

City Update

Christy Fischer, Planning Director

Space Coast Association of Realtors – February 6, 2023

2023 Revenue Forecasting

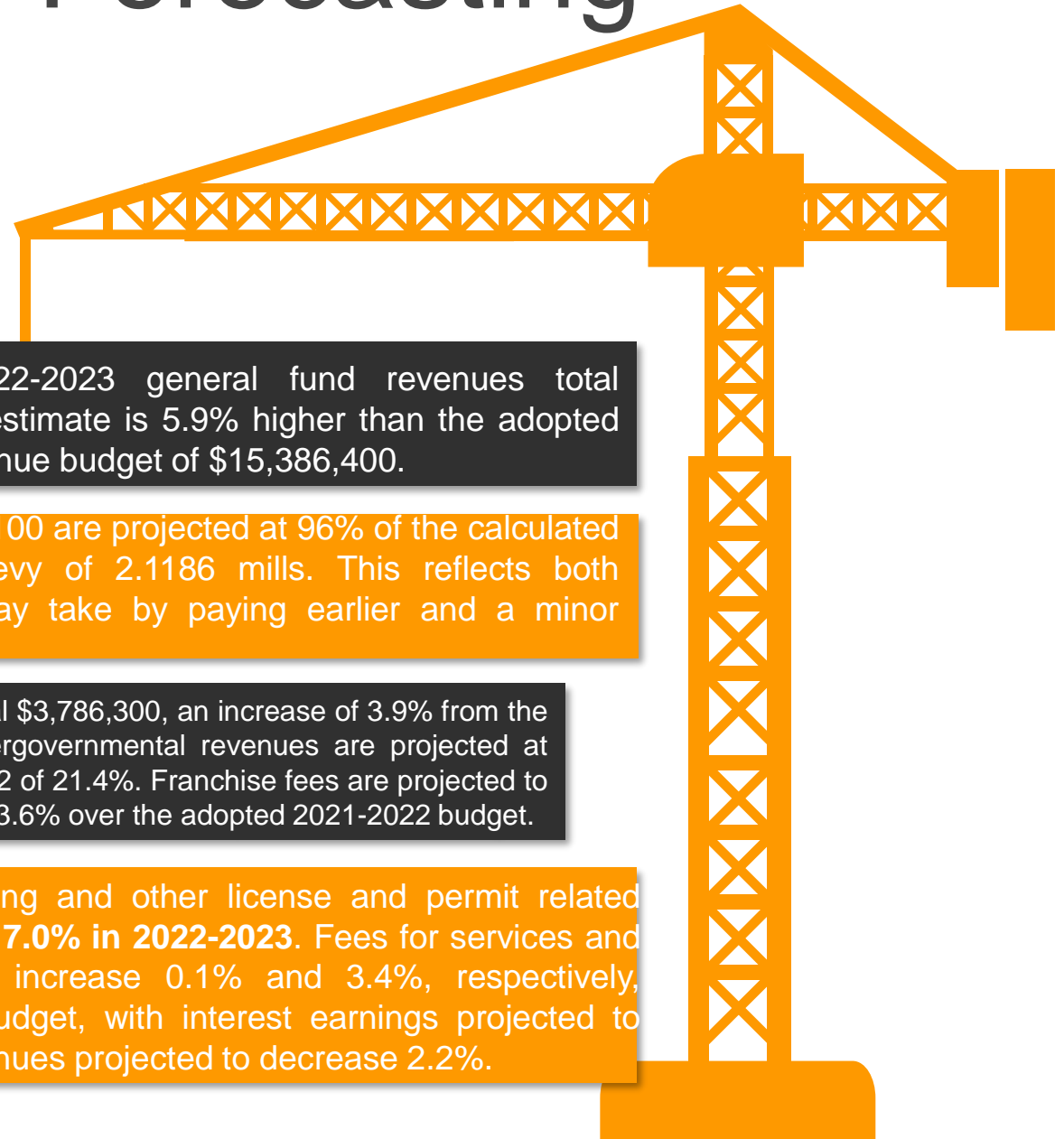


Projected Fiscal Year 2022-2023 general fund revenues total \$16,300,900. This revenue estimate is 5.9% higher than the adopted 2021-2022 general fund revenue budget of \$15,386,400.

