administrative goals of government agencies. There have been no problems between Melbourne Village and the private sector's housing delivery process due to the desirable nature of the community. In the future, housing will be provided when a demand is shown.

Land

The Town of Melbourne Village contains approximately 360 acres of land, of which 294 acres are zoned R-1 or R-2. The availability of developable land within the Town is decreasing as the Town approaches build-out. Presently, there are thirty (30) undeveloped lots in Melbourne Village.

Services

The Town of Melbourne Village is presently supplied with electricity by Florida Power and Light. The development of the remaining developable lands will not adversely affect the present level of service.

Wastewater Treatment within the Town is presently handled by individual septic tanks. The addition of new septic systems required to service residential development is not expected to adversely affect the groundwater supply. The

future commercial development of the 10.5 acre site is anticipated to require service by a central wastewater system.

Potable water is supplied to the Town primarily by the City of Melbourne. Future residential developments will not significantly increase the overall potable water needs of Melbourne Village.

### Financing

Melbourne Village is a mature, nearly built out community within Brevard County. Financing for residential and commercial development has been readily available for new construction within the Town. Due to the stable atmosphere of the community there are no foreseeable financing problems anticipated for future construction within the Town.

### Regulations and Administrative Rules of Government Agencies

Melbourne Village has not had any major problems administering existing rules and regulations concerning housing in the past. The compatibility of the Zoning Code and Comprehensive Plan enhance the effective administration within the Town. Intergovernmental coordination has been accomplished in the past and is expected to continue in the future.

#### Develop Strategies to Meet Special Housing Needs §9J-5.010(2)(f), F.A.C.

This section provides a list of strategies which may be used to accommodate special housing needs pursuant to §9J-5.010(2)(f), F.A.C.

1. Provisions of Infrastructure Supportive to Low and Moderate Income Housing. There are no additional strategies needed within Melbourne Village due to the lack of substandard housing, and the sufficient infrastructure design capabilities.
2. Elimination of Substandard Housing Conditions and Structural and Aesthetic Improvement of Housing. Existing housing conditions within the Town do not warrant any redevelopment or upgrading of the residences.
3. Provision of Adequate Sites for Housing of Low and Moderate Income Families, and for Mobile Homes. The Town of Melbourne Village is a pre-planned community, characterized as near built out with a very high level of amenities. Currently no sites adaptive to mobile home parks or other larger scale residential developments exist. The City should continue to promote infill in a manner compatible with the natural environment and consistent with the high ideals of the Town founders. The nature of the Town, the relatively high cost of land, and the lack of land area for scale development, generally makes the introduction of significant low income housing impractical. However, the Town does have housing resources directed to moderate income families. These housing opportunities shall continue to be promoted in the future.
4. Provisions of Adequate Sites in Residential Areas for Group Homes Licensed or Funded by the Department of Health and Rehabilitative Services. The Town already has provisions for the construction of a group home in the

area zoned R-2. The guidelines and standards which were defined in the 1983 Comprehensive Plan Housing Element should be followed to insure proper siting.

5. Identification of Conservation, Rehabilitation, or Demolition Activities, and Historically Significant Housing or Neighborhoods. The American Homesteading Foundation combined with the Town have established and defined conservation activities within Melbourne Village. Dedication of significant amounts of lands in their natural state, large lot sizes and strict setback requirements provide scenic natural corridors adjacent to building sites and abundant green space surrounding dwelling units. The Town plans to identify any locally significant historical structures within its corporate limits.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND  
NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT DATA INVENTORY AND ANALYSIS  
§9J-5.011(1), F.A.C.

Pursuant to the requirements of Section 163.177(6)(f), F.S., and §9J-5.011, F.A.C., this section provides an inventory and analysis of the existing sanitary sewer, solid waste, drainage and potable water facilities and services in the Town of Melbourne Village. The existing natural groundwater aquifer recharge system within the Town will also be inventoried and analyzed.

Inventory of Existing Conditions  
§9J-5.011(1)(a-e), F.A.C.

The Town of Melbourne Village does not maintain sanitary sewer, solid waste, drainage or potable water facilities within its corporate limits. All of these services are provided to the Town by surrounding municipalities, private companies or dealt with an alternative manner. This section shall identify the existing facilities within Melbourne Village. This identification shall include the following information: 1) the entity having operational responsibility for the facility; 2) the geographic service area of the facility and the predominant types of land uses served by the facility; 3) the design capacity of the facility; 4) the current demand on the facility capacity and the level of service provided by the facility; and 5) impact on adjacent natural resources.

Sanitary Sewer

Sanitary sewer facilities are defined in §9J-5.003(82), F.A.C., as: "structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems."

Geographic Service Area. The Town of Melbourne Village does not have a sanitary sewer system. Sewage is being dealt with by individual septic tanks. These septic tanks have adequately met the sanitary sewer demands for the Town without polluting groundwater supplies, as evidenced by the Brevard County Health Department's regular testing of the groundwater quality in the area.

Types of Land Uses Served. As shown in the Land Use Element nearly eighty-two (82%) percent of the Town of Melbourne Village is utilized by residential development. Commercial uses comprise slightly more than four (4%) percent of the Town with parks/open spaces and right-of-ways making up the remaining land uses within Melbourne Village.

Design Capacity of the Facility. The use of septic tanks and specific performance standards for their siting and capacity has established controls to insure adequate capacity for this type of sanitary sewage facility depending upon the development which it is to serve.

Current Demand and Level of Service. Due to the large lot sizes within the Town (.25 to 3.9 acres) and the primarily residential nature of the land uses, the residents of Melbourne Village are provided with adequate sanitary sewer facilities. The continued use of septic tanks in Melbourne Village is recommended due to the near build out nature of the Town and the lack of problems with the present method of sewage disposal as evidenced by the Brevard County

Health Department testing which has shown that there has not been significant pollution of groundwater supplies by the septic tanks in Melbourne Village.

Impact on Adjacent Natural Resources. As stated in the previous section, the present system utilized by Melbourne Village has not had any adverse impacts on adjacent natural resources. Future non-residential developments should be required to connect to the City of Melbourne's sanitary sewer system to prevent pollution of the groundwater supply which is possible with large-scale septic systems.

All of the soils in Melbourne Village, as with most of the coastal area, have severe limitations for septic tanks, due to the high, fluctuating water tables. Septic tanks are feasible in these soils, and permits are issued when soil conditions are corrected through replacement and or when drainfields are elevated.

### Solid Waste

Solid waste is defined in §9J-5.002(88), F.A.C., as: "sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations."

Solid waste facilities are defined in §9J-5.003(89), F.A.C., as: "structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems."

The Town currently contracts with a private firm for solid waste collection, and uses Brevard County transfer and landfill facilities for processing and disposal. These services are described in more detail below. Hazardous wastes are discussed in the Conservation Element.

Geographic Service Area. The Town of Melbourne Village has a franchise contract with Harris Sanitation, Inc., (HSI) for solid waste collection. With the exception of tree limbs and other biodegradable natural waste which are collected and transported to the County Solid Waste System facility by the Town Supervisor of Maintenance, HSI has exclusive rights to collect refuse within the Town's limits. Some individual households with Melbourne Village utilize the County Solid Waste System facility in addition to their normal service from HSI.

Types of Land Uses Served. HSI is obligated to pick up residential solid waste two (2) times per week, with collections being at least three (3) days apart. Collection is from the roadway right-of-way with exceptions made for disabled/handicapped residents, whose refuse is approved for rear yard pick-up. HSI is obligated to collect commercial refuse no less than (2) times per week, and up to six (6) times per week, if required, to protect public health and safety.

Design Capacity of the Facility. Solid wastes are delivered to the Brevard County transfer station on Sarno Road east of Interstate 95. Materials classified as either Class I (garbage and other household waste) or Class III (construction and demolition materials) are brought here for processing. Class I

wastes are compacted and transported by truck to the County's central processing facility near Cocoa, where the material is shredded and milled, compacted, and buried in the sanitary landfill. Class III wastes are disposed of on-site at the Sarno Road transfer station.

The design capacity of the Cocoa sanitary landfill is 1,000 tons per day which is equivalent to 2,128 cubic yards of solid waste per day.

The County has projected the need for approximately 1500 acres of landfill area in their Five Year Plan. The present solid waste facilities are sufficient to handle existing conditions on a countywide basis, but additional sites will be needed in the near future to adequately accommodate the residents of the area.

Current Demand and Level of Service. As stated earlier, the Town of Melbourne Village has a contractual agreement with HSI to supply solid waste removal to the residents. Billing for solid waste collection services is handled directly by HSI. According to the Brevard County Comprehensive Planning Department, the residents of Brevard County generate approximately 7.51 pounds of solid waste per person per day. By using the above mentioned capacity figures, the Town of Melbourne Village utilizes approximately .38% of the facility's design capacity per day. Approximately 7,780 pounds of solid waste per day was generated by the residents of Melbourne Village.

The Town has stated in the 1983 Comprehensive Plan that it is satisfied with the solid waste collection services and that the Town shall continue this arrangement. The fact that HSI is capable of operating on a more efficient and economical level than a municipal system is evidenced by the current (1987) collection rates, which are comparable to those the City of Melbourne charged it's residents in 1978 when the City last provided collection services.

Impact on Adjacent Natural Resources. The use of a centralized solid waste facility which has been properly constructed and maintained has had minimal detrimental impact on adjacent natural resources. The use of best management practices and techniques in the construction of new facilities is recommended. The Town of Melbourne Village should continue to contract with a solid waste collection company to ensure that the Town's solid waste is collected in a safe and environmentally sound manner in the future.

### Drainage

Drainage facilities are defined in §9J-5.003(24), F.A.C., as: "a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures."

Drainage and flood control systems in the Town of Melbourne Village are comprised of a series of natural and man-made drainage features. A network of swales, gullies, ditches and canals, with private recharge areas and wetlands make up the drainage system within the Town.

Geographic Service Area. The Town of Melbourne Village is serviced by four (4) major drainage canals: M-1, L-5, L-7 and L-8, which adequately handle the Town's stormwater run-off. These canals are part of the Crane Creek Drainage



District (See Map 6). As Map 8 denotes, Melbourne Village encompasses a relatively small area within the Drainage District and stormwater from areas to the west and north of Town flow through the community. Water flows into the M-1 Canal which eventually empties into the Indian River Lagoon. Stormwater run-off is fed into these canals by a series of ditches and swales. The drainage system within the Town is adequate during heavy rain periods, but also allow some recharge for the surficial aquifer.

The entire Town of Melbourne Village is within the 500 year floodplain. This classification means that the Town has a 1 in 500 chance in any given year of being inundated by floodwaters.

Proper maintenance of the present drainage facilities within Melbourne Village and surrounding areas will assist in protecting Melbourne Village from flood related damage in the future.

Types of Land Uses Served. As has been stated earlier, the land uses within Melbourne Village are primarily residential in nature. Surrounding areas, upstream from Melbourne Village have a variety of land uses including institutional, residential, commercial and industrial. Within the Town there are no large paved or concreted lots which may cause sheet flow run-off, which is not true of the upstream areas.

As development increases in the areas to the north and west of Melbourne Village, the Town will experience increased amounts of run-off through the canal system. Proper regulation of future development will ensure that Melbourne Village is protected from flooding from upstream areas.

