



West Melbourne
FLORIDA

Henry Ave.

seeking
mixed
use
project

**OPPORTUNITY
SITE**

13.29
acres

Minton Rd.

Heritage Oaks Blvd.

request for expressions of interest

Minton Road Town Center Development
full REI at www.westmelbourne.org

PROJECT CONTACT

Christy Fischer
p. 321-837-7778
f. 321-837-2390
cfischer@westmelbourne.org

SUBMITTALS DUE

07/17/2017
by email, fax
US mail or in person

ADDRESS

West Melbourne City Hall
2240 Minton Rd.
West Melbourne, FL 32904

**Minton Road Town Center Development
Request for Expressions of Interest (REI)**
City of West Melbourne, FL

Contact Person

Christy Fischer
Planning and Economic Development Director

Contact Information

Phone: 321-837-7778

Fax: 321-837-2390

Email: cfischer@westmelbourne.org

Address: West Melbourne City Hall, 2240 Minton Road, 2nd Floor, West Melbourne, Florida 32904

This is strictly a Request for Expressions of Interest from interested parties about their experience and ideas. There will be no award of contract based on responses to this REI. In no way does this request bind the City of West Melbourne to solicit proposals in the future. Please note that information submitted to the City of West Melbourne may or may not be used to develop a Request for Proposal (RFP) and should not be of proprietary or confidential nature.

YOU ARE INVITED TO SUBMIT INFORMATION ON THE FOLLOWING PROJECT:

Minton Road Town Center Development Project

GENERAL INFORMATION

- A. The City of West Melbourne (the "City") is seeking information from interested parties who may wish to partner in the City's initiative to encourage mixed use development of a ±13.29 acre property identified herein.
- B. If you have questions regarding this REI, please contact Christy Fischer at cfischer@westmelbourne.org.
- C. Interested parties are invited to prepare an information packet addressing the items listed under Submission Guidelines, below. These packets shall be submitted to Christy Fischer, Planning and Economic Development Director, located at West Melbourne City Hall, 2240 Minton Road, 2nd Floor, West Melbourne, Florida 32904, no later than July 17, 2017, at 3:00 p.m. eastern time.
- D. Please provide one (1) original and one (1) copy of your submittal. Mark your submittal envelope – REI #001 – MINTON ROAD TOWN CENTER DEVELOPMENT.
- E. This is strictly a Request for Expressions of Interest from interested parties about their experience and ideas. There will be no award of contract based on responses to this REI. In no way does this request bind the City of West Melbourne to solicit proposals in the future. However, if in the future, the City of West Melbourne does elect to solicit proposals, submittal of information pursuant to this request will not give any supplier any advantage in any solicitation.
- F. Please note that information submitted to the City of West Melbourne may or may not be used to develop a Request for Proposal (RFP) and should not be of proprietary or confidential nature.
- G. Suppliers may be contacted to discuss responses to this REI.
- H. All information provided by participants will be evaluated to determine the Scope of Work for a RFP that may be issued in the near future.

INTRODUCTION

The City of West Melbourne, Florida (the "City"), hereby gives notice pursuant to Part III, Chapter 163, Florida Statutes, of their request for information from private developers or any persons interested in the development of a property owned by the S&A Minton Road Corporation. The property has access to the Heritage Oaks Boulevard and Henry Avenue, and has approximately 732± feet of frontage on the east side of Minton Road.

The property is located on the east side of Minton Road, south of Henry Avenue, directly adjacent to the U.S. Post Office. The project property is approximately 13.29± acres in area. An aerial map is provided on the cover and a legal description is provided in Exhibit "A" of this REI. Current existing land use at the site consists of a wooded, vacant property with one potential wetland area. The Future Land Use Designation for the property is Commercial. An excerpt from the City's Comprehensive Plan describing the Commercial land use designation is provided in Exhibit "B." The property is zoned C-P, Commercial Parkway. A copy of the zoning district regulations is provided in Exhibit "C".

This property is included in the Minton Road Corridor Study issued in 2016 by an American Planning Association Community Assistance Planning Team. Copies of the study, as well as Minton Road Development Updates can be found at the links provided below in Section II of this REI. An excerpt from the Study regarding this particular site can be found in Appendix "D."