Ad valorem tax revenues of \$5,125,100 are projected at 96% of the calculated tentatively adopted millage rate levy of 2.1186 mills. This reflects both discounts that property owners may take by paying earlier and a minor amount of delinquencies.

Utility tax revenues are projected to total \$3,786,300, an increase of 3.9% from the adopted 2021-2022 budget. State intergovernmental revenues are projected at \$3,677,500, an increase from 2021-2022 of 21.4%. Franchise fees are projected to total \$2,168,700. This is an increase of 3.6% over the adopted 2021-2022 budget.

Compared to the current budget, building and other license and permit related revenues are projected to **decrease by 17.0% in 2022-2023**. Fees for services and fines and forfeitures are projected to increase 0.1% and 3.4%, respectively, compared to the adopted 2021-2022 budget, with interest earnings projected to increase 132.0% and miscellaneous revenues projected to decrease 2.2%.



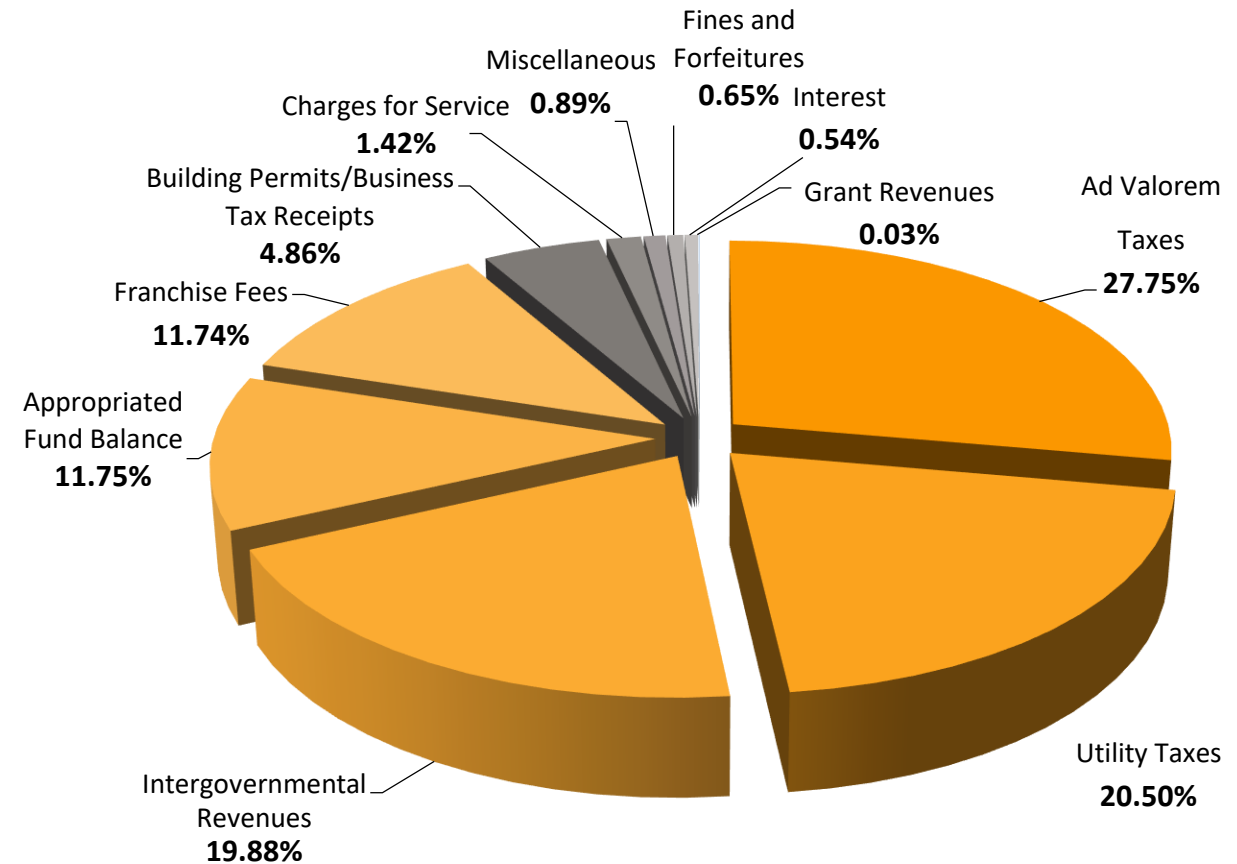
City Millage Rate

City millage rate is required to be determined by each local government each year. The West Melbourne City Council may enact a millage rate of guideline created in 2005 by per thousand dollars of taxable property value.