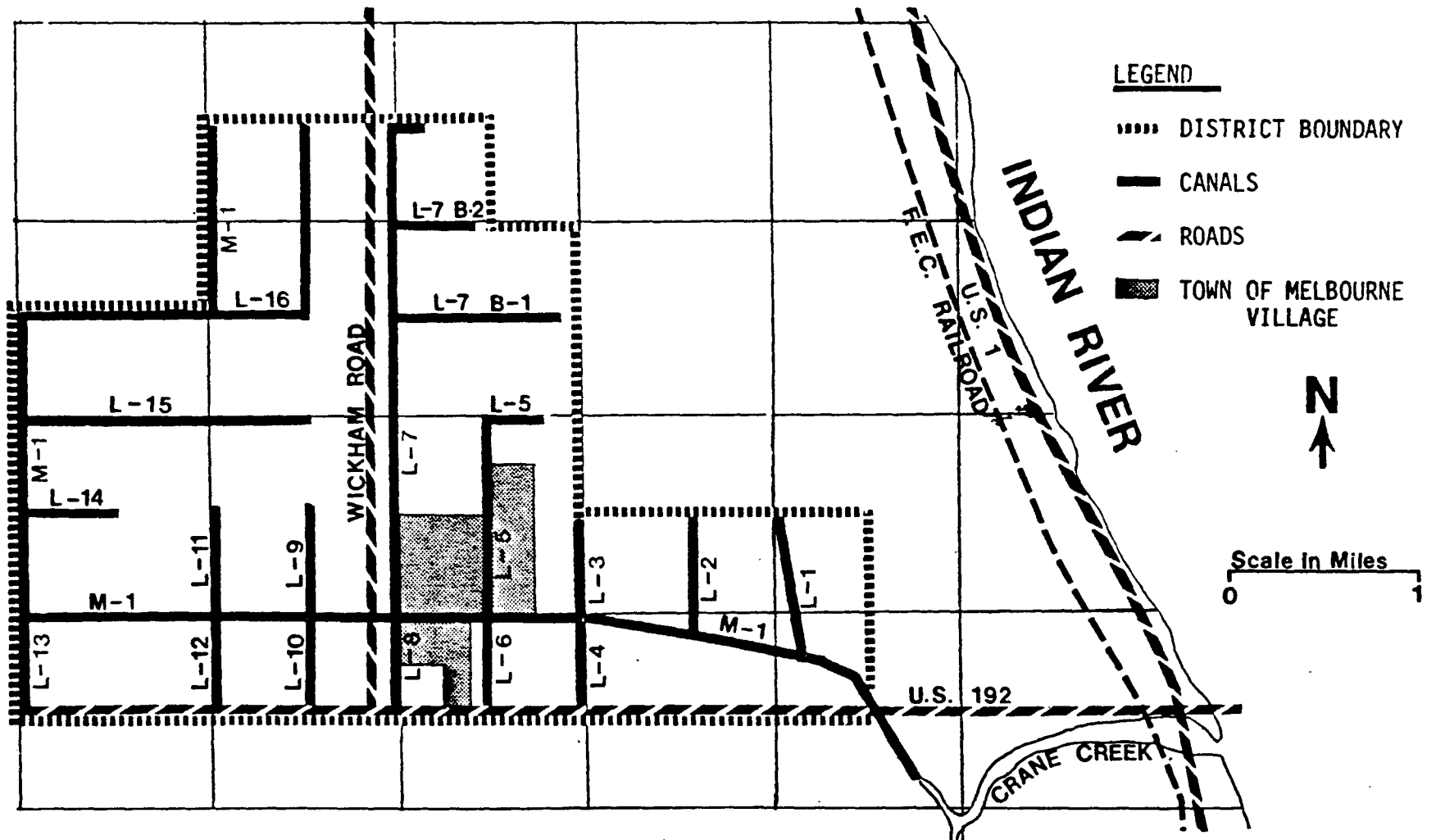
Design Capacity of the Facility. The man-made drainage features within the Town of Melbourne Village have been designed to accommodate major flood flow conditions such as the 100-year storm event. To date there have been no problems arising from the drainage systems inability to deal with the stormwater run-off within the Town.

Current Demand and Level of Service. As stated in the previous sections, the present drainage system has adequately handled the stormwater run-off within the Town of Melbourne Village. Chapter 4 of the Policy Guide has established a level of service for drainage facilities per the Florida Department of Transportation Drainage Manual. This standard of accommodating a 25-year, 24-hour design storm will be adopted to ensure the health, safety and welfare of the residents and businesses within Melbourne Village.

Impact on Adjacent Natural Resources. The areas adjacent to the major canals (L-7, L-8, L-5 and M-1) within Melbourne Village have been designated as parklands by the American Homesteading Foundation. This designation means that these areas are protected in perpetuity to be used for recreational purposes by the residents of the Town.

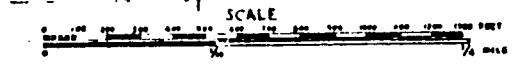
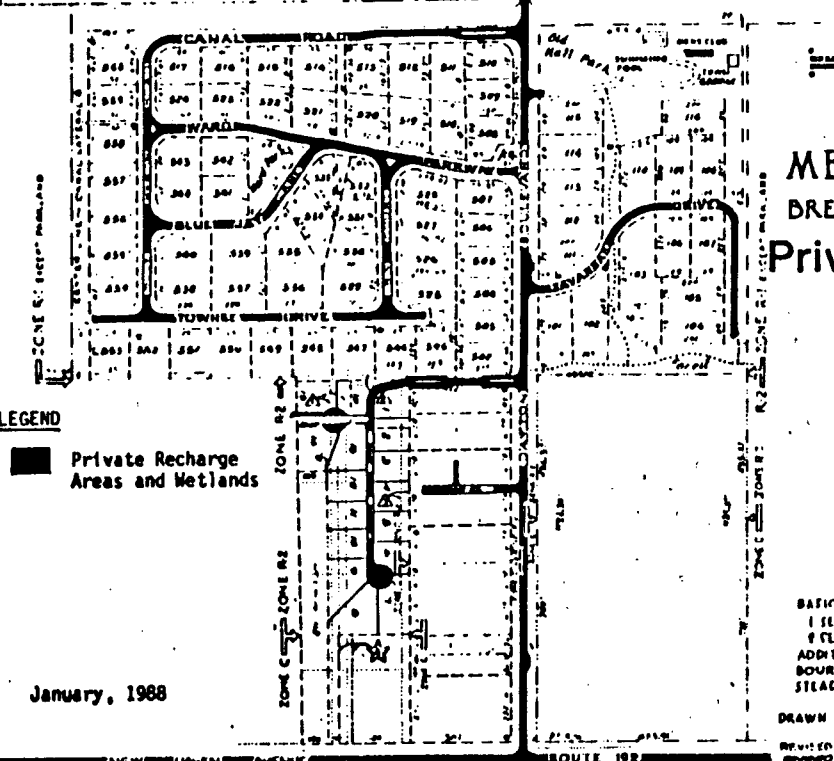
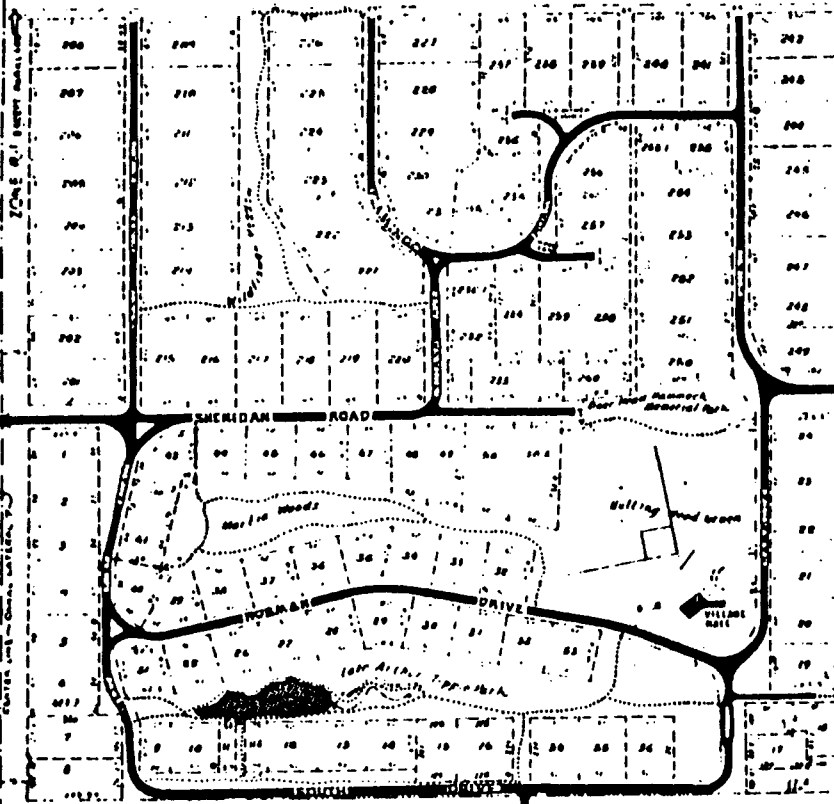
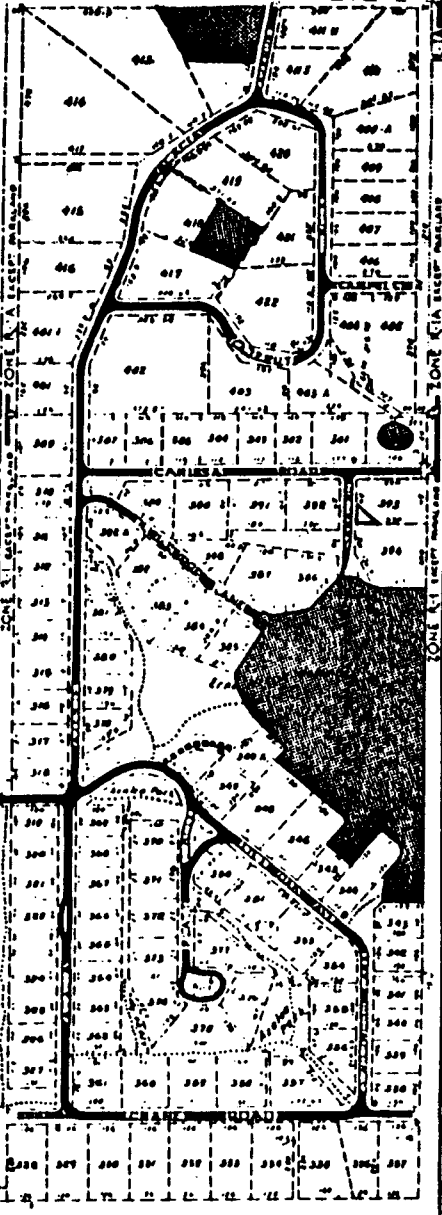
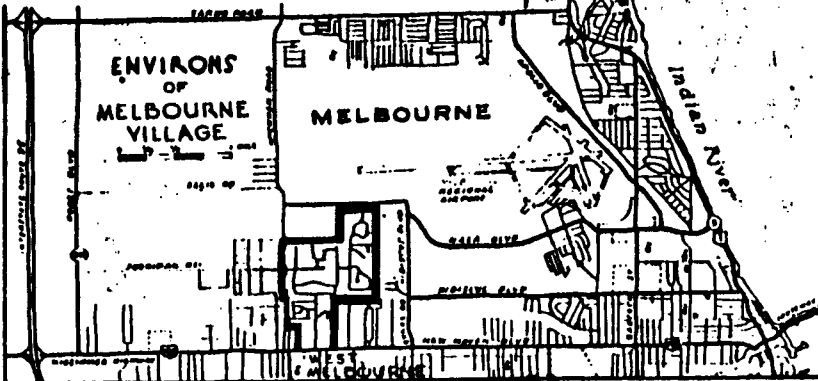
A previously undescribed drainage feature in Melbourne Village are the private recharge areas and wetlands. Map 9 delineates those areas within the Town which fall into this category. These regions provide for the retention and/or detention of stormwater run-off. The Town has also designated a number of parks and natural areas within its corporate limits that assist in the

# Crane Creek Drainage District

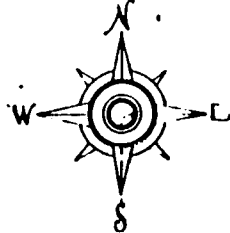


PREPARED AUGUST 21, 1987

MAP 8



TOWN OF  
**MELBOURNE VILLAGE**  
 BREVARD COUNTY FLORIDA  
**Private Recharge Areas  
 and Wetlands**



**LEGEND**  
 ■ Private Recharge Areas and Wetlands

January, 1988

BASIC DATA FROM BREVARD COUNTY ATTESTOR'S PLATS  
 1 SECTION 8, TOWNSHIP 28S, RANGE 37E, AS REDRAWN 3/12/78  
 9 SECTION 31, TOWNSHIP 27S, RANGE 37E, AS REDRAWN 5/12/78  
 ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN HOME-STEADING FOUNDATION AND FROM FIELD CHECK.  
 DRAWN NOVEMBER 1978 BY GJA  
 Ed Corbett, Mayor  
 Planning Board  
 Revised February 1988 by JHD  
 Revised April 9, 1987 by HINER, INCORPORATED, INC.  
 DWG NO. MY78  
 REPORT CONNECTION TO TOWN CLERK IF AUTHENTICATED BY LEGAL DOCUMENTS

handling of excessive run-off. Map 8 of the Recreation and Open Space Element delineates these areas.

### Potable Water

Potable water facilities is defined in §9J-5.003(67), F.A.C., as: "a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs and distribution mains."

The Town of Melbourne Village's potable water is derived from two sources: 1) the City of Melbourne; and 2) private wells which draw water from either the shallow or deep aquifer. The private wells within the Town of Melbourne Village are owned by individual homeowners and may require some treatment within the household to remove sulphur and salts.

The City of Melbourne distribution system depends on the surface water of Lake Washington for its potable water supply. Treatment is provided by two plants located on the eastern edge of the Lake. Current peak-day demands placed on these two treatment plants have at times exceeded their combined design capacity of twelve (12) million gallons per day (mgd) by as much as 4.85 mgd, while average daily demands have often exceeded capacity by at least 1.0 mgd. These demands have been met by a combination of treatment and storage during non-peak hours.

The City of Melbourne had a Consumptive Use Permit (CUP) issued by the St. John's River Water Management District which allowed the withdrawal of 16 mgd from Lake Washington. The City recently received a new CUP allowing an average daily withdrawal of 24.3 mgd and a peak-day withdrawal of 30 mgd.

Geographic Service Area. The City of Melbourne distributes potable water to Melbourne Village, Melbourne, Melbourne Beach, Satellite Beach, Indialantic, Indian Harbor Beach and portions of Brevard County. The Cities of Palm Bay and West Melbourne also purchase water for distribution through their own systems. As was stated earlier, the residents of Melbourne Village utilize private wells to either augment or replace the water supplied by the City of Melbourne.

Types of Land Uses Served. The Melbourne water treatment plant services primarily residential and commercial land uses, as is the case with Melbourne Village, although some industrial and agricultural land uses are serviced also.

