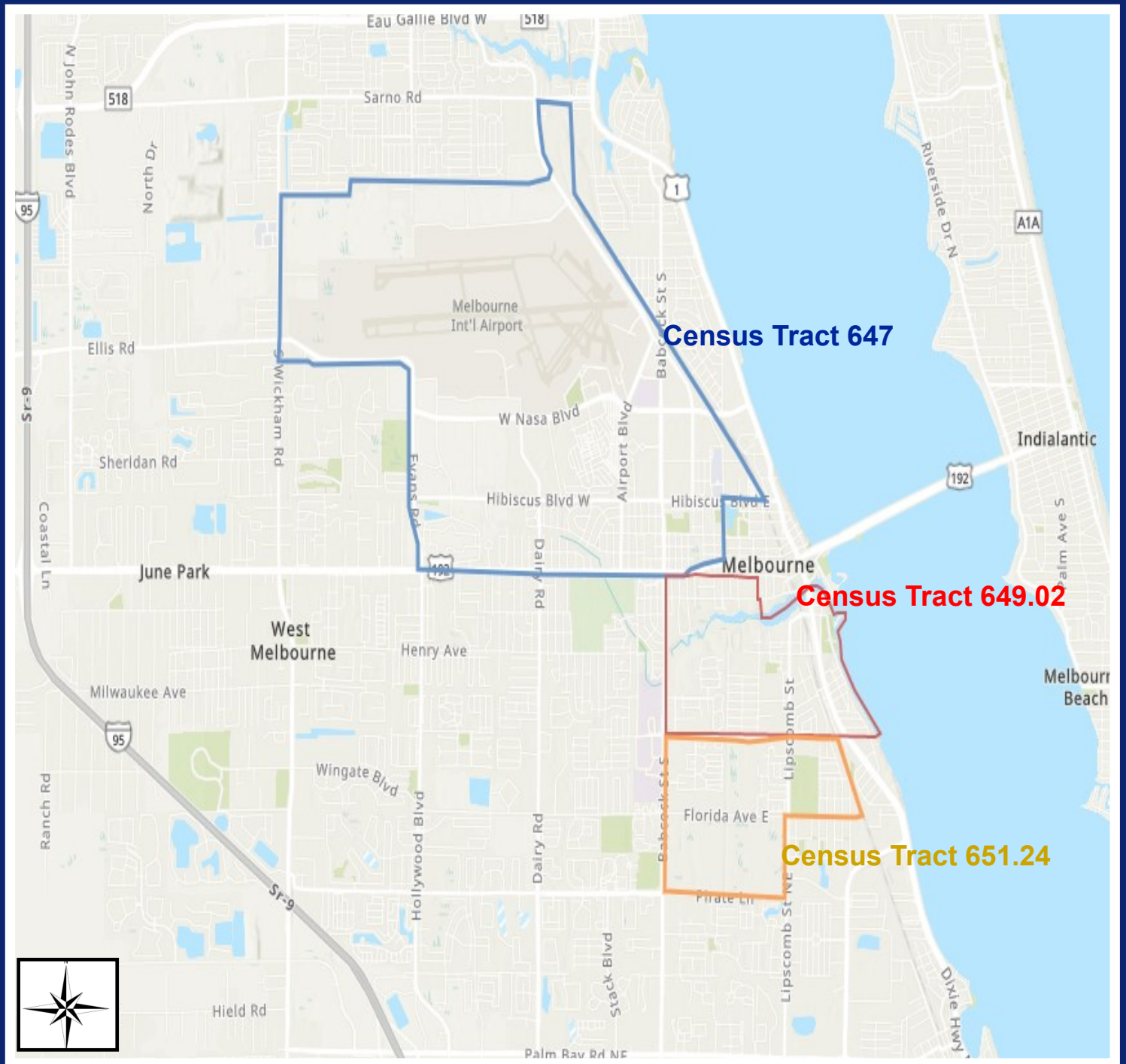


City of Melbourne Opportunity Zones Potential Infill Development Sites Brochure



Community Development Department
Economic Development Division
900 E. Strawbridge Avenue

City of
Melbourne
On Florida's SpaceCoast





City of Melbourne, Florida

- Population 84,373
- 51.4 Square Miles
- Water & Sewer Utility Provider
- FTZ #136
- SBA HUB Zones
- Melbourne Orlando International Airport
- 2 Municipal Golf Courses
- Florida Institute of Technology
- Balanced Community (Residential, Commercial, Industrial)
- Ranked #2 in Milken Institute's Best Performing Cities 2021
- Ranked #29 Nationally, US News and World Reports 125 Best Places to Live in the USA, 2018