PURPOSE AND SCOPE

The purpose of this Request for Expressions of Interest (REI) is to determine if there is developer interest in the development of the property from interested parties with the financial and legal ability to carry out a development proposal meeting the vision of the Minton Road Corridor Study of creating a town center-type development.

Interested parties will be asked to submit a response providing information about their organization including contact information, background information on members and partners, and past development experience. Optionally, interested parties are encouraged to provide a brief description of their ideal use of the property.

Based on the response to this REI, a Request for Proposals (RFP) may be issued to the interested parties which will address in more detail, the planning, design, financing, construction, and project implementation for the site.

SCOPE

I. Development Project Goals

Consistent with all City plans and development regulations, the objective for the Minton Road Town Center Development site is to achieve a "place-making," mixed-use development project that adds to the economic prosperity of the City, encourages a multimodal design and improved mobility, provides a catalyst for quality development along the Minton Road corridor, and complements existing, surrounding uses. The City may be receptive to modifications to adopted plans and development regulations for the Town Center Development Property provided the modifications further the City's goals and objectives and are consistent with the City's Comprehensive Plan.

II. Property Information and Features

- The property is located on the east side of Minton Road, the north side of Heritage Oaks Boulevard, and has access to Henry Avenue. An aerial map is provided on the cover and a legal description is provided in Exhibit "A" of this REI.
- The total property is ±13.29 acres in area and consists of vacant, wooded land with a potential 3-4 acre wetland.
- The property has approximately 732 feet of frontage on Minton Road, 700 feet of frontage on Heritage Oaks Boulevard, and 75 feet on Henry Avenue. Vehicular access is possible from Henry Avenue and Heritage Oaks Boulevard. Access to Heritage Oaks Boulevard is through a recorded easement.
- The property has a Commercial Future Land Use designation and is zoned C-P (Commercial Parkway). The zoning district regulations are found in Exhibit "C".
- The property is located just outside of the City/County New Haven Corridor Community Redevelopment Area.

A copy of the Minton Road Corridor Study can be found at:

<https://www.planning.org/communityassistance/teams/westmelbourne/>

or at:

<http://www.westmelbourne.org/DocumentCenter/View/4525>

Minton Road Development Updates can be found at: <http://westmelbourne.org/index.aspx?nid=667>

INCENTIVES

Based on the quality of the proposed project, the City may provide incentives in the form of off-setting costs for a preliminary environmental survey and/or land surveying, or cost-sharing of infrastructure improvements that could serve the greater community. The City is engaged with Brevard County and other government agencies, including the East Central Florida Regional Planning Council, on mobility needs for the future of Minton Road.

SUBMITTAL GUIDELINES

The City requests the following content from interested developers:

- a. Full contact information so that the City may provide notice of any future opportunities;
- b. Developer & Project Experience - Submit information that documents the developer's capabilities and history of similar successful, infill developments, and any examples of experience with similar projects;
- c. Project Team Organization – Provide information about the development team's partners such as planners, architects, engineers, general contractors, real estate managers and other members that are integral to the developer's team.
- d. Optionally, the City may also be interested in a brief description or conceptual rendering of what the developer envisions can be developed at the property.

Additional Information

For additional information, please contact Christy Fischer at cfischer@westmelbourne.org.

Submittals will be accepted via email at cfischer@westmelbourne.org, FAX 321-837-2390, U.S. Mail or Overnight Delivery (West Melbourne City Hall, 2240 Minton Road, 2nd Floor, West Melbourne, Florida 32904), or in person; but, must be received no later than July 17, 2017, at 3:00 p.m. eastern time.