Design Capacity of the Facility. The combined design capacity of the two water treatment plants is 12 mgd, with the combined capacity of the high-service pumps at both plants is 20 mgd.

The South water treatment plant is currently being expanded to increase its capacity to 16 mgd average daily flow and 20 mgd peak-day flow. The North plant is not scheduled for expansion in the near future and its present design capacity of 4 mgd shall be maintained.

Current Demand and Level of Service. As was stated earlier, peak-day demands have at times exceeded the design capacity of both water treatment plants. The Town of Melbourne Village has received adequate potable water service from the City of Melbourne in the past. The thirty (30) year interlocal agreement which Melbourne Village entered into with the City of Melbourne for

potable water service sets standards which must be upheld when providing potable water. The City of Melbourne has been able to maintain water supplies at sufficient pressures and quality to adequately service the residents of the Town.

Because the residents of Melbourne Village often supplement the potable water they receive from the City of Melbourne, the water from private wells and average daily demand per person is difficult to estimate. An average daily potable water demand of 120 gallons per day per capita (GPDPC) has been estimated for Brevard County. For the purpose of further analysis, the figure of 120 gallons per day per capita will be used to represent the current potable water demand for the residents of Melbourne Village. In addition, the Policy Guide has established a level of service for potable water facilities of 120 GPDPC. Town staff has indicated that the City of Melbourne has provided excellent potable water service in the past and is expected to continue this in the future.

Emergency Water Management. In the unfortunate event that the Town experiences a water supply failure, residents have access to two manually-operated emergency wells. Located on sites at the Village Hall and the hammock at Aurthur Tippie Lake, these wells are readily accessible to all village residents. In addition, the Town should coordinate with the City of Melbourne, the main supplier of village water, in its efforts to establish short- and long-term emergency water management plans.

Eleven homes within the Village receive water from their own wells and, hence, would not be affected by a system failure in the Melbourne municipal water system.

Water within the Village could be reused to irrigate park and greenbelt areas; it currently is not reused. Since the City of Melbourne has ownership of the water distribution system, any modifications to it would require their approval. Before such conservation alternative is implemented, the Village should coordinate with SJRWMD and the Village Consulting Engineer to determine if such a system would be cost-feasible. The community has a small population and a small land area (relative to adjacent governments), and such a system may not be financially feasible.

Impact on Adjacent Natural Resources. The operation of the Melbourne water treatment plants have little or no impact on adjacent natural resources. Planned improvements involving the construction of a thirty (30) acre on-site sludge disposal facility at the South plant will have beneficial environmental impacts via restoration of a wetland area and preservation of natural vegetation.

Projected Facility Needs  
§9J-5.011(1)(f), F.A.C.

This section shall project the future facility needs for the Town of Melbourne Village. The population projections that are used herein can be found in the Land Use Element. The methodology for calculating these projections can also be found in the Land Use Element.

## Sanitary Sewer

The 1983 Comprehensive Plan states that the Town of Melbourne Village does not have a large enough tax base to finance a sanitary sewage system, and the use of septic tanks will be continued in the future unless the Town is required to install a system. Commercial users in the southern portion of the Town may be required to connect to the City of Melbourne sanitary sewer system in the future. To prevent potential groundwater pollution from large scale septic tank systems, connection to the City of Melbourne system is recommended for these future commercial developments within the Town.

Map 8 depicts the general soils found within the Town of Melbourne Village. The soil survey of Brevard County states that all of the soils which are present within the Town have severe limitations for septic tank absorption fields. These limitations are caused by the high water table and soil properties. Soil replacement and/or drainfield elevation are both commonly used methods of compensating for these limitations.

At build-out the Town of Melbourne Village will have an additional one hundred (100) residential sewer septic tanks, if present trends in sanitary sewer service continue. As noted earlier, the soil present within the Town have severe limitations for septic tanks. With proper techniques these limitations can be lessened. Level of service standards have been incorporated into the policy guide and will be adopted to ensure adequate facilities are available for future development within the Town.

Due to the relatively large residential lot sizes found within Melbourne Village the use of septic tanks has not presented any problems in the past. Even at build out the residential land use densities will be significantly lower than the Department of Environmental Regulations standards of one (1) septic tank per one-half ( $\frac{1}{2}$ ) acre. At build out the Town is projected to have an overall residential density of one (1) septic tank per .79 acres.

The commercial development on the southern end of the Town is estimated to require approximately 1089 gallons of sanitary sewer service per acre. Connection to a central sanitary sewer facility may be required for future commercial development within the Town.

## Solid Waste

As previously mentioned in the Existing Conditions section of this element, Brevard County handles all solid waste disposal for the Town of Melbourne Village, and has adopted a Five Year Plan to provide more efficient solid waste management. According to the plan, the need for more than 1,500 acres of landfill area has been identified for disposal of the projected two (2.0) tons of solid waste per person per year. The County is currently seeking to acquire a 700 to 900 acre site in the South County area which would accommodate immediate and interim landfill needs.

The Landfill Site Feasibility Report (August, 1987) is available from Brevard County and details the location and cost estimates which have been proposed for the new South Brevard County landfill site. The Town of Melbourne Village will not incur any of the land acquisition costs for the purchase of this site but will assist in the financing through the user fees which are presently being assessed to the residents.

## Drainage

The Town of Melbourne Village does not have maintenance authority for the L-8, L-7, L-5 and M-1 canals which are in the Crane Creek Drainage District. Brevard County is responsible for the maintenance and/or improvement of these facilities. Any existing problems within the Drainage District should be identified through an inventory of the existing drainage facilities. The development of a basin-wide master plan for drainage system improvements can then be drafted to correct these problems in an efficient manner.

## Potable Water

As was stated earlier in the Existing Conditions section of this Element, the City of Melbourne supplies potable water to the residents of Melbourne Village.

The City of Melbourne has stated that by 1992 the South water treatment plant shall be expanded to have a design capacity of sixteen (16) million gallons per day and a peak daily production rate of twenty (20) million gallons per day.

The South Brevard Water Authority (SBWA) has developed a plan to obtain potable groundwater from Osceola County by 1992 for use in South Brevard. Based on an agreement between the City of Melbourne and the SBWA, Melbourne will use water from the Authority's production facilities. If the SBWA is unable to obtain a consumptive use permit or financing for the wellfield, or is otherwise unable to provide a water supply, the City of Melbourne will have to investigate alternative methods for supplying potable water to its residents and the municipalities who have contracts with the City. It is recommended that Melbourne Village be represented in the SBWA to ensure acceptable service from the SBWA and City of Melbourne. In addition, Melbourne Village shall support the Cities of Melbourne and West Melbourne as well as the SBWA in facility expansion or improvement in order to assure a continued supply of potable water for its residents.

The projected potable water demands for the Town of Melbourne Village have been estimated in Table 5.

### Major Natural Drainage Features §9J-5.011(1)(g), F.A.C.

Major natural drainage features are defined in §9J-5.003(53), F.A.C., as: "the naturally occurring features of an area which accommodates the flow of stormwater, such as streams, rivers, lakes and wetlands."

Within the Town of Melbourne Village, nearly thirteen (13%) percent of the land is utilized as parks and open space. All of these areas serve to some extent in managing stormwater run-off in the Town and surrounding areas. Map 2 of the Land Use Element shows the location of these areas within the Town's limits.

Within the Erna Nixon Hammock Park there is an area which acts as a retention/detention area and is submerged or saturated part of the year. An indepth description of this wetland area can be found in the Conservation Element (§9J-5.013(1)(a), F.A.C.).

**Table 5**

**Projected Potable Water Demand  
Town of Melbourne Village, Florida**

YEAR	PROJECTED POPULATION	RESIDENTIAL DEMAND (GALLONS/DAY) (1)	COMMERCIAL DEMAND (GALLONS/DAY) (2)	TOTAL DEMAND (GALLONS/DAY)
1986	1,036	124,320	20,556	144,876
1990	1,076	129,120	20,556	149,676
1995	1,127	135,240	20,556	155,796
2000	1,178	141,360	20,556	161,916
2005	1,229	147,480	20,556	168,036
Build Out	1,266	151,920	20,556	172,476

(1) - The residential potable water demand was calculated by multiplying the projected population by a figure of 120 gallons per person per day. This figure was obtained from the City of Melbourne who supplies potable water to the Town of Melbourne Village.

(2) - The commercial potable water demand was calculated by multiplying the gross floor area (in square feet), by a figure of 0.106 gallons per day per square foot of area. This figure was obtained from the Bureau of Economics and Business Research publication: "Microcomputers and Economic Analysis - Spreadsheet Templates for Local Government"; Appendix A2. These projections assume that the commercial development in the northeast corner of U.S. 192 and Dayton Boulevard (the "front fifteen") is designed with 120,000 square feet of retail area. It has also been assumed that once the commercial lands within the town have been developed, the potential for additional commercial development is limited.





Natural Groundwater Aquifer Recharge Areas  
§9J-5.011(1)(g), F.A.C.

There are no areas within the Town that have been adopted by the St. John's River Water Management District as prime groundwater recharge areas for the Floridan aquifer. The Floridan aquifer is recharged in eastern Osceola County and very little down migration of water is possible due to two factors: 1) a confining layer of silt and clay and various other materials separates the surficial and deep (Floridan) aquifer; and 2) the potentiometric surface of the aquifer is approximately +30 feet NGVD (National Geodetic Vertical Datum), this upward pressure will not permit recharge except under extremely high head conditions.

The top of the surficial aquifer within Melbourne Village is generally located between five (5) and ten (10) feet below the ground surface, but may be much closer to the ground surface depending upon the amount of rainfall which is present. The rainfall in the area recharges the surficial aquifer, and as such, the water table depth fluctuates with the amount and intensity of the rainfall.

There are a few private man-made recharge areas within the Town of Melbourne Village. These areas are delineated in Map 9 and have been discussed earlier.

Although there are no deep aquifer recharge areas within the Town, there are a number of areas which provide some recharge to the surficial aquifer. These regions may not supply large quantities of water to the aquifer, but serve to prevent lateral saltwater intrusion into inland groundwater supplies.

Existing Natural Drainage and Recharge Area  
Regulations and Programs  
§9J-5.011(1)(h), F.A.C.

While the Town does not currently have any specific regulations or programs for maintaining and preserving groundwater recharge areas, other than the identification and protection of those private recharge areas as defined above, Melbourne Village does have zoning regulations and various ordinances which accomplish essentially the same purpose. The zoning regulations define the type of development that may occur on a given site, and further determine the maximum lot coverage.

The Town of Melbourne Village has managed to successfully combine natural amenities in a pristine state with human development. Application and adherence to the regulations which protect natural drainage and recharge areas as administered by the State, SJRWMD and Brevard County will ensure the continued viability of these resources. A review of the above mentioned regulations has not identified any deficiencies in the existing programs or policies. With the new State mandated goals, objectives and policies, as described in §9J-5.011(2), F.A.C., issues concerning natural drainage and recharge features will have specific guidelines by which to adhere.

Ideally, all recharge areas found within Melbourne Village should be left in their natural state to maximize recharge, reduce stormwater run-off, and absorb nutrients. Natural vegetation in these areas should also be preserved as much as possible. The Town should have effective zoning controls and land develop-

ment ordinances in place to ensure that post-development surface water run-off and drainage are as close to the natural rates and discharge volumes as possible.

The Town of Melbourne Village has adequately protected recharge areas and developed in a manner which favor natural groundwater recharge.

COASTAL MANAGEMENT ELEMENT  
§9J-5.012, F.A.C.

The Town of Melbourne Village is not required by the Florida Department of Community Affairs, Division of Resource Planning and Management, to prepare a Coastal Management Element.

CONSERVATION ELEMENT DATA INVENTORY AND ANALYSIS  
§9J-5.013(1), F.A.C.

This section addresses the data inventory and analysis requirements of Section 163.177(6)(f), F.S., and §9J-5.013(1), F.A.C., supportive to the goals, objectives, policies and implementation programs for the Conservation Element. Appropriate cross references to the Land Use Element are included in order to avoid duplication of information.

Identification of Natural Resources  
§9J-5.013(1)(a), F.A.C.

This section identifies and inventories air and water quality, flood plains, valuable mineral deposits, soil erosion problems, and endangered species.

Air Quality. The air quality of the Town of Melbourne Village is excellent. The Town has no point sources of air pollution and the close proximity of the Atlantic Ocean and subsequent onshore/offshore sea breezes tend to rapidly disperse automobile generated pollution.

Major industrial centers in the Southern and Midwest United States occasionally affect air quality in the Town during the winter months due to southern pollution drift combined with weather inversions. However, these incidences are rare.

Corridor pollution produced from traffic on U.S. 192 (S.R. 500) and Wickham Road is minor and although traffic will increase as the population in the area increases, federal controls on automobile pollutant emission rates should cause reductions in the gross amount of pollutants present.

Pollution generated from commercial and industrial developments in areas surrounding the Town is not anticipated to adversely affect the air quality of the Town. Fugitive dust particles from land cleared for development may be experienced by the Town, and developers should be requested to quickly replant development areas following clearing.