As indicated in this chart, ad valorem taxes are not the city's only source of revenues.

Although West Melbourne has one of the lowest millage rates in Brevard County and among similar sized cities throughout Florida, the City Council decided to roll back the 2020-2021 millage rate to the benefit of all property tax payers to 2.11

**General Fun Revenues
Fiscal Year 2021-2022**



Infrastructure Projects in our City

Capital Improvement Projects (CIPs) may positively impact development

Drainage

Repair and replacement of major pipes, culverts and other features; new municipal drainage pond to help older neighborhoods

Parks

Maintenance and renovations; Park System Master Plan

Roads

Road resurfacing; traffic signal at Norfolk Parkway and Shallow Creek Drive; traffic signal at Hollywood Boulevard and Imagine Way.

Schools

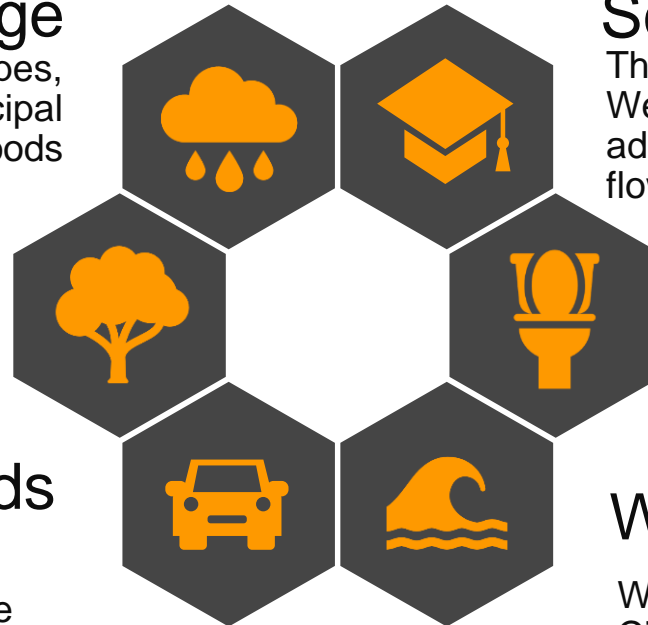
The School Board has plans for expanding the West Melbourne School for Science by adding additional classrooms and improving to traffic flow.

Sewer

Continued lift station rehabilitations; grant funded septic-to-sewer projects on Lake Ashley Circle, Dundee Circle and Manor Place; construction of treatment plant process improvement which is largely grant funded.

Water

Water line and water main replacements; the City is in the process of designing and constructing its own water plant instead of buying water in bulk from the City of Melbourne.



So, what is going on in our City?



City is promoting the idea of a Town Center

- The City REALIZES WITH no downtown area THERE IS NOT A SPECIFIC AREA that identifies the history of the area.
- Citizens embraced the notion that there should be a distinct area (in 2010 and again in 2016).
- Elected officials also expressed interest in having a unique town center like area (2013, 2015 and again in 2017) and specifically identified the Minton Road corridor south of City Hall.
- City staff has reached out to various developers since the City would rely on the private sector to build a thoughtful grouping of housing and commercial development to complement the multitude of existing civic uses.

Land uses

- Hammock Landing is almost built out (the large shopping center near Norfolk Parkway and Palm Bay Road).
- West Melbourne Interchange Center (the shopping center is gaining new users – Springhill Suites under construction and Sprouts Farmers Market).
- MARKET RATE APARTMENTS CONSTRUCTED (4 OF THESE) and 2 more are underway with plans submitted to the city.
- Big new developments near the interchanges are proposed.
- Hollywood Boulevard may be 4-laned in the next twenty years.
- The City is updating its comprehensive plan to reflect current ideas on sustainability, current Florida Statutes for growth management, and economic development.