Major Private Employers



NORTHROP GRUMMAN

ALSTOM



**Health
First**



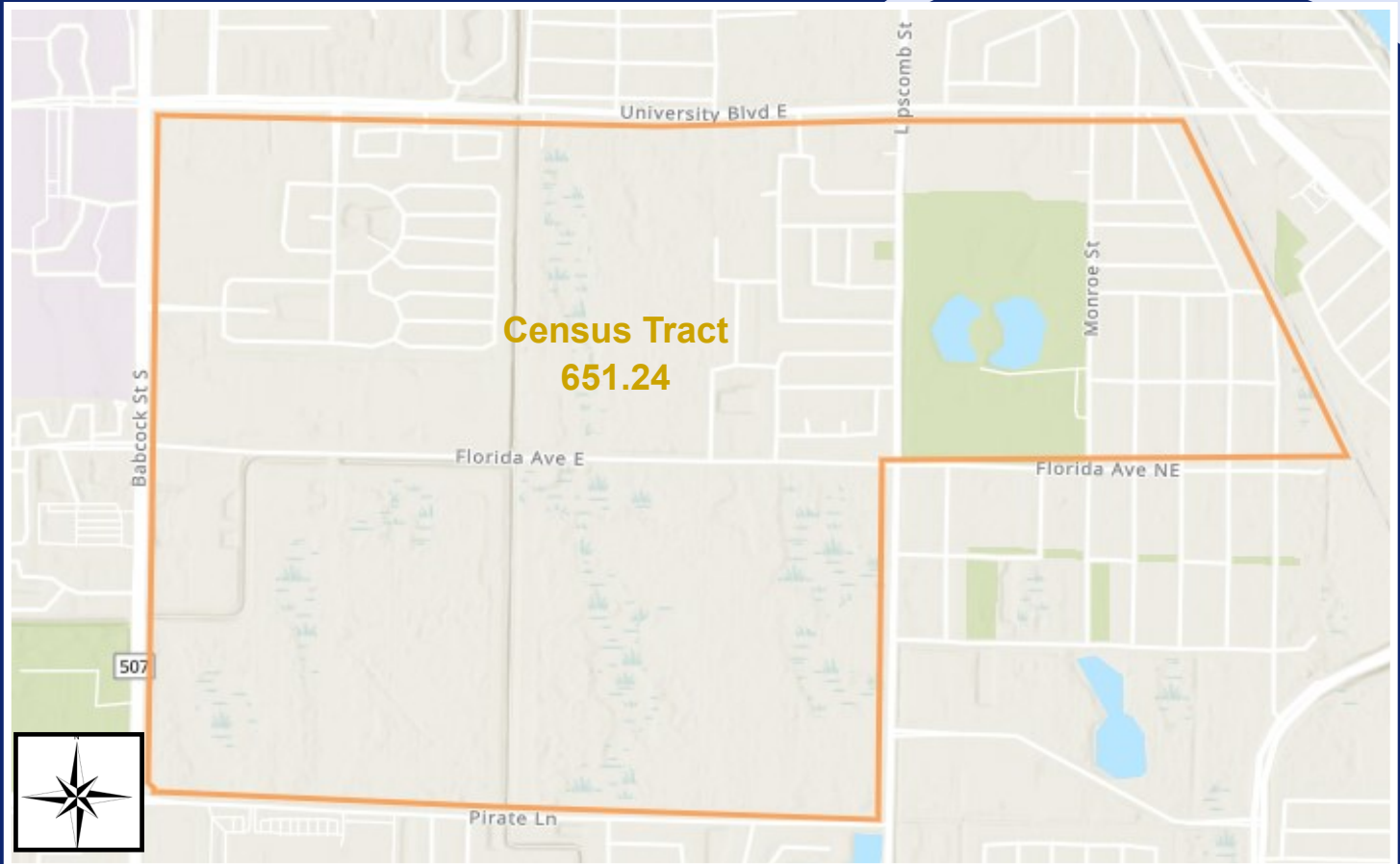
THALES

City of Melbourne Opportunity Zone

Potential Infill Development Sites

Census Tract 651.24

Area Limits: North– University Boulevard, South- Pirate Lane, West- Babcock Street, East– FEC Railroad