Considering all factors and the fact that adjacent communities have no significant air pollution sources, no measurable decrease in the Town's air quality is anticipated in the immediate or long term future.

Noise Pollution. As was stated in the previous section, the Melbourne Regional Airport is in close proximity to the Town of Melbourne Village. Aircraft using these facilities create a noise disturbance problem.

The expansion of this facility should make provisions to ameliorate the noise impact upon the Town of Melbourne Village.

Noise pollution generated from aircraft landing at, and taking off from, Melbourne Regional Airport constitutes a point source adversely affecting the quality, particularly in the northern sector of the Town. As traffic increases, noise pollution will increase proportionately.

Water Quality. The Soil Survey of Brevard County states that the surficial aquifer water is of good quality and is generally suitable for all purposes.

The removal of iron and color and reducing the hardness is generally desirable when surficial aquifer waters are used for domestic purposes. A more detailed inventory of the surficial aquifer can be found in the Future Land Use Element.

Wetlands. The Town of Melbourne Village has two preserved areas of wetlands within its corporate limits. These areas are within the Deerhead Hammock and the Erna Nixon Hammock. The wetland communities are characterized by having poorly drained soils, with high water tables. The hammock areas are not inundated by local rainfall for as long a period of time as are the associated swamp hardwood communities but are still classified as wetland areas.

Floodplains. The National Flood Insurance Program (FIRM) which is administered by the Federal Emergency Management Agency has determined that no land within the Town of Melbourne Village is located within the 100 year floodplain. However, the entire Town of Melbourne Village is within the 500 year floodplain. This classification means that the Town has a 1 in 500 chance in any given year of being inundated by floodwaters.

Commercially Valuable Mineral Deposits. A review of the Florida Mining Atlas: A Guide to Mineral Resource Management, Department of Environmental Regulation, revealed that there are no commercially valuable deposits of coquina, dolomite, sand, phosphate, clay or peat present within Melbourne Village. No active or inactive mineral mining sites have been identified within the Town.

Soil Erosion Problems. The Town of Melbourne Village does not have specific areas of soil erosion according to the Soil Conservation Service. There are three general areas that have erosion potential. These sites are:

- (a) Construction Areas. Many areas are cleared of vegetation prior to construction. During that interval construction sites are highly subject to wind erosion. Many times these intervals span several weeks or more before development takes place.
- (b) Canal Areas. The banks of canals may erode causing sediment to build up within the canals and reducing the carrying capacity of the waterways. This erosion is frequently caused by run-off from construction sites. During construction, the removal of vegetation from canal banks or at the waterline increases the amount of soil which may subsequently be washed into the waterway.
- (c) Melbourne Village has areas characterized by sandy soils and gentle slopes. These areas are subject to erosion during periods of heavy and/or frequent rainfall.

Erosion potential can be mitigated by reducing the time interval between the clearing of land and actual development or construction.

#### Vegetative Communities with Dominant Species, Fisheries, and Endangered, Threatened, Rare or Species of Special Concern

This section presents an analysis of vegetative communities with dominant species, fisheries, and endangered, threatened, rare or species of special concern.

Vegetative Communities. There are three primary vegetative communities within the Town of Melbourne Village. This section provides a description of these communities and the dominant species that are found in each.

- (a) South Florida Flatwood. According to the Florida Natural Areas, 1983; this community covers more land area than any other in Melbourne Village. The Flatwoods are found on nearly level land where water movement is gradual to the natural drainage ways. The flat topography and pine and palmetto vegetation are characteristic of this community. The soils are nearly level, deep, acid, sandy, poorly to somewhat poorly drained. Representative soils present in this community are Eau Gallie, Pineda, Immokalee and Myakka. Tables 6 and 7 identify the dominant plant and animal species found in the South Florida Flatwoods.
- (b) Wetland Hardwood Hammock. This vegetative community is found in depressions or on lower elevations than the Flatwoods. The wetland Hardwood Hammock is a wetland climax forest on poorly drained soil with a high water table. The soils associated with this community are nearly level, somewhat poorly and poorly drained with loamy subsoil and sandy surfaces. Representative soils in this community are Bradenton and Felda. Tables 6 and 7 identify the dominant plant and animal species found in the wetland Hardwood Hammock.
- (c) Swamp Hardwoods. The Swamp Hardwood vegetative community only occurs within the Erna Nixon Hammock. The Swamp Hardwood area is normally submerged or saturated for a portion of the year, and is characterized by a primarily deciduous canopy. Soils associated with this community are nearly level, very poorly drained, and are dark colored. Representative soils are Anclote, Chobee and the Copeland complex. Tables 6 and 7 provide a description of the dominant plant and animal species found in the Swamp Hardwoods.

Endangered Species. Table 8 identifies those species which have been listed by either federal, State or local governments as being endangered, threatened, rare or as a species of special concern, that are found within Melbourne Village. This list is not all inclusive. Some of the species which are included in the list are found infrequently within the Town.

#### Existing and Potential Usage of Natural Resources §9J-5.013(1)(b), F.A.C.

This section provides a description of existing commercial, recreational, and conservation uses for the natural resources in Melbourne Village. Known pollution problems, including hazardous wastes, are discussed as well as the potential for preservation, conservation, and utilization of available lands within the Town.

#### Existing Commercial, Recreational and Conservation Uses

The Town of Melbourne Village presently has nearly six (6) acres of commercial area. Included in the commercial area of the Town is a furniture store, a restaurant and the Moose Lodge. As noted in the Land Use Element, the

Table 6

Dominant Plant Species Found Within the  
Town of Melbourne Village, Florida

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SPECIES	SOUTH FLORIDA FLATWOODS	WETLAND HARD- WOOD HAMMOCK	SWAMP HARDWOOD
<b>TREES</b>			
Slash Pine	X		
Longleaf Pine	X		
Live Oak	X	X	
Laurel Oak	X	X	X
Sand Live Oak	X		
Myrtle Oak	X		
Red Bay	X	X	
Dahoon Holly	X	X	X
Cabbage Palm	X	X	X
Red Maple		X	X
Sweetbay		X	X
Black Gum			X
Hackberry		X	X
Twinberry		X	X
<b>SHRUBS</b>			
Gallberry	X		
Saw Palmetto	X	X	
Tarflower	X		
Shiny Blueberry	X		
Shiny Sumac	X		
Wax Myrtle	X	X	X
Fetterbush	X		
Shiny Lyonia	X		
Beauty Bush		X	
Marlberry		X	X
Mysine		X	X
Swamp Dogwood			X
Wild Coffee		X	X
<b>HERBACEOUS PLANTS AND VINES</b>			
Broom-sedge	X		
Wiregrass	X		
Bracken	X		
Blazing Star	X		
Florida Tickweed	X		
Vanilla Plant	X		
Grassleaf Golden Aster	X		
Cinnamon Fern		X	X
Royal Fern		X	X
Poison Ivy		X	
Virginia Creeper	X	X	
Wild Grape	X	X	
Longleaf Chasmanthium		X	
Low Panicum	X	X	
Boston Fern		X	X
Golden Polypody		X	X
Jack-in-the-Pulpit		X	X
Climbing Milkweed		X	X

Table 7

Dominant Animal Species Found Within the  
Town of Melbourne Village, Florida

SPECIES	SOUTH FLORIDA FLATWOODS	WETLAND HARD- WOOD HAMMOCK	SWAMP HARDWOOD
<b>MAMMALS</b>			
Eastern Grey Squirrel	X	X	X
Cotton Rat	X		
Marsh Rabbit	X		
Raccoon	X	X	X
Opossum	X	X	
Grey Fox	X		
Skunk	X	X	
<b>BIRDS</b>			
Bobwhite Quail	X		
Pileated Woodpecker	X	X	X
Red-Bellied Woodpecker	X	X	
Northern Cardinal	X	X	
Carolina Wren	X	X	X
Mockingbird	X	X	
Screech Owl	X	X	
Chuck-Will's Widow	X	X	
Red-Shouldered Hawk	X	X	
Barred Owl			X
Horned Owl	X	X	X
Various Songbirds	X	X	X
Various Owls	X	X	X
Various Hawks	X		X
Various Woodpeckers	X	X	X
<b>REPTILES</b>			
Eastern Diamondback Rattlesnake	X		
Yellow Ratsnake	X	X	X
Black Racer	X		
Coral Snake	X	X	
Green Anole	X	X	
Rough Green Snake	X	X	
Various Snakes	X	X	X
<b>AMPHIBIANS</b>			
Oak Toad	X		
Chorus Frog	X		
Pinewoods Tree Frog	X		
Green Tree Frog		X	X
Various Turtles	X	X	X



ble 8

Endangered, Threatened, and  
Species of Special Concern  
by Habitat.  
Town of Melbourne Village, Florida

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SPECIES	SOUTH FLORIDA FLATWOODS	WETLAND HARD- WOOD HAMMOCK	SWAMP HARDWOOD
<b>PLANTS</b>			
<b>Ladies-tresses</b>			
Spiranthes vernalis	T	T	
Pteroglossaspis ecristata	I		
Habernaria odontopetala	T	I	T
<b>Hand Fern</b>			
Ophioglossum palmatum			E
<b>Plume Fern</b>			
Polypodium plumula			T
<b>Butterfly Orchid</b>			
Encyclia tampensis			I
<b>Spring Coralroot</b>			
Corallorhiza wisteriana			T
<b>Wild Pines</b>			
Tillandsia simulata			T
Tillandsia setacea			I
Tillandsia fasciculata			C
Harrisella filiformis	T		I
<b>BIRDS</b>			
<b>Southeastern American Kestrel</b>			
Falco sparverius paulus	I		
<b>REPTILES</b>			
<b>Gopher Tortoise</b>			
Gopherus polyphemus	SSC	SSC	

\*\*\*\*\*

NOTE: E = Endangered; T = Threatened; C = Commercially Exploited  
SSC = Species of Special Concern

SOURCE: Official Lists of Endangered and Potentially Endangered  
Fauna and Flora in Florida. Florida Game and Fresh Water  
Fish Commission. September, 1986

commercially zoned land in the southeastern portion of the Town (approximately ten acres), is scheduled for development in the near future.

Conservation uses are defined as activities within land areas, designated for the purpose of conserving or protecting natural resources or environmental quality. This includes areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

For the purpose of this discussion the recreation and conservation uses as they pertain to the Town of Melbourne Village are virtually the same. A description of the recreational uses throughout the Town is provided in the Recreation and Open Space Element.

#### Known Pollution Problems

There are no known significant sources of pollution or existing pollution problems within the Town of Melbourne Village. There are no known areas of hazardous waste pollution within the corporate limits of Melbourne Village. As has been stated earlier, adjacent communities have not identified any significant pollution sources within their jurisdictions and do not anticipate a change in the future.

#### Existing Conservation and Preservation Efforts

The Town of Melbourne Village actively participates in the conservation of natural resources in several ways. First, to help aid the State of Florida in its goal to reduce land fill waste by thirty (30) percent by year 1994, the Town jointly participated with several other South Brevard County communities in the "Keep Brevard Beautiful" program. During this program, Town residents recycled their newspapers instead of disposing them. One ton of newspapers were collected per week for recycling from Melbourne Village residents. Recycling newspapers by Melbourne Village residents was estimated to have saved the County three cubic yards of land fill for each ton collected.

Protection of wildlife, particularly bird species, is achieved through the Town's designation as a bird sanctuary. The Town has been designated a bird sanctuary since its Charter was approved by the State.

#### Potential for Preservation, Conservation and Utilization of Natural Resources

As a pre-planned community, quickly approaching build out, the Town of Melbourne Village has allocated all lands within the Town for specific uses. As was stated in the previous section, development of the natural areas within the Town is prohibited. These areas are delineated in Map 10 of the Recreation and Open Space Element. With the exception of Nutting Wood Green and Old Hall Park the remainder of the parklands within Melbourne Village are in a pristine state with small walking trails which provide limited access to these areas. All parklands within the Town have been deeded in perpetuity to the residents of Melbourne Village as natural reservations by the American Homesteading Foundation who also administers and maintains them. There will be no development of these lands.

The remaining vacant developable lands are identified in the Future Land Use Element, all other areas shall be maintained in their present state.

Current and Projected Water Needs  
§9J-5.013(1)(c)

This section provides an inventory of the current and projected water needs and sources for the year 2000. The projections will be based on present demands, and estimated population and dwelling unit density. Quality, quantity, existing conservation measures, and policies concerning available sources will be analyzed.

Existing Potable Water Sources

The City of Melbourne is the primary supplier of potable water to the Town of Melbourne Village. The Town has a thirty (30) year agreement, subject to renewal which was adopted on August 5, 1969. Lake Washington serves as the main source of water for the system. This water has a relatively poor quality and must be purified before distribution to the Town of Melbourne Village. The 1983 Comprehensive Plan stated that Lake Washington will be able to deal with the potable water demand for the area until 1990.

The above mentioned source is supplemented by a number of residential wells which individual homeowners maintain. This water which comes from either the shallow or deep aquifer and generally has a high salt and sulfur content. Therefore, well water within the Town may require treatment within the home to purify it for use.