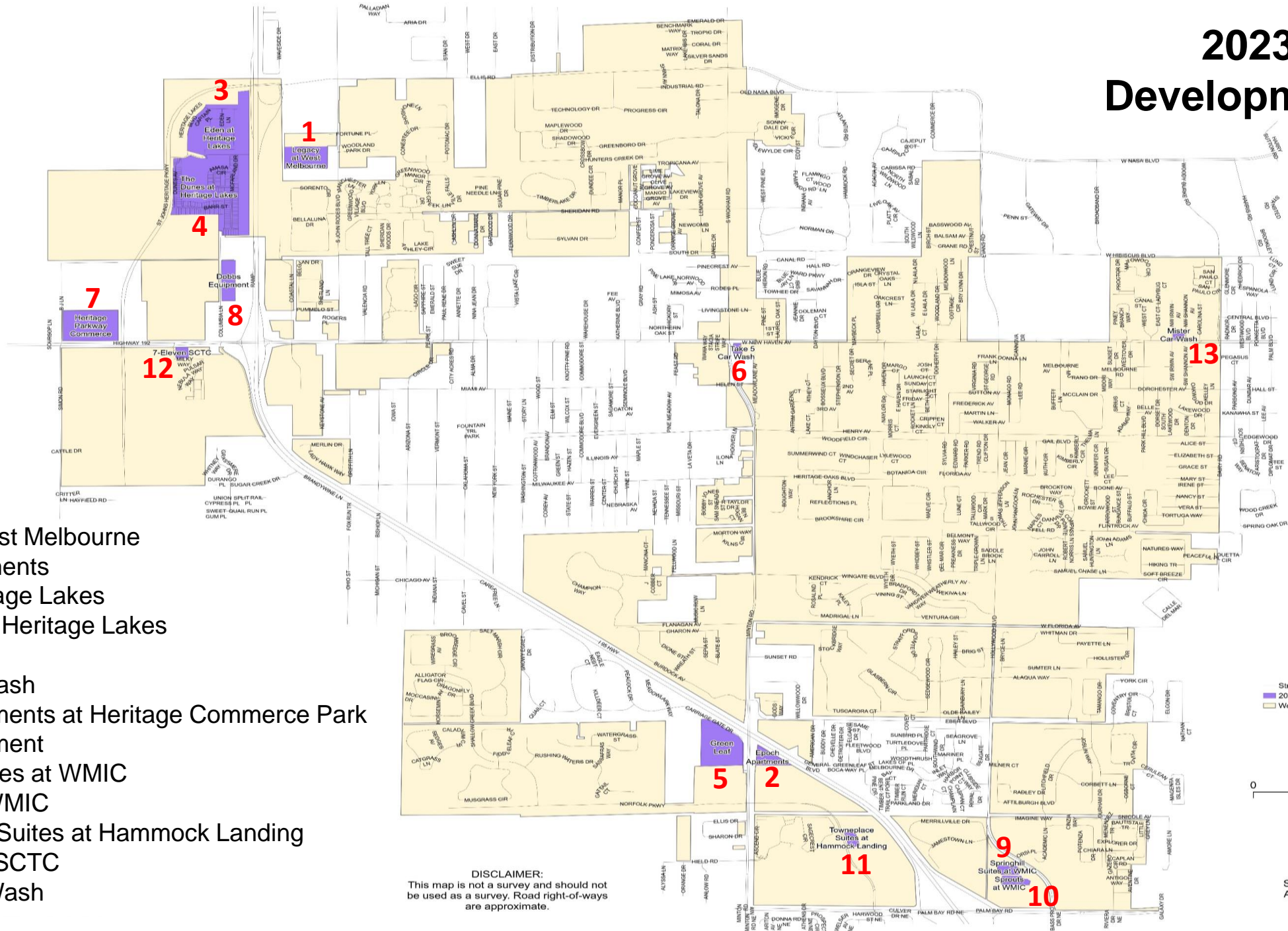
Interesting Facts

- Last year, our population was 28,857; This is an increase of 2,933 individuals from 2020.
- Every year the State of Florida checks in with cities and counties about how many miles of roads, public lands, and utilities are in the jurisdiction.