APPENDIX "A"

LEGAL DESCRIPTION

A PORTION OF LOTS 25 AND 26, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF WOODFIELD AT HERITAGE OAKS, PHASE 2 AS RECORDED IN PLAT BOOK 49 AT PAGES 54 THROUGH 56 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID WOODFIELD AT HERITAGE OAKS, PHASE 2 AND ALONG THE WEST LINE OF WOODFIELD AT HERITAGE OAKS, PHASE 1 AS RECORDED IN PLAT BOOK 47 AT PAGES 7 THROUGH 9 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 1,221.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE TO THE NORTH OF WHICH THE RADIUS POINT LIES NORTH 08 DEGREES 04 MINUTES 56 SECONDS WEST, A RADIAL DISTANCE OF 295.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09 DEGREES 17 MINUTES 34 SECONDS, A DISTANCE OF 47.85 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 23 SECONDS WEST, A DISTANCE OF 215.36 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 40 SECONDS WEST, A DISTANCE OF 149.14 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE TO THE NORTH, OF WHICH THE RADIUS POINT LIES NORTH 00 DEGREES 37 MINUTES 20 SECONDS EAST, A RADIAL DISTANCE OF 462.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 54 SECONDS, A DISTANCE OF 82.10 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 554.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 54 SECONDS; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 98.45 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 40 SECONDS WEST, A DISTANCE OF 128.45 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 42 MINUTES 20 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 15.66 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT OF WAY LINE OF MINTON ROAD (A PUBLIC RIGHT OF WAY); THENCE NORTH 00 DEGREES 19 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 732.79 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3615, PAGE 4648 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 675.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 462.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HENRY AVENUE (A PUBLIC RIGHT OF WAY); THENCE SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.19 FEET TO THE POINT OF BEGINNING.

APPENDIX B

FUTURE LAND USE DISTRICT SUMMARY

CITY OF WEST MELBOURNE, FL

West Melbourne Commercial Future Land Use Designation

Commercial (COM):

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

APPENDIX C

CITY OF WEST MELBOURNE ZONING CODE EXCERPT

DIVISION 8. - C-P COMMERCIAL PARKWAY DISTRICT

Sec. 98-361. - Intent.

The C-P commercial parkway district is intended to apply to areas located adjacent to a main highway approach to the city. The types of uses permitted and restrictions are intended to serve the needs of the motorist and provide an amenable impression of the city. Large lot sizes and other restrictions are intended to minimize frequent ingress and egress to the highway from abutting uses, thereby allowing the thoroughfare to serve its primary function of carrying an uninterrupted flow of traffic.

Sec. 98-362. - Principal uses and structures.

In the C-P commercial parkway district the following uses and structures are permitted for any use or group of uses that are developed, either separately or as a unit with certain site improvements shared in common and developed on a site of three acres or less:

- (1) Retail stores, sales rooms and display rooms, including places in which goods are produced and sold at retail on the premises.
- (2) Personal service establishments such as barbershops and beauty shops, laundry and dry cleaning pickup stations, tailor shops and similar uses.
- (3) Professional offices, studios, clinics, general offices, business schools and similar uses.
- (4) Hotels and motels.
- (5) Restaurants which are either:
 - a. Licensed by the state to sell alcoholic beverages and which hold such a license bearing the designation "SRX" as defined by the division of alcoholic beverages and tobacco of the state department of business and professional regulation; or
 - b. Licensed by the state for the sale of beer and wine for consumption only on the premises of such restaurant and which:
 1. Provide a minimum of 25 seats for the serving of meals.
 2. Receive more than 51 percent of the gross revenues of such restaurant from the sale of food.
 3. Maintain a kitchen for the preparation of all items of food on the regular menu at all times when beer or wine are available for sale.
 4. Offer for sale all items of food on the regular menu at all times when beer and wine are available for sale.
 5. Maintain a regular menu offering for sale bona fide meals including salad, entree and dessert at all times when beer and wine are available for sale.
- (6) Reserved.