Existing Potable Water Demand

In 1982 the City of Melbourne provided 1.6 million gallons of potable water to the Town of Melbourne Village. The Florida State Data Center population count for the Town in 1982 was 1016 residents. Using these figures, the per capita potable water demand was approximately 1,595 gallons per person per year. This is not a realistic estimate of potable water demand for the Town of Melbourne Village. As was noted in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element, the City of Melbourne has estimated its system-wide demand at 120 gallons per person per day. This daily demand is assumed to remain constant throughout the long-range planning period. Further discussion of future potable water demand is presented in the Sanitary Sewer, Solid Waste Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element.

Existing and Projected Agricultural Water Demand

There are no agricultural lands within the Town of Melbourne Village.

Existing and Projected Industrial Water Demand

The Town of Melbourne Village does not have industrial uses within its boundaries, and there are no industrial developments anticipated for the Town in the future.

Projected Potable Water Demand

The projected potable water demands for the Town of Melbourne Village have been provided in Table 5 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of this document.

## Water Conservation and Analysis

Water within the Village could be reused to irrigate park and greenbelt areas; it currently is not reused. Since the City of Melbourne has ownership of the water distribution system, any modifications to it would require their approval. Before such conservation alternative is implemented, the Village should coordinate with SJRWMD and the Village Consulting Engineer to determine if such a system would be cost-feasible. The community has a small population and a small land area (relative to adjacent governments), and such a system may not be financially feasible.

As stipulated under Section 373.016, F.S., the St. Johns River Water Management (SJRWMD) is mandated to "promote the conservation, development, and proper utilization of surface and ground water." Water conservation efforts of SJRWMD are directed towards Melbourne Village in three manners:

1. Consumptive Use Rule (Chapter 40C-2, F.A.C.). Any entity intending to draw water from ground or surface sources must obtain permits from SJRWMD prior to withdrawing water. In an effort to manage water resources, SJRWMD has established criteria to determine if a proposed or existing consumptive use requires reasonable quantities, and if it is beneficial and consistent with public interest.
2. Water Shortage Plan. As a major conservation rule of the District, the Water Shortage Plan directs the SJRWMD Governing Board to take specific actions during the event of a water shortage. These actions will directly affect the residents of Melbourne Village since they receive water from the City of Melbourne, a municipality which lies within SJRWMD's jurisdictional area.
3. Public Information Programs. To educate the general public about the importance of water conservation, informative pamphlets and publications are disseminated by the Water Management District. Residents of Melbourne Village receive such publications, through which they are asked to voluntarily participate in the region's water conservation efforts. Supplemental to educational publications, the SJRWMD sends its representatives to public or group meetings when invited to discuss conservation alternatives.

RECREATION AND OPEN SPACE INVENTORY  
§9J-5.014(1), F.A.C.

Pursuant to the requirements of Section 163.177(6)(f), F.S., and §9J-5.014(1), F.A.C., this section presents an inventory of recreational facilities. Existing resource-based and activity-based recreational facilities, parks, playgrounds, and beaches accessible to the residents of Melbourne Village are identified herein. The inventory also indicates the type of improvements on each recreation site within the Town. Map 10 denotes the recreation and open space areas within the Town.

Table 9 of this section describes the Town's recreational land resources. Melbourne Village has approximately 45.17 acres of recreation and open space areas within its corporate boundaries. These areas are dedicated in perpetuity to the use of the residents of the Town. The facilities within these parklands are owned by the American Homesteading Foundation and also available for use by the residents of the Town. By using the Department of Natural Resources guidelines in Outdoor Recreation in Florida - 1987, there are no current needs or demands for recreational lands or facilities within the Town. All current demands are being accommodated by areas and facilities within or adjacent to Melbourne Village.

Table 10 lists additional recreational facilities and open space systems outside the corporate limits of Melbourne Village.

The following section briefly describes, in narrative form, the recreational and open space areas in and around the Town of Melbourne Village.

- (1) Erna Nixon Hammock. A portion of the Erna Nixon Hammock lies within the corporate limits of Melbourne Village. The primary use of this area is for nature study.
- (2) Deer Head Hammock. Lying west of the Hammock Road - Live Oak Avenue intersection is the nature reservation. Memorial services, Easter sunrise services, weddings, and nature study are among the uses of this area.
- (3) Nutting-Wood Green. This area is immediately north of the Village Hall. Facilities at Nutting-Wood Green include a basketball court, ball field, Community Hall, shuffleboard court and areas for wildlife study.
- (4) Memorial Garden. This park is located immediately southeast of the Nutting-Wood Green. Memorial Garden is a landscaped garden of specimen plants established in the memory of deceased residents.
- (5) Old Hall Park. Old Hall Park is located east of the Dayton Boulevard - Canal Road intersection. Facilities within this park include a swimming pool and men's club.
- (6) Small Park Areas. The following areas are smaller named parks which are used for nature walks, buffer zones, and natural studies. Included in this group are: Martin's Wood, Wildflower meadow, Arthur Tippie Lake and Park, Fick Forest, Ward Park, Sabal Park, Circle Park, Dayton Oak Park. In addition to these smaller named parks there are a number of parkways and

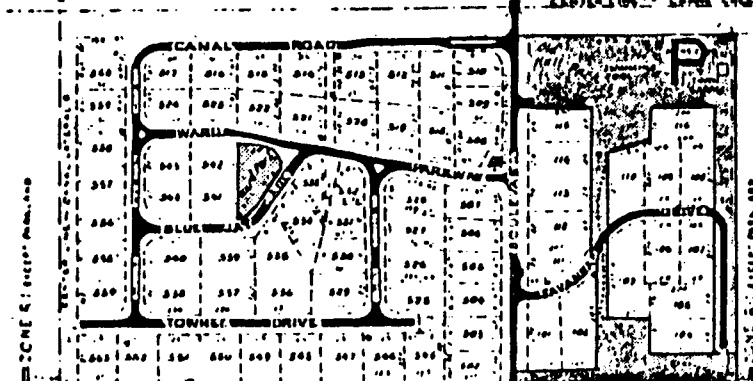
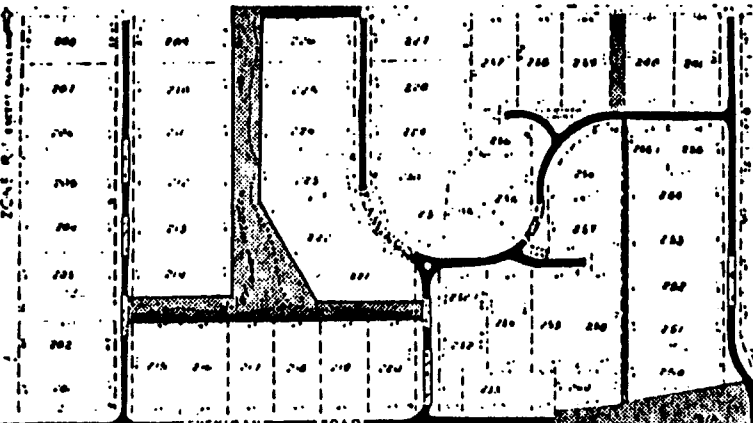
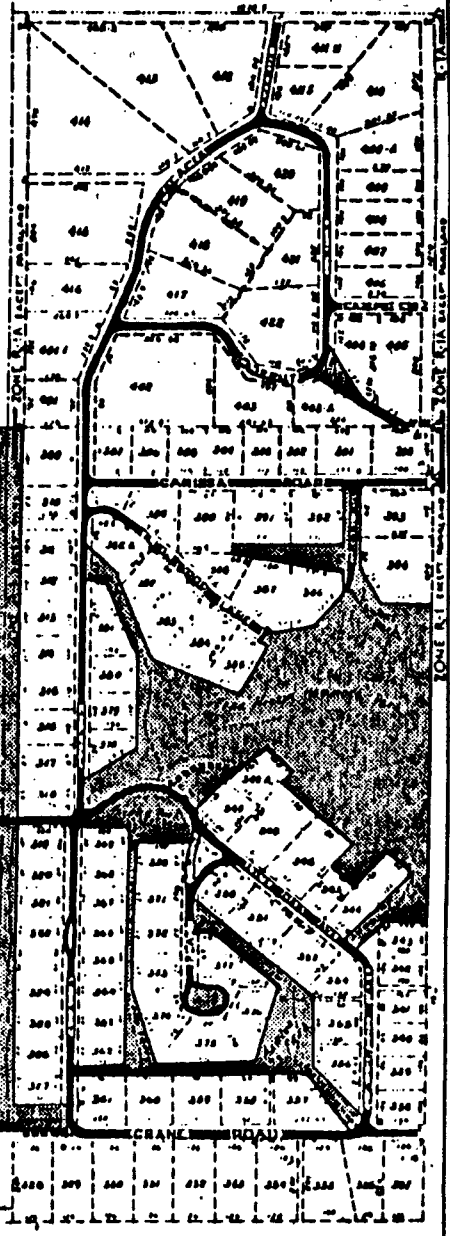
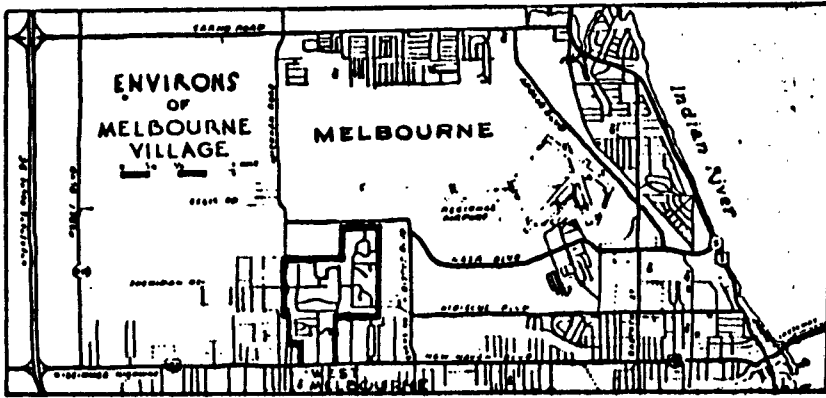


TABLE 9  
 INVENTORY OF PUBLIC PARKS AND RECREATION AREAS  
 TOWN OF MELBOURNE VILLAGE, FLORIDA

SITE	ESTIMATED ACREAGE	CLASSIFICATION	OWNERSHIP	FACILITIES	ACTIVITIES	WATERFRONT AMENITIES
Erna Nixon Hammock	11.0	Neighborhood	A.H.F.	None	Resource based	None
Deer Head Hammock	5.0	Neighborhood	A.H.F. (1)	None	Resource based	None
Nutting-Wood Green	10.0	Neighborhood	A.H.F.	Basketball Court, Ball Field, Community Hall Shuffleboard Court	Resource & Activity based	None
Memorial Garden	1.0	Neighborhood	A.H.F.	Landscaped Garden	Resource based	None
Old Hall Park	2.5	Neighborhood	A.H.F.	Men's Club, Swimming Pool	Resource & Activity based	None

(1) American Homesteading Foundation

SOURCE: Melbourne Village

Preparation Date: December, 1987

TABLE 10  
 INVENTORY OF PUBLIC PARKS AND RECREATION AREAS  
 OUTSIDE OF MELBOURNE VILLAGE WHICH ARE UTILIZED BY THE TOWN'S RESIDENTS  
 TOWN OF MELBOURNE VILLAGE, FLORIDA

SITE	ESTIMATED ACREAGE	CLASSIFICATION	OWNERSHIP	FACILITIES	ACTIVITIES	WATERFRONT AMENITIES
1. Wickham Park	480.0	Regional	County	Playground, Camping, Swimming (Lake), Horseback/ Nature Trails, Picnic Facilities	Resource & Activity based	Lake
2. Sarno-Wickham Park	11.5	Neighborhood	City of Melbourne	Playground, Lighted Tennis Courts	Activity based	Lake
3. Fee Avenue Park	14.5	Neighborhood	City of Melbourne	Playground, Lighted Tennis Courts, Swimming Pool	Activity based	None
4. Melbourne Golf Course	125.0	Regional	City of Melbourne	18 Hole Course Driving Range	Activity based	None
5. Indialantic Boardwalk/ Beach Access	10.0	Regional	Town of Indialantic	On-Street Parking	Resource based	Atlantic Ocean
6. Sebastian Inlet	301.0	Regional	State	Boat Ramps, Beaches, Jetties, Fishing Facilities, Museum, Campground	Resource & Activity based recreation	Ocean, Indian & Sebastian Rivers
7. Erna Nixon Park (Part Outside Town)	52.0	Regional	County	Pavillion with environmental education programs and boardwalks	Activity based	None

SOURCE: Town of Melbourne Village and Brevard County Recreation Department

Preparation Date: January, 1988



very small parks which have been dedicated for use as recreation and open space areas.