2023 Developments

Project Name	Type	Location	Project Details
Legacy at West Melbourne	Apartments	West side of John Rodes Boulevard, north of Sheridan Road	199 units on a total of 14.03 acres.
Epoch Apartments	Apartments	Adjacent to Promise in Brevard at the cross section of I-95, Minton Road and Norfolk Parkway	14.69-acre apartment complex will have 5 buildings with a total of 280 units.
Eden at Heritage Lakes	Apartment/Single Family	West of I-95, east of St. Johns Heritage Parkway and south of the Ellis Road interchange	275 cluster homes and 98 apartment homes for a total of 373 dwelling units.
The Dunes at Heritage Lakes	Single Family	Located west of I-95, east of St. Johns Heritage Parkway and north of US 192	73.66-acre property with a total of 146 lots
Greenleaf	Single Family	Located west of Minton Road on Carriage Gate Drive	55 single family lots on a total of 23.27 acres
Take 5 Car Wash	Car Wash	On the corner of Minton Road and US 192	4,164 square foot car wash express tunnel and a 1,196 square foot oil change building with two lanes
Integra Apartments at Heritage Commerce Park	Apartments	Northwest corner of St. Johns Heritage Parkway and US 192	16.02-acre gated apartment complex will have 10 multi-family residential buildings for a total of 319 units.
Dobbs Equipment	Light industrial equipment dealership	1705 Columbia Lane	23,514 square feet.
Springhill Suites at West Melbourne Interchange Center	Hotel	West Melbourne Interchange Center (across from Wal-mart on Hollywood Boulevard)	75,698 square feet with 128 rooms.
Sprouts at West Melbourne Interchange Center	Grocery Store	West Melbourne Interchange Center (across from Wal-mart on Hollywood Boulevard)	23,256 square feet.
Towneplace Suites at Hammock Landing	Hotel	In Hammock Landing, near the AMC CLASSIC West Melbourne 12	58,000 square feet with 95 rooms.
7-Eleven at Space Coast Town Center	Gas station	On the southeast corner of the intersection of Milky Way and US 192	4,840 square foot convenience store with 14 fueling stations on a total of 2.04 acres.
Mister Car Wash West Melbourne	Car Wash	1160 W. New Haven Avenue	5,381 square foot car wash tunnel with 22 vacuum stalls.

2023 Developments



An aerial, high-angle view of a suburban neighborhood. The houses are arranged in a grid-like pattern, with streets visible between them. Most houses are grey, but one house in the center-left is glowing yellow, standing out from the rest. The lighting is dim, suggesting dusk or dawn, with long shadows cast by the houses.