- (7) Commercial recreation such as theaters, driving ranges, bowling alleys and similar uses except drive-in theaters.
- (8) Research, design and development activities and accessory laboratories, where:
 - a. The use does not involve:
 1. Operation of heavy machinery or equipment;
 2. Creation of noise, fumes, dirt, or dust; or
 3. Damage to or interference with other properties.
 - b. All work is done within the building.
 - c. No product is manufactured except purely incidental results of such research, design and development of activities for the purpose of these activities only and not for sale.
- (9) Plant nurseries and greenhouses, provided that no outside display of merchandise shall be contained within 20 feet of the existing roadway.
- (10) Retail stores using outside display areas, provided the following are met:
 - a. The area of outside display shall not exceed in size one-third the enclosed area of the principal structure.
 - b. The outside display area shall be treated with a hard material suitable for pedestrian traffic.
 - c. The outside display area may be open along the front of the lot but shall be effectively screened rendering the sides opaque in order to avoid any deleterious effect on adjacent properties.
 - d. The outside display area shall be considered the same as the floor area for the purpose of calculating off-street parking requirements and yard and lot coverage.
- (11) Public and private clubs and lodges, including golf courses and club and similar activities.
- (12) New and used motor vehicle, major recreational equipment and mobile home sales or rentals with accessory uses, subject to the following restrictions:
 - a. All outside areas where merchandise is displayed shall be paved.
 - b. All servicing and repair facilities except gasoline pumps shall be located in an enclosed structure.
 - c. There shall be no storage of junked or wrecked automobiles other than temporary storage for those awaiting repair. Such temporary storage shall be in an enclosed area, and the vehicles shall not be visible from outside the property.
 - d. Ingress and egress points shall not be placed so as to interfere with the movement of pedestrian traffic on public sidewalks.
- (13) Multiple-family dwellings which meet the lot, structure and density requirements of the R-3 district.
- (14) Telephone switching stations, electrical substations, and similar operational equipment used by public utilities. Where such a use is housed in a new structure specifically constructed for such use, the following shall apply:
 - a. Setbacks other than required elsewhere in this district:

1. Front: Ten feet from the property line.
 2. Rear: Ten feet from the property line.
 3. Side, interior: None, except where the use borders a single-family residential district, in which case the setback shall be ten feet.
 4. Side, corner: Ten feet from the property line.
- b. Landscaping: The site shall be sodded, and a continuous hedge of ligustrum, viburnum or eleagnus, a minimum of five feet in height upon planting, shall be provided around the entire perimeter of the site. An automated sprinkler system shall be installed to provide adequate irrigation for all plant materials on the site.
 - c. Minimum lot size: 1,200 square feet; minimum lot width; 30 feet; minimum lot depth; 40 feet.
 - d. Maximum building size: 200 square feet.

Sec. 98-363. - Accessory uses and structures.

The accessory uses and structures in the C-P commercial parkway district are the customary accessory uses of one or more of the principal uses clearly subordinate to the principal use, in keeping with the highway approach character of the district.

Sec. 98-364. - Conditional uses.

The conditional uses in the C-P commercial parkway district are as follows:

- (1) Veterinary hospitals and clinics, providing that the following conditions are met:
 - a. All areas used for boarding or temporary housing of animals shall be completely enclosed unless appropriate safeguards are constructed to control objectionable odors and/or noise, as determined by the board of adjustment.
 - b. Any area used for boarding or temporary housing of animals shall be buffered from all adjacent properties by a visual and aural screen, meeting the specifications of division 5 of article V of this chapter, and any other conditions required by the board of adjustment.
- (2) Drive-in theaters, providing that the following conditions are met:
 - a. Points of ingress and egress to the site shall be spaced at least 400 feet apart.
 - b. A visual screen, meeting the specifications of division 5 of article V of this chapter shall be provided to enclose the sides and rear of the parking areas.
 - c. The movie screen shall not be visible from any public street.
 - d. Adequate provisions shall be made for ingress stoppage lanes so as not to interfere with traffic or abutting streets.
- (3) Planned commercial development on a parcel three acres or more, subject to the provisions set forth in division 2 of article IV of this chapter.
- (4) Permitted uses or uses permissible by conditional uses exceeding 25 dwelling units per net residential acre.
- (5) Travel trailer campgrounds.