- (7) Wickham Park. Wickham Park is a county-owned facility which provides picnicking, camping, swimming, horseback/nature trails and a playground. Wickham park is located north of Melbourne Village on Wickham Road.
- (8) Sarno-Wickham Park. Located at the intersection of Sarno and Wickham Roads, this park has lighted tennis courts and a playground. Sarno-Wickham Park is owned by the City of Melbourne.
- (9) Fee Avenue Park. This park is owned by the City of Melbourne and it's facilities include a playground, swimming pool and lighted tennis courts.
- (10) Melbourne Golf Course. The Melbourne Golf Course is an eighteen hole course with driving range located approximately three (3) miles east of Melbourne Village.
- (11) Indialantic Boardwalk/Beach Access. This facility offers parking and public access to the Atlantic Ocean beach. Located at the eastern terminus of U.S. 192, this area attracts residents and tourists from throughout the area. Numerous other public beach access points are available to the residents of Melbourne Village throughout Brevard County.
- (12) Sebastian Inlet State Park. The State Park at Sebastian Inlet attracts more users than any other recreational area in the State recreational system. This park caters to a wide variety of recreational enthusiasts. Recreational activities provided at the site include boating, fishing, swimming, sailing, skiing, camping, and surfing.

Current Recreation Needs and Analysis  
§9J-5.014(2)(b), F.A.C.

The Town presently has approximately thirty (30) acres of recreational land within its jurisdiction. A Brevard County Park also abuts the Town's eastern boundary, providing additional recreational land within walking distance to some Melbourne Village homes. With a population of 1,042 in 1987, the Town has approximately twenty-nine (29) acres of recreational land per 1,000 residents. This amount of land dedicated to recreation far exceeds that amount typically demanded for a population this size. The existing park acreage more than adequately provides the recreational needs of Melbourne Village. In terms of recreational facilities, the small population size is insufficient to support certain recreational facilities. However, Brevard County parks do maintain facilities such as football/soccer fields, baseball diamonds, and jogging tracks.

Resident population demands for recreational space and facilities were determined by utilizing Florida Department of Natural Resource (DNR) recommended population guidelines for recreation activities. These guidelines were extrapolated from DNR's publication, Outdoor Recreation in Florida - 1987, the State's most recent update to its comprehensive outdoor recreation plan. In the median guidelines for the most common activities found within recreational areas. Since recreational facilities demanded by Melbourne Village residents are representative of that found within typical Florida communities, the median guidelines were utilized to measure recreational facility demands. Melbourne

Village's recreational facility demands (ie., 1987) for popular recreational activities are denoted in Table 11.

Projected Future Recreational Needs  
§9J-5.014(2)(b), F.A.C.

Table 11 of this section describes the estimated demand for recreation facilities for the Town of Melbourne Village. The estimates were derived after considering existing and projected population and applying State standards for recreation facilities. Based on the National Standard of ten (10) acres of recreation land for every one thousand (1,000) residents, the Town of Melbourne Village exceeds these standards. As noted in the Future Land Use Element, the build out population is estimated to be 1266, which still exceeds the National Standards mentioned above.

The Town of Melbourne Village generally has an abundance of land resources that may be used for recreation. The 1983 Recreation and Open Space Element has cited the possible need for a tennis court and racquetball court to supplement the existing recreation facilities within Melbourne Village. By applying the Department of Natural Resources Recreational Standards to the Town of Melbourne Village population projections, an additional shuffleboard court may be needed within the Town depending upon the demand upon the existing facility. As noted earlier, existing or projected deficiencies in recreational lands or facilities is not anticipated due to the fact that these demands can and will be met by facilities in surrounding communities.

Planned Future Parks and Open Space Systems  
§9J-5.014(2)(c), F.A.C.

The Town of Melbourne Village presently has no plans for future parkland acquisition. As was noted in the previous section, the Melbourne Village is approaching build out and the demand for future parklands is not anticipated in the foreseeable future.

Standards of Evaluating Recreation Resources

The standards used in evaluating the Town of Melbourne Village are consistent and compatible with State Department of Natural Resources Standards and the State's Recreation Plan. Table 12 and Table 12A of this section incorporates standards for recreation land area and service characteristics by facility type.

Table 11

Estimated Recreation Facility Demand  
Town of Melbourne Village, Florida

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FACILITY	ESTIMATED DEMAND FOR FACILITIES			
	1987	1990	1995	2000
Tennis Courts	0	1	1	1
Racquetball Courts	0	1	1	1
Basketball Courts	0	0	0	0
Softball Diamonds	0	0	0	0
Swimming Pools	0	0	0	0
Golf Course	0	0	0	0
Boat Ramps	0	0	0	0
Football/Soccer Field	0	0	0	0
Shuffleboard	1	1	1	1

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SOURCE: Application of the 1987 Department of Natural Resources Recreational Standards to the Town of Melbourne Village population projections. The numbers in the demand columns are cumulative and do not represent net estimates of need.

NOTE: These projected demands were identified in the 1983 Comprehensive Plan and may be met by facilities outside the Town of Melbourne Village.

Table 12

Site Guidelines for Recreation  
Resources and Facilities.  
Town of Melbourne Village, Florida

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PARK FACILITY	LOCATION	SERVICE AREA/ POPULATION SERVED	AREA PER 1,000 POPULATION	FACILITIES
Equipped Play Area and Tot Lot	Neighborhood adjacent to elementary school when feasible.	2-3 block area / up to 2,500	1/2 acre	Play apparatus areas, benches & open space landscaping, picnic tables optional.
Neighborhood Park	Neighborhood area adjacent to elementary school when feasible	1/4 - 1/2 mile / up to 5,000	2 acres	Play apparatus areas, recreation buildings, sports fields, paved multi-purpose courts, senior citizens area, picnic area, open or free play area, landscaping.
Community Park	Designed to serve residents of a group of neighborhoods adjacent to Jr. or Sr. high school when feasible	1/2 to 3 miles / up to 5,000	2 acres	All the facilities found in a neighborhood park plus facilities to service the entire family. Pools, softball/ baseball fields, tennis courts, play areas, picnic areas, passive & active recreation areas, & recreation building.
Urban Open Space	Urban Areas	1/4 - 1/2 mile	1 acre	Passive recreation area, trails and commemorative structures optional.
Urban-District Park	In a large urban area or on its periphery	30-40 minutes driving time / one for each 50,000	5 acres	Play apparatus areas, restrooms, hiking and riding trails, nature center, boating, swimming, picnic areas and sports fields.
Regional Park	On the periphery of an urban area	30 minutes to 1 hour driving time / over 100,000	20 acres	Camping, nature and bridle paths picnicking, & other facilities not requiring intensive development.
Beach Access with Parking	Within 1/4 mile of coastal beach in an urban area or on its periphery, 1 access / 1/2 mile of shoreline		1/2 acre	Walkways, parking and restrooms optional.

SOURCE: State of Florida, Outdoor Recreation Resource and Facility Site Guidelines, Table 6.5. "Outdoor Recreation in Florida, 1987".

TABLE 12 A

RECREATIONAL FACILITY STANDARDS

Town of Melbourne Village

ACTIVITY	RESOURCE/FACILITY	MINIMUM POPULATION SERVED
Golf	18-hole golf course	25,000
Tennis	Tennis court	2,000
Baseball/Softball	Baseball/softball field	3,000
Football/Soccer	Football/soccer field	4,000
Handball/Racquetball	Handball/racquet ball court	10,000
Basketball	Basketball court	5,000
Swimming (pool)*	Swimming pool	8,700
Shuffleboard	Shuffleboard court	1,000

\* Based on a standard community swimming pool measuring 81 x 60 feet (4,860 square feet).

SOURCE: Standards are based on Florida Department of Natural Resources recommended median guidelines for recreational facilities.

Prepared: September, 1988

INTERGOVERNMENTAL COORDINATION INVENTORY  
§9J-5.015, F.A.C.

Pursuant to the requirements of Section 163.177(6)(f), F.S., and §9J-5.015, F.A.C., this section provides an inventory of intergovernmental coordination processes and procedures for the Town of Melbourne Village.

INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS  
§9J-5.015(1), F.A.C.

This subsection presents an inventory of the intergovernmental coordination process.

Inventory of Existing Intergovernmental Coordination Mechanics  
§9J-5.015(1)(a)(b), F.A.C.

This section provides an inventory of governmental entities which have formal or informal relationships with the Town of Melbourne Village. The inventory provides a brief description of the coordination mechanism, indicates the subject, and the office with primary responsibility for coordination. The following section §9J-5.015(2) also addresses specific multi-jurisdictional intergovernmental coordinatino issues and provides a more substantive evaluation of these issues. In addition, the Comprehensive Plan Data Inventory and Analysis for the functional elements of the Plan provides more specific information on multi-jurisdictional issues surrounding land use, traffic circulation, housing, public facilities, recreation and open space, conservation, and capital improvements. Finally, the Comprehensive Plan Goals, Objectives, and Policies for each Element of the Comprehensive Plan present a pro active approach for refining the intergovernmental coordination process in order to promote and further the resolution of intergovernmental issues and/or conflict.

- (1) Independent Special Districts. No Independent Special Districts exist solely within the corporate limits of the Town. Residents of the Town have received an ad valorem tax assessment on services provided by several Independent Special Districts operating within Brevard County, including the Town of Melbourne Village. These districts include the Brevard County Housing Authority, Brevard Soil and Water Conservation District, Sebastian Inlet Tax District.

The Town has maintained a policy of coordination with the Brevard County School Board to ensure that educational facilities are available to the residents of Melbourne Village. There are no schools located within the corporate limits of the Town. The residents of Melbourne Village utilize facilities in Melbourne and West Melbourne for their educational needs. According to Town staff, there have been no coordination problems with the School Board in the past and none are anticipated in the future.

The function of these districts are cited in the 1988 Proposed Brevard County Comprehensive Plan. Those statements included in this Plan which explain the general function of the respective districts are incorporated herein by express references. All of the above stated Independent Special Districts were authorized through special acts or statutes enacted by the Florida Legislature. The Town provides information and referral services on an as needed basis in support of these districts through the Office of

the Mayor, the Town Clerk, and the Building Official. No formal intergovernmental agreements or joint organizational structures exist between the Town and these special districts. Similarly, no records exist which identify the precise frequency of interaction between the Town and respective special districts. Finally, no records exist which describe the nature of issues which may have been coordinated in the past.

The Brevard County School Board and the Town coordinate planning activities pursuant to §235.193, F.S.. The Town's baseline data on population, housing, and land use is available to the School Board for purposes of coordinating issues underlying the location, timing, and design of new facilities intended to service existing and future school age children within the Town.

- (2) Water Management Districts. St. Johns Water Management District is a Multi-County Independent Special District responsible for the management and use of water resources in the St. John's River basin. The water management district has regulatory authority over the use of land and may require administrative review and permitting of development proposals pursuant to §373, Part II, Permitting of Consumptive Use of Water, Part III, Regulation of Wells, Part IV, Management and Storage of Surface Waters, F.S., and Section 40.C-21, Water Storage, F.A.C.. A development proposal may be required to obtain a consumptive use permit, management and storage of surface water permit, underground injection well or construction permit pursuant to the above cited Florida Statutes and Codes. The St. Johns Water Management District, Department of Resource Management in Melbourne has primary responsibility for coordination of these permitting procedures. The Town Building Official maintains principal liaison with the St. Johns River Water Management District.
- (3) East Central Florida Regional Planning Council. The East Central Florida Regional Planning Council (ECFRPC) has the responsibility for developing regional growth management policies for East Central Florida. The ECFRPC has authority to regulate "developments of regional impact" (DRI's) within its jurisdiction pursuant to Chapter 380, F.S.. Developments of Regional Impact are developments that have a substantial effect on the health, safety or welfare of citizens in more than one County. The ECFRPC has the authority to ensure that DRI's are consistent with the adopted level of service requirements and the ECFRPC's regional policies. The ECFRPC development recommendations are integrated into the DRI Development Order. The ECFRPC located in Winter Park is the primary office responsible for the coordination of these activities.

Pursuant to §163.3184, F.S., the ECFRPC also has the authority to review comprehensive plans, or portions thereof, in order to ensure consistency with the Regional Plan's goals, objectives, and policies. Similarly, the ECFRPC is responsible for identifying inconsistencies in policies of local plans and those of the ECFRPC Regional Plan. The ECFRPC may also submit recommendations to the State requesting modifications to local plans. The Building Official is the Town's principal liaison on technical issues surrounding the Town's Comprehensive Plan and regional planning activities.

The Planning Board and the Town Commission maintain responsibility for managing policy issues surrounding regional planning activities.

- (4) Department of Environmental Regulation. The Department of Environmental Regulation (DER) is the State permitting agency having regulatory authority over the use of areas within the waters of the State, pursuant to §403.813, F.S.. A dredge and fill permit is required for dock and seawall construction, channel or canal dredging, muck removal and filling wetlands pursuant to §403.813, F.S.. A Mangrove Alteration Permit is required for development in mangrove areas. A developer is required to obtain approval from DER prior to site plan approval for a large scale development within the Town of Melbourne Village. The DER, Orlando District office is responsible for the coordination of these permit applications. The Building Official is the Town's principal liaison with DER.
- (5) Department of Natural Resources. The Department of Natural Resources (DNR) protects and conserves Florida's natural resources and manages State owned lands and aquatic preserves. The DNR Bureau of Environmental Land Management, Division of Recreation and Parks, is responsible for the management of the designated Indian River Aquatic Preserve which extends from Malabar south to the City of Vero Beach. Although Melbourne Village does not border the Indian River, residents of the Town utilize this area. Pursuant to Section 18-20, F.A.C., DNR has the regulatory authority to comment on DER Dredge and Fill Permit Applications to ensure that State owned submerged bottom lands (including grassbeds and aquatic life) will not be adversely impacted by construction activity. The DNR office in Melbourne reviews and comments on technical aspects of the application, and the Board of Trustees of the Internal Improvement Trust Fund reviews the application for final approval.
- (6) Department of Community Affairs. The Department of Community Affairs (DCA) provides technical assistance to local governments in the areas of housing, community development, resource planning and management, community services, land and water management, public safety, as well as in emergency management, preparedness and post-disaster recovery. The DCA administers a variety of grant programs designed to assist local governments in improving their capabilities and service delivery systems.