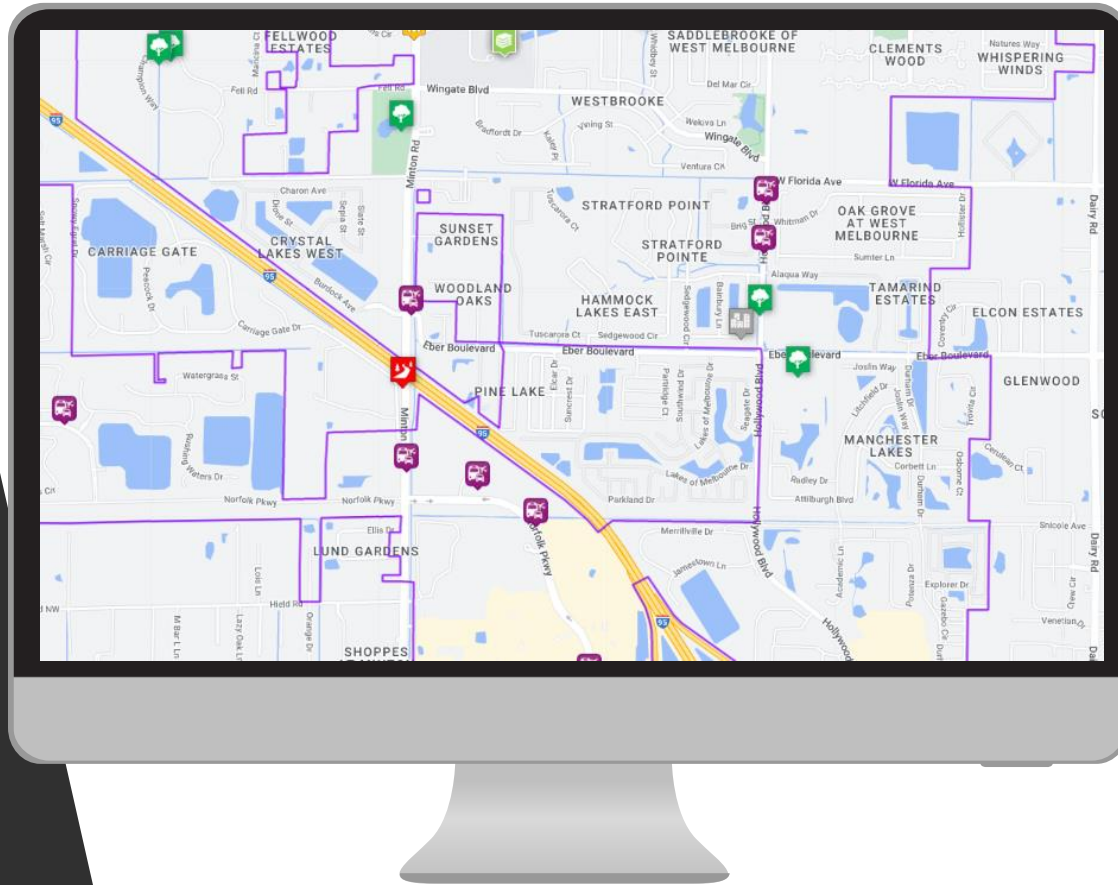
“As of the [2020 United States census](#), there were 606,612 people, 236,005 households, and 148,934 families residing in the county. ”
2023 Wikipedia

Housing Shortage

Brevard County has a deficit of 14,000 units
For households with 60% of the median income (\$63,632)

This does not even account for the deficit of housing for the median
income households – what is the solution?
Our current population in Brevard is estimated at 606,612

West Melbourne “Horizon 2030” Comprehensive Plan



The City's comprehensive plan was created in 2010 and has a twenty year horizon that embodies the City's community planning vision for the City's future.

This vision is based upon the needs, concerns and values of the community members and its leaders.

This vision is not created in isolation by just the professional planning staff, but rather most comprehensive plans are derived partially from the input of citizens, civic leaders, businesses, and other government agencies.

WE WANT YOUR INPUT!

West Melbourne Comprehensive Plan Update Workshops



On January 22 and 23, the City hosted the second set of public workshops for the Comprehensive Plan update. The goal of these workshops was to discuss the opportunities and constraints related to the initial themes from the first workshop as well as to share preliminary findings from the data and analysis. Since September, a total of 152 residents have shared their input on the long-range vision of the City in regards to land use, housing, transportation, infrastructure, recreation and conservation. From these public discussions, four core discussion themes have emerged:

1. Preservation of a “small town” feel and solidifying this as a key component of the identity for West Melbourne;
2. Economically focused and sustainable managed growth;
3. The City’s future should be rooted in the creation of multimodal mobility and accessibility, while honoring the unique tradition and role in the region as being highly welcoming of those with special needs; and
4. Continued diversification of civic and public facilities to meet evolving community needs.

As we continue with the Comprehensive Plan update, the third and final set of public workshops will be geared toward the final presentation of draft amendments for public comments. Due to the length of the document, three groupings of Elements will be presented on three separate dates and will be conducted as joint Local Planning Agency (LPA) and City Council workshops leading up to adoption hearings. For updates on the Comprehensive Plan rewrite process, please go to <https://www.westmelbourne.gov/>.



How Can I Help?



CITIZENS CAN VOLUNTEER

- City boards sometimes have vacancies (Planning and Zoning Board, Board of Adjustment).
- If there are planning exercises where we ask for participation, your voice matters.
- Other departments such as Police Department frequently needs volunteers.

OTHER WAYS TO HELP YOUR COMMUNITY

- Volunteer or help with other agencies (Example: Transportation Planning Organization).
 - Read the City's website periodically or call City Hall if you have a question.
 - Exchange ideas with staff (What do I want in my City?)
 - Attend meetings.
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