- (6) Radio and television broadcasting, telephone, cellular and other types of communication facilities as defined and provided for in division 10 of article V of this chapter.
- (7) Dry cleaning, laundry and dyeing establishments employing completely sealed and enclosed systems, providing the following are met:
 - a. Services shall be limited to services on the premises for individual consumers and customers and shall exclude commercial bulk dry cleaning and laundry services.
 - b. Use of materials and solvents shall be limited to those which do not require special fire prevention regulation as defined in the National Fire Prevention Association (NFPA) Code Book, sections 4101 and 4102.
 - c. The applicant shall file with the city documents certifying what chemicals and quantities of water, if any, will be discharged into the city sewer system.
- (8) Churches or places of worship within shopping centers, providing the following conditions are met:
 - a. Each church or place of worship shall provide information to the board of adjustment addressing the following to ensure church operation does not conflict with existing permitted uses by reducing available parking below city requirements or adversely impacting the permitted uses:
 - 1. Hours of operation.
 - 2. Distance between the church and any existing business licensed to serve or sell alcoholic beverages.
 - 3. Number of seats for the facility and unit size in square feet.
 - b. No vehicle in excess of 10,000 pounds gross weight may be stored on-site, except during passenger drop-off or pick-up.
- (9) New and used motor vehicle, major recreational equipment and mobile home sales or rentals with accessory uses, subject to the following:
 - a. All outside areas where merchandise is displayed shall be paved.
 - b. All servicing and repair facilities except gasoline pumps shall be located in an enclosed structure.
 - c. There shall be no storage of junked or wrecked automobiles other than temporary storage for those awaiting repair. Such temporary storage shall be in an enclosed area, and the vehicles shall not be visible from outside the property.
 - d. Ingress and egress points shall not be placed so as to interfere with the movement of pedestrian traffic on public sidewalks.
- (10) Service stations, subject to the following:
 - a. *Location:* Property shall have street frontage on an arterial or collector street as defined in the comprehensive plan, however no more than two service stations shall be located per intersection.
 - b. *Setbacks:* Canopies, service islands which contain gasoline pumps and other equipment, vents and tanks shall also follow setback requirements for this district.

- c. *Prohibited:*
 - 1. Outdoor display of merchandise that are not appropriately shielded from public streets.
 - 2. Striping, neon and illuminated panels.
 - 3. Exposed standard concrete block canopy and supports without architectural finish.
 - 4. Lights mounted on the fascia or top of the canopy.
 - 5. The rental of motorbikes and moving or travel trailers.
- d. *Architecture:*
 - 1. *Overall design.*
 - i. The design elements of the building, canopy and service islands shall be architecturally compatible (color, materials, massing, detailing and overall architectural design).
 - ii. The overall design of the facility shall be aesthetically compatible with surrounding properties.
 - iii. All amenities such as lighting fixtures, trash cans and other features shall be compatible with the design of the building.
 - 2. *Principle building.*
 - i. Unless used as part of an overall architectural design, flat roofs shall be prohibited.
 - ii. Storefront windows shall be broken into individual windows or groupings of windows by the use of columns or wall material. The intent is to prohibit the appearance of one large window spanning the entire length of the building.
 - 3. *Canopy.*
 - i. Canopy supports are encouraged to be at least 25 percent clad in brick, masonry, wood or other similar material that is compatible with the architecture of the building, however, staff recognizes metal supports are appropriate with certain architectural styles.
 - ii. Cladding of the supports must be proportioned to the height and scale of the canopy.
 - iii. All downspouts shall be integrated into the canopy structure.
 - iv. Canopy fascias shall be finished to match the building material and color.
 - v. Fascias shall extend 12 inches below light fixture lenses to block the direct view of the light sources from the property line.
- e. *Site layout:*
 - 1. Loading/unloading zones shall be located in such a manner on the site in order to completely separate those zones from customer parking areas and access lanes and aisles thereto.

2. Stacking lanes shall be located away from public streets and driveways so that queued vehicles do not block the flow of traffic on-site.
 3. Car wash or service bay openings shall be oriented away from public view and shall be accessed from the side or rear of the lot, where possible.
- f. A visual screen meeting the specifications of division 5 of article V of this chapter may be required along the rear and along the length of the sides of the site.

Sec. 98-365. - Prohibited uses and structures.