The Town maintains a FY 1986-87 local assistance contract with DCA which provides funding for the update of the Comprehensive Plan pursuant to §9J-5, F.A.C.. The Planning Board Chairman is the project director for this update, while the Town Clerk maintains principal liaison with DCA on this activity. The Town also carries out routine coordination with DCA on matters involving review and evaluation of Developments of Regional Impact (DRI's). The Building Official maintains principal liaison with DCA on matters involving DRI's.

- (7) Department of Transportation. The Department of Transportation (DOT) directs planning functions and project coordination for Florida's transportation system. The DOT has the authority to direct design, construction, maintenance, and related activities of Florida's highways. The DOT is responsible for the maintenance of U.S. 192, the major east-west transportation corridor immediately south of the Town of Melbourne Village. The DOT has some regulatory authority over the use of and along State roads,



including setting design standards for curb cuts on the State's major highway system. The Deland District 5 DOT Division of Roads and Bridges office is the governmental entity responsible for such coordination. The Town's Building Official maintains principal liason with FL-DOT.

- (8) Florida Game and Freshwater Fish Commission (GFWFC). The Town of Melbourne Village coordinates with the Florida Game and Freshwater Fish Commission on matters concerning fish and wildlife management issues. The GFWFC reviews projects which may have potential impacts on local fish and wildlife habitat. The Town also coordinates its comprehensive planning activities with the GFWFC in order to achieve appropriate management perspectives of issues potentially impacting wetlands and related habitats. Sites known to be utilized by endangered species are of particular interest to the GFWFC.
- (9) Florida Department of Agriculture and Consumer Affairs (DACA). The Town of Melbourne Village coordinates with the DACA, Division of Forestry as well as the Agricultural Agent-Extension Service which maintain personnel within Brevard County. The Town staff and residents receive technical assistance, consumer related services, and publications which address a broad range of special services provided by these service entities.
- (10) Florida Department of State. The Town of Melbourne Village coordinates with the Florida Department of State primarily in managing issues relating to State archives and records, historic sites and properties, libraries, and fine arts. The Florida Department of State, Division of Archives, History and Records Management lists locally significant historic and archaeological sites within the State. The Department of State is also the Town's principal source for obtaining rules and regulations promulgated by State agencies. Similarly, the Town coordinates with the Department of State in carrying out regulatory procedures of State administrative law which require interaction with the Department of State.
- (11) Florida Department of Health and Rehabilitative Services (HRS). The Town coordinates with HRS District 7, Orlando office, on issues surrounding the delivery of rehabilitative, social, medical services and special needs for the residents of Melbourne Village.

In addition, the Town coordinates with HRS on matters related to public health and environmental controls. The local HRS office is charged with managing a broad range of issues including septic tank regulation, water quality, pollution control, and mobile home and group home licensing.

- (12) Adjacent Local Governments. The Town of Melbourne Village is adjacent to West Melbourne, Melbourne, and Brevard County. The Town's Planning Board coordinates its growth management with all surrounding governments. Transportation improvements, impact fees, fire protection, library services, law enforcement, and land use policies are issues which continue to be coordinated by both the Town Planning Board, Building Official and Mayor and County agencies. The Town has entered into Interlocal Agreements for mutual assistance in the provision of protective fire and police services with Melbourne, West Melbourne, and Brevard County. However, no other formal agreements or forums for intergovernmental coordination exist for promoting resolution of multi-jurisdictional issues.

The goals, objectives, and policies for intergovernmental coordination include the establishment of a Brevard County Intergovernmental Steering Committee. The approach has been coordinated jointly with Brevard County. In addition, the goals, objectives, and policies within not only the Intergovernmental Coordination Element, but also the Land Use, Traffic Circulation, Housing, Conservation, Recreation and Open Space, and Capital Improvement Elements contain proactive approaches for preventing and/or resolving specific multi-jurisdictional issues.

The Town of Melbourne Village and surrounding governments have worked together to insure compatible adjacent land uses for areas where the municipalities share corporate limits. Continued interaction between Melbourne Village and West Melbourne, Melbourne and Brevard County will mitigate future incompatibilities between the governments.

- (13) Utility Companies. The Town of Melbourne Village is presently serviced by four (4) utility companies and the City of Melbourne.

Florida Power and Light (FPL) Company provides electricity to the Town of Melbourne Village. An ordinance adopted by the Town in 1960 and amended in 1977 granted a thirty (30) year, renewable franchise to FPL. Coordination of services are accomplished through this agreement, and the Melbourne office of FPL has the primary responsibility for ensuring this coordination.

Southern Bell Telephone and Telegraph Company provides telephone service to Melbourne Village. An ordinance adopted by the Town in 1959, granted Southern Bell a thirty (30) year, renewable franchise to supply communications facilities to Melbourne Village. The office with primary responsibility for coordination is located in Cocoa.

Florida TV Cable, a Division of the American Television and Communications Corporation, was granted a fifteen (15) year renewable franchise in 1979 to supply cable television to the Town of Melbourne Village. The Melbourne office of Florida TV Cable (Cablevision of Central Florida) is the office with primary responsibility for supplying cable television services to the Town of Melbourne Village.

Harris Sanitation, Inc., provides garbage and trash collection and removal to the Town of Melbourne Village. An ordinance adopted by the Town in 1982, granted Harris Sanitation, Inc., a five (5) year, renewable franchise to supply solid waste service to Melbourne Village. This agreement expires on December 31, 1987. The office with primary responsibility for coordination is located in West Melbourne.

The City of Melbourne provides potable water to Melbourne Village. An ordinance adopted by the Town in 1969, granted a thirty (30) year franchise to Melbourne. Coordination of services are accomplished through this agreement, and the City of Melbourne Utilities Department. A more detailed description of the coordination between Melbourne and Melbourne Village will be presented in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of this document.

INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS  
§9J-5.015(2), F.A.C.

This section provides an analysis of the intergovernmental coordination mechanisms, problems, and needs within the Town of Melbourne Village.

Effectiveness of Existing Coordination Mechanisms  
§9J-5.015(2)(a), F.A.C.

This subsection provides an analysis of the effectiveness of the existing intergovernmental coordination mechanisms. This analysis has been divided into four (4) separate categories to insure proper coverage of the coordination mechanisms that are utilized within the Town of Melbourne Village.

Intergovernmental Agreements

The Town of Melbourne Village has a number of written and verbal agreements with adjacent communities. With the exception of the potable water service agreement with the City of Melbourne, which will be discussed later, these agreements will be described herein.

Brevard County has agreed to supply fire and emergency services to the Town of Melbourne Village on an as needed basis. These services are coordinated through the Brevard County Sheriff's Communication Center which routes calls to the appropriate emergency service entity, and the Melbourne Village police department. The Melbourne Village police department verbal agreements with the City of West Melbourne, Melbourne, and the Brevard County Sheriff's Department to provide coordinated response within each others jurisdiction.

The only problem cited by the Town's staff with the existing coordination mechanisms is with the Supervisor of Elections. Coordination of information and the timing of information delivery has not been adequate in the past. The Town of Melbourne Village should express its concerns to the Supervisor of Elections and attempt to rectify the situation.

Joint Planning and Service Agreements

The Town of Melbourne Village has coordinated some of its planning with adjacent municipalities. Concerns such as traffic circulation, adjacent land uses, preservation of natural areas, and adequate public facilities have all been addressed as area issues and not on a city-by-city basis.

As noted in the inventory section of this Element, the Town of Melbourne Village has a number of service franchises with adjacent communities and private companies in the area. The Town has received adequate service from all of their franchise agreements and expects to continue to be served by these entities. In the event that the Town is required or desires to connect to a sanitary sewer system, provisions and agreements with the City of West Melbourne for service are recommended.

There have not been any problems noted by the Town concerning the coordination of joint planning or service (franchise) agreements. All indications show that these groups and agreements have been effective in the past and are expected to remain effective.

## Special Legislation

There has been no special legislation by the State of Florida concerning the Town of Melbourne Village exclusively.

## Joint Meetings or Work Groups Used to Further Intergovernmental Coordination

The Town of Melbourne Village and its officials are active in a number of work groups which are used primarily for intergovernmental coordination.

The South Brevard Coordinating Council (SBCC) is sponsored by the Melbourne Area Chamber of Commerce and Melbourne Village has taken an active part in the Council. The Mayor and one other Town official with an interested citizen represent Melbourne Village on the SBCC. This group was established to coordinate the planning and rule making of South Brevard area local governments, and insure compatibility between the municipalities.

The Town of Melbourne Village is also well represented on the Brevard League of Cities, which is a special interest group comprised of elected officials from throughout Brevard County. The individuals represent their respective communities and utilize their combined efforts to lobby on specific issues at the State level.

In addition to these groups, the Town of Melbourne Village has supported both the St. Johns River Water Management District purchase of environmentally sensitive lands around the St. Johns River Basin; and the South Brevard Water Authority plans for the development of an Osceola County potable water well-field.

## Specific Problems and Needs Which Would Benefit from Improved Intergovernmental Coordination §9J-5.015(2)(b), F.A.C.

The Town of Melbourne Village has identified a number of issues that should be addressed in the near future to insure compatibility between Melbourne Village and adjacent local governments. These issues are delineated below.

### Drainage

The Town's staff has identified the need for a Master Drainage Plan. As noted in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, Melbourne Village is serviced by the Crane Creek Drainage District which is maintained by Brevard County. Coordination between Melbourne Village and the other local governments that are serviced by the Drainage District is encouraged to establish a Master Drainage Plan Study program which would determine the effects of the individual municipalities as they affect the entire system. Delineation of specific problem areas can then be dealt with in a timely and efficient manner.

### Sanitary Sewer

The continued multiple family and commercial development on the southern end of the Town may be required to connect to the West Melbourne sanitary sewer system. Coordination between Melbourne Village and the City of West Melbourne on this

issue in the near future will assure that adequate facilities are available when needed. The presence of an existing contract will assist the town in negotiations for additional sanitary sewer service if and when Melbourne Village is required or desires, to connect to a centralized sanitary sewer system.

### Recreation and Open Space

The residents of Melbourne Village regularly utilize recreational facilities within the Cities of Melbourne and West Melbourne. These areas provide alternative recreational opportunities which are not available within the Town. An agreement to allow reciprocal usage of each municipalities resources at resident rates may be reached between the communities. Efforts to establish this type of agreement should be initiated by the Town of Melbourne Village if deemed feasible by the residents.

### Comprehensive State and Regional Policy Plan Consistency §9J-5.015(2)(c), F.A.C.

In previous sections of this Element have presented an inventory and analysis of entities with whom the Town of Melbourne Village coordinates multi-jurisdictional issues surrounding growth, development, and resource conservation. In addition, the Comprehensive Plan Data Inventory and Analysis for each functional element of the Plan identifies and analyzes issues having multi-jurisdictional impacts. Finally, the Comprehensive Plan Goals, Objectives, and Policies for each functional element of the plan provide a proactive approach for refining the intergovernmental coordination process in order to promote and further the resolution of intergovernmental issues and/or conflict.

The growth and development proposed in the Town's Comprehensive Plan, including such impacts or areas of concern as land use, traffic circulation, housing, public facilities, resource conservation, recreation, and open space, and capital improvements, have been received for consistency with the plans of adjacent local governments of the City of Melbourne, the City of West Melbourne, and Brevard County. In addition, these aspects of the Plan have also been reviewed for consistency with the State and East Central Florida Regional Planning Council Comprehensive Plans.

Appendices A and B identify specific goals, objectives, and policies of the State and Regional Comprehensive Plans, respectively, which are applicable to the Town of Melbourne Village. Also, within Appendices A and B, matrices are presented which identify the particular goals, objectives, and policies contained in the Town's Comprehensive Plan which are designed to promote and further the intent of applicable State and Regional Comprehensive Plan goals, objectives, and policies.

### Intergovernmental Coordination on Areas of Critical State Concern §9J-5.015(2)(d), F.A.C.

There are no areas within the Town of Melbourne Village which have been designated as Areas of Critical State Concern. The Town has been declared a Bird Sanctuary by the Florida Department of Natural Resources (FDNR) and as such should continue to coordinate its activities with FDNR as needed.

## CAPITAL IMPROVEMENTS INVENTORY AND ANALYSIS

This section provides an inventory and analysis of the capital improvements needed by the Town of Melbourne Village pursuant to the requirements of §163.177(6)(f), F.S., and §9J-5.016(1)(2)(a-d), F.A.C.

### CAPITAL IMPROVEMENTS DATA REQUIREMENTS §9J-5.016(1), F.A.C.

This subsection presents an inventory of the public facility needs, existing revenue sources and funding mechanisms as they apply to the Town of Melbourne Village.