The prohibited uses and structures in the C-P commercial parkway district are as follows:

- (1) Residential uses, except those which are strictly accessory in nature to the permitted use and which conform to the regulations set out for the R-2 district.
- (2) Outdoor sales and/or display areas except as provided in this division and division 9 of article V of this chapter.
- (3) Manufacturing activities, transportation terminals, storage warehousing and other activities of a similar nature.
- (4) All uses not specifically or provisionally permitted in this division.
- (5) Any use not in keeping with the highway approach character of the district.
- (6) Nightclubs.

Sec. 98-366. - Lot and structure requirements.

The lot and structure requirements in the C-P commercial parkway district are as follows:

- (1) Minimum lot area: 22,500 square feet.
- (2) Minimum lot width: 125 feet.
- (3) Minimum lot depth: 125 feet.
- (4) Maximum building coverage: 25 percent.
- (5) Minimum floor area: 300 square feet.
- (6) Maximum height: 40 feet.
- (7) Minimum yard requirements for properties two acres or more:
 - a. Front: 50 feet.
 - b. Side, interior: 25 feet.
 - c. Side, corner: 40 feet.
 - d. Rear: 30 feet.
- (8) Minimum yard requirements for properties less than two acres:
 - a. Front: 25 feet.
 - b. Side, interior: 7½ feet.
 - c. Side, corner: 20 feet.

d. Rear: 15 feet.

(9) Minimum hotel room area: 300 square feet.

APPENDIX "D"

EXCERPT FROM MINTON ROAD CORRIDOR STUDY

NE Corner of Minton and Heritage Oaks Boulevard (approximately 15 acres). This property is located immediately south of the Post Office and has approximately 750 feet of frontage on Minton Road and is 700 feet deep.

Opportunities:

- This site is located closest to several of the primary civic uses in the corridor, including the Post Office, City Hall, and Police Department.
- Vehicular access can be taken off of both Heritage Oaks Boulevard and Henry Avenue.
- This site, along with the land at the SE corner of Minton and Heritage Oaks, creates the opportunity over time for a more significant Town Center covering the four corners around the Minton, Milwaukee, and Heritage Oaks intersection. That would entail a redevelopment of the Times Center shopping center and land assembly on the southwest corner.

Challenges:

- At 15 acres, the size of the site is somewhat small for a Town Center.
- The site is purported to have significant drainage issues and aerial photos appear to show a large wetland area that could significantly reduce the available land for development.
- Space should be reserved to provide buffering between a new Town Center development and the single-family development to the east.

Transportation Plans

Minton Road and West Melbourne are at the center of several significant transportation projects that are planned, programmed, or under construction. Each one will have an impact on the supporting multimodal transportation network and prospects for the Town Center. As these transportation projects advance, it will be important for the city and its partners to guide them toward supporting the connectivity and pedestrian orientation necessary for a Town Center to emerge and thrive in West Melbourne.

In the near term, Brevard County plans to spend \$1.7 million on a resurfacing project for Minton Road between US 192 and Eber Boulevard, creating an opportunity to address key issues related to pedestrian and bicycle safety through restriping and pavement markings. The city has requested an additional \$250,000 in additional upgrades, including intersection treatments at Milwaukee Avenue and US 192.

Brevard County and the Space Coast TPO have long planned for the Minton/Wickham Road corridor to be expanded to six lanes based on traffic growth projections. The 2040 Long Range Transportation Plan (LRTP) anticipates that today's volume of about 30,000 vehicles per day will grow to more than 50,000 vehicles per day, necessitating the additional through lanes.

Based on the availability of transportation impact fee revenues, the LRTP anticipates that widening of Minton Road will take place in period of from 2026 to 2030. Sufficient right-of-way for the six lanes is in place using the existing swale drainage area on either side of the road.

Minton Road functions as a regional arterial roadway connecting communities from southern to central Brevard County. The four-lane, county-maintained roadway is designed to move traffic through the community. It has a posted speed of 45 mph and separated turn lanes to enable access into adjacent development and east-west roadways.

The Minton Road Corridor is currently served by a fixed-loop transit route that picks up passengers every hour during peak periods and every half hour in off-peak periods. The route provides northbound-only service and provides connection to several other routes via the transfers at bus stops along the route.