#### Public Facility Needs §9J-5.016(1)(a), F.A.C.

The public facility and infrastructure needs as identified by Town staff have been inventoried and are presented herein.

The Town of Melbourne Village has identified the following capital improvements and expenditures which will be needed by 1992.

1. Addition to the Town Garage. There is an existing deficiency in the amount of covered parking and work area within the present Town Garage. Melbourne Village has determined that expanding the present area from approximately 750 square feet of enclosed floor area to approximately 1500 square feet of enclosed floor area will connect this existing deficiency.
2. Purchase of One Maintenance Vehicle. The need for a standard sized pick-up truck for use by the Town's Supervisor of Maintenance has been identified as a need for Melbourne Village within the next five (5) years.
3. Purchase of a Personal Computer. Melbourne Village has identified the need for a personal computer system to deal with the day-to-day operation of the Town in the short-term planning period.
4. Purchase of Emergency Vehicles. The replacement of one (1) and possibly two (2) police vehicles will be necessary within the next five (5) years.
5. Road Resurfacing. The largest capital expenditure needed by the Town of Melbourne Village will be the resurfacing of the roads within the Town. This project is expected to begin in four (4) to five (5) years and may extend into the second planning period (past 1992).
6. Traffic Control System. The Town has identified the need for a traffic signal at the intersection of Dayton Boulevard and U.S. 192.

#### Public Education and Health Systems §9J-5.016(1)(b), F.A.C.

There are no public education or public health systems located within the Town of Melbourne Village. The residents of the Town are serviced by facilities in adjacent municipalities.

Existing Revenue Sources and Funding Mechanisms  
9J-5.016(1)(c), F.A.C.

The existing revenue sources and funding mechanisms available to the Town of Melbourne Village for capital improvement financing have been inventoried herein. Since each service is dependent to some extent on the General Fund for financing capital improvements, the following summary includes an inventory of revenue sources applicable to that fund.

General Fund Revenue Sources

1. Ad Valorem Taxes. These are taxes on non-exempt property. The millage rate from Melbourne Village recently dropped from 2.969 to 2.567 in 1988.
2. State Revenue Sharing. This tax is distributed by State statute to Melbourne Village. The amount is based on the population of the Town.
3. Interest. Investments are made through the State Board Administration, State of Florida banks within the State of Florida, and Federal Securities. This allows interest revenues to be maximized.
4. Franchise Fees. The Town of Melbourne Village receives a contracted percentage from all of the service companies who operate within the Town. This fee is based upon the number of subscribers and their usage of the utility.
5. Building Permits. Revenue from building permits and occupational licenses.
6. Trust Fund Revenues. A trust fund will be established for the Town of Melbourne Village upon the sale of fifteen (15) acres of commercial land on the southern end of the Town. The Town will then receive a specified amount annually to use for general matters.
7. Others. Non-major sources of revenue from general government charges and fees.

Specific individual service sources of revenue have been listed below as they apply to the Town of Melbourne Village.

Law Enforcement Revenue Sources

1. Participation in the General Fund. Money from the General Fund is distributed to the Police Department on an allocation basis.
2. Fines and Forfeitures. Revenue from fines, confiscated property and evidence reports are placed into the law enforcement fund.

Parks and Recreation Revenue Sources

1. Participation in the General Fund. Money from the General Fund which is used for the maintenance of the parklands.

## Transportation Revenue Sources.

1. Participation in the General Fund. Money is transferred from the General Fund to the Roadway Fund for resurfacing needs.
2. Gas Tax. Brevard County returns to Melbourne Village a portion of the six cents (6¢) tax it has levied on gas consumption. The percentage is based on the Town's population and can be used only for transportation related improvements.

### CAPITAL IMPROVEMENTS ANALYSIS REQUIREMENTS §9J-5.016(2)(a-f), F.A.C.

This subsection presents an analysis of the fiscal implications of the identified capital improvements needs within the Town of Melbourne Village.

### Current Local Practices that Guide Capital Improvements §9J-5.016(2)(a), F.A.C.

Because the Town of Melbourne Village does not maintain any public facilities other than the local roads, their ability to guide the timing and location of construction, extension or increases in capacity of these public facilities. As has been stated earlier, the Town is quickly approaching build-out. The Town has adequately timed the development by using normal permitting and inspection procedures.

### General Fiscal Implications §9J-5.016(2)(b), F.A.C.

The Town of Melbourne Village has identified the need to resurface their roadways within the next ten (10) years. The Town has begun setting aside funds to pay for the resurfacing project.

Although the Florida Department of Transportation and Brevard County have determined that there is not a sufficient need for a traffic control system at the intersection of Dayton Boulevard and U.S. 192, the residents of Melbourne Village have cited the need for the signalization of this intersection. The Town has a verbal agreement with the developer of the fifteen (15) acres of commercial land in the southern portion of the Town to provide a traffic light at this intersection at no cost to Melbourne Village.

Both of these capital improvements have been addressed by the Town in an efficient manner and pose no significant phasing problems due to the relatively inexpensive nature of the improvements. The other capital expenditures identified earlier in this Element represent normal maintenance or upgrading that can be anticipated by a municipality.

### Costs and Timing of Needed Capital Improvements §9J-5.016(2)(c)(e), F.A.C.

This subsection shall estimate the costs of those capital improvements and expenditures that were identified in the inventory portion of this Element. Table 13 delineates the improvements as cited by Town staff and projects estimated costs and the timing of these projects.



The only existing deficiency cited within the Town of Melbourne Village was the need for additional covered parking and work area at the Town Garage. Expansion plans have been drafted and the project is scheduled for completion by early 1988.

Impacts of Public Education and Health Care Improvements  
§9J-5.016(2)(d), F.A.C.

As has been stated earlier, the Town of Melbourne Village does not have any existing public education or public health care systems. The residents have obtained adequate service from adjacent communities for both of these services. Based on the near built out nature of the Town, the construction of neither of these facilities is anticipated within Melbourne Village.

Assessment of the Town's Ability to Finance Improvements  
§9J-5.016(2)(f), F.A.C.

This section shall be used to assess the Town's ability to fund the capital improvements listed in Table 13. The assessment process shall estimate the Town's revenues and apply these to the identified improvements. Estimation of Melbourne Village's revenue was done by the Town staff and is based on information currently available. The development of the commercial tract of land in the northeast corner of the U.S. 192 and Dayton Boulevard intersection was not included herein due to the variability and uncertainty surrounding the exact specifications of the proposed shopping center and affect it will have on the Town.

Projected Revenues and Expenditures

Table 13 shows those capital improvements which have been identified by the Town as being needed by 1992. Table 14 provides a listing of the projected revenues for this time period.

Revenue figures consider/include: 1) yearly increases of 10% above the roll back millage rate; 2) some increases in property values by the Tax Assessor; 3) minimal increases in utility taxes; and 4) an overall 5% compounded yearly factor for projected revenue. These projections were calculated by Town staff for the Finance Committee's consideration.

The Town does not presently levy impact fees on new development, nor does it levy user fees for the use of any public facilities. Whereas the Town is almost built-out, the implementation of an impact fee program now or in the future would not represent a financially feasible revenue source. Since there are only twelve (12) acres of undeveloped land in the Town, and since no new commercial land has been established in the Future Land Use Plan, funds collected from an impact fee program would exceed the cost to develop and administer such programs.

The Town does participate in Brevard County road impact fees. However, funds collected by the Town are placed into the impact fee trust, and the County Metropolitan Planning Organization determines which projects receive such funding.

TABLE 13

COSTS AND TIMING OF NEEDED CAPITAL IMPROVEMENTS  
Town of Melbourne Village, Florida  
August, 1987

<u>Project</u>	<u>Estimated Cost</u>	<u>Timing</u> <sup>1</sup>
Addition to Town Garage	\$7,500.00 to \$15,000.00 <sup>2</sup>	1990
Maintenance Vehicle (with lift bed)	\$10,000.00 to \$15,000.00 <sup>3</sup>	1990
Other Maintenance Equipment	\$4,000.00 to \$6,000.00 <sup>4</sup>	1990
Computer System	\$6,000.00 to \$10,000.00 <sup>5</sup>	1991
Drainage Study	\$10,000.00 to \$20,000.00 <sup>4</sup>	1991
Emergency Vehicle(s)	\$9,680.00 to \$18,520.00 <sup>6</sup> per vehicle	1992
Road Resurfacing	\$18,000.00 to \$25,000.00 <sup>7</sup> per mile	1992
Traffic Control System	Average Cost/\$25,000.00 <sup>8</sup>	Dependent upon development of commercial property.

<sup>1</sup> The timing of these projects has been projected based upon staff comments.

<sup>2</sup> Based on current (1987) building costs of \$10.00 to \$20.00 per square foot for the South Brevard area.

<sup>3</sup> Based on current (1987) market price of vehicles in South Brevard area as described by Town staff.

<sup>4</sup> Based on current (1987) market prices as described by Town staff.

<sup>5</sup> Based on current (1987) market price and dependent upon hardware and software options purchased.

<sup>6</sup> Based on Florida Advisory Council on Intergovernmental Relations document: A Compilation of Infrastructure Indicators, August, 1986.

<sup>7</sup> Based on City of Melbourne 1987 road resurfacing costs. NOTE: The Town of Melbourne Village has approximately seven (7) miles of roads.

<sup>8</sup> Based on Florida Advisory Council on Intergovernmental Relations document: A Compilation of Infrastructure Indicators, August, 1986. NOTE: As stated earlier, the Town of Melbourne Village will probably not incur any of this expense.

Table 14

Projected Revenues 1987 - 1992  
Town of Melbourne Village, Florida

FISCAL YEAR	87/88	88/89	89/90	90/91	91/92
<b>REVENUES (1)</b>					
Ad Valorem Tax	\$44,448.00	\$46,725.53	\$49,090.43	\$51,579.80	\$54,193.65
Franchise Tax	\$17,100.00	\$17,976.21	\$18,886.03	\$19,843.74	\$20,849.34
Utilities Tax	\$12,500.00	\$13,140.50	\$13,805.58	\$14,505.66	\$15,240.74
Occupational License	\$1,200.00	\$1,261.49	\$1,325.34	\$1,392.54	\$1,463.11
Building Permits	\$4,500.00	\$4,730.58	\$4,970.01	\$5,222.04	\$5,486.67
Sales Tax	\$29,100.00	\$30,591.09	\$32,139.39	\$33,769.18	\$35,480.45
Cigarette Tax	\$3,593.00	\$3,777.11	\$3,968.28	\$4,169.51	\$4,380.80
State Beverage Tax	\$817.00	\$858.86	\$902.33	\$948.09	\$996.13
County Gas Tax	\$19,200.00	\$20,183.81	\$21,205.37	\$22,280.69	\$23,409.78
State Revenue Sharing	\$34,092.00	\$35,838.88	\$37,652.78	\$39,562.16	\$41,566.99
Miscellaneous	\$500.00	\$525.62	\$552.22	\$580.23	\$609.63
Interest Earned	\$11,501.00	\$12,090.31	\$12,702.24	\$13,346.37	\$14,022.70
Fines & Forfeitures	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Trust Fund	\$16,200.00	\$26,500.00	\$35,700.00	\$44,400.00	\$54,100.00
L.G.C.P. Grant	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$205,751.00</b>	<b>\$217,200.00</b>	<b>\$235,900.00</b>	<b>\$255,100.00</b>	<b>\$274,800.00</b>

(1) - These projections were calculated assuming a continuation of the present (fiscal year 1987/1988) revenue sources and funding levels. Addition or deletion of any revenue source or sources may alter these projections.

Projected expenditure are shown in Table 15. These expenditures represent the operating expenditures for the Town to fiscal year 1992. Expenditures for capital improvements are shown in Table 13.

#### Debt Service Obligations

The Town of Melbourne Village does not have any debt service obligations at the present time and is not expected to incur any obligations in the long term future.

#### Debt Capacity

As noted in Table 14, the Town of Melbourne Village has adequate revenues to effectively provide services and improvements to the Town without incurring debt service obligations or assessing the residents for these improvements. The installation of a sanitary sewer system or expanded water or traffic facilities is not anticipated through 1992. It should be noted that the roadway repaving project has been classified as a maintenance project and not expansion of an existing facility.

TABLE 10

PROJECTED EXPENDITURES

Town of Melbourne Village

OPERATING EXPENSES	FISCAL YEAR				
	87/88	88/89	89/90	90/91	91/92
Administration	\$37,337	\$37,636	\$37,937	\$38,240	\$38,546
Operating Expenses	\$42,147	\$42,484	\$42,824	\$43,167	\$43,512
Public Safety	\$68,730	\$69,200	\$69,834	\$70,373	\$70,956
Public Works	\$32,207	\$32,465	\$32,724	\$32,986	\$33,250
Others	\$30,207	\$30,449	\$30,692	\$30,938	\$31,185
<b>TOTAL</b>	<b>\$210,628</b>	<b>\$212,313</b>	<b>\$214,012</b>	<b>\$215,724</b>	<b>\$217,449</b>

SOURCE: Town of Melbourne Village  
 PREPARED: September, 1988

NOTE: Capital Improvement estimated costs are shown in table 13.