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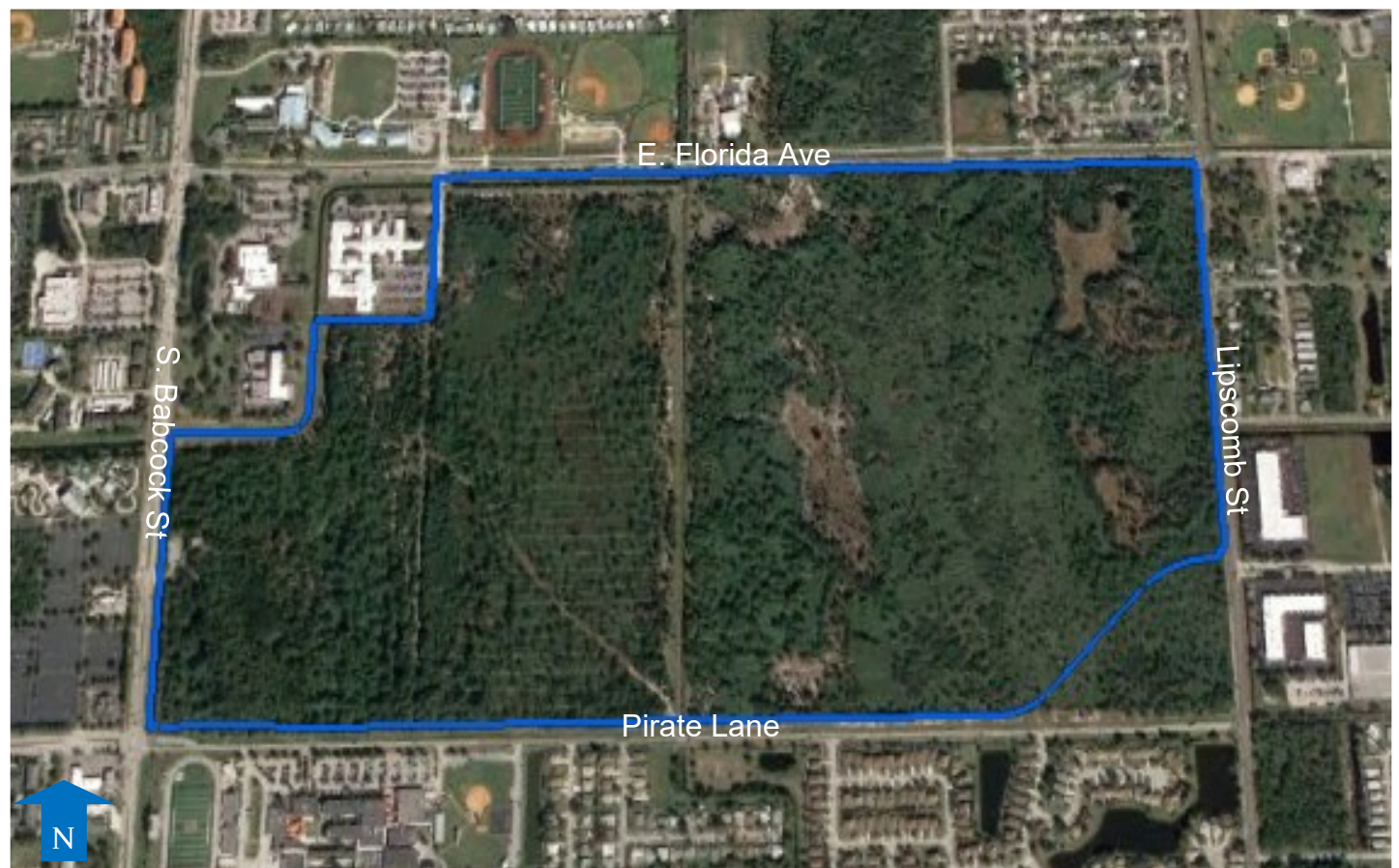


City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 651.24
Tax Account # 2827151
Acreage: 268 +/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-1
Future Land Use: Mixed Use
Maximum Density: 15 UPA
FAR: 1



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 651.24
Tax Account # 2824115
Acreage: 47.32 +/-
Current Owner: Private Owner
Height: 36' or conditional use

Zoning: R-1B & R-2
Future Land Use: Medium Density Residential & Mixed-Use
Maximum Density: 15 UPA (Mixed -Use)
FAR: 1



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City of Melbourne Opportunity Zone

Zoning Information

Zoning District	C-1	R-1B	R-2
Permitted Uses*	Multi-family Single-family Two-family/duplex Hotel Office Restaurant Retail	Single-family	Multi-family Single-family Two-family/duplex
Height	Four floors with maximum height of 48 feet	Three floors with maximum height of 36 feet	Three floors with maximum height of 36 feet single-family (SF) Four floors with maximum height of 48 feet for multi-family (MF)
Setbacks**	Front: 20 feet Side interior: 0 feet Side corner: 20 feet Rear: 15 feet	Front: 20 feet Side interior: 5 feet Side corner: 20 feet Rear: 25 feet	Front: 20 feet (SF) 30 feet (MF) Side interior: 7.5 feet (SF) 15 feet (MF) Side corner: 20 feet (SF) 25 (MF) Rear: 25 feet (SF and MF)

* Other uses may be permitted but are not shown.

** Additional greater setbacks required if abutting single family property.

City of Melbourne Opportunity Zone

Potential Infill Development Sites

Census Tract 649.02

Area Limits: North– 192 and Crane Creek, South– University Boulevard, West- Babcock Street, East– Indian River Lagoon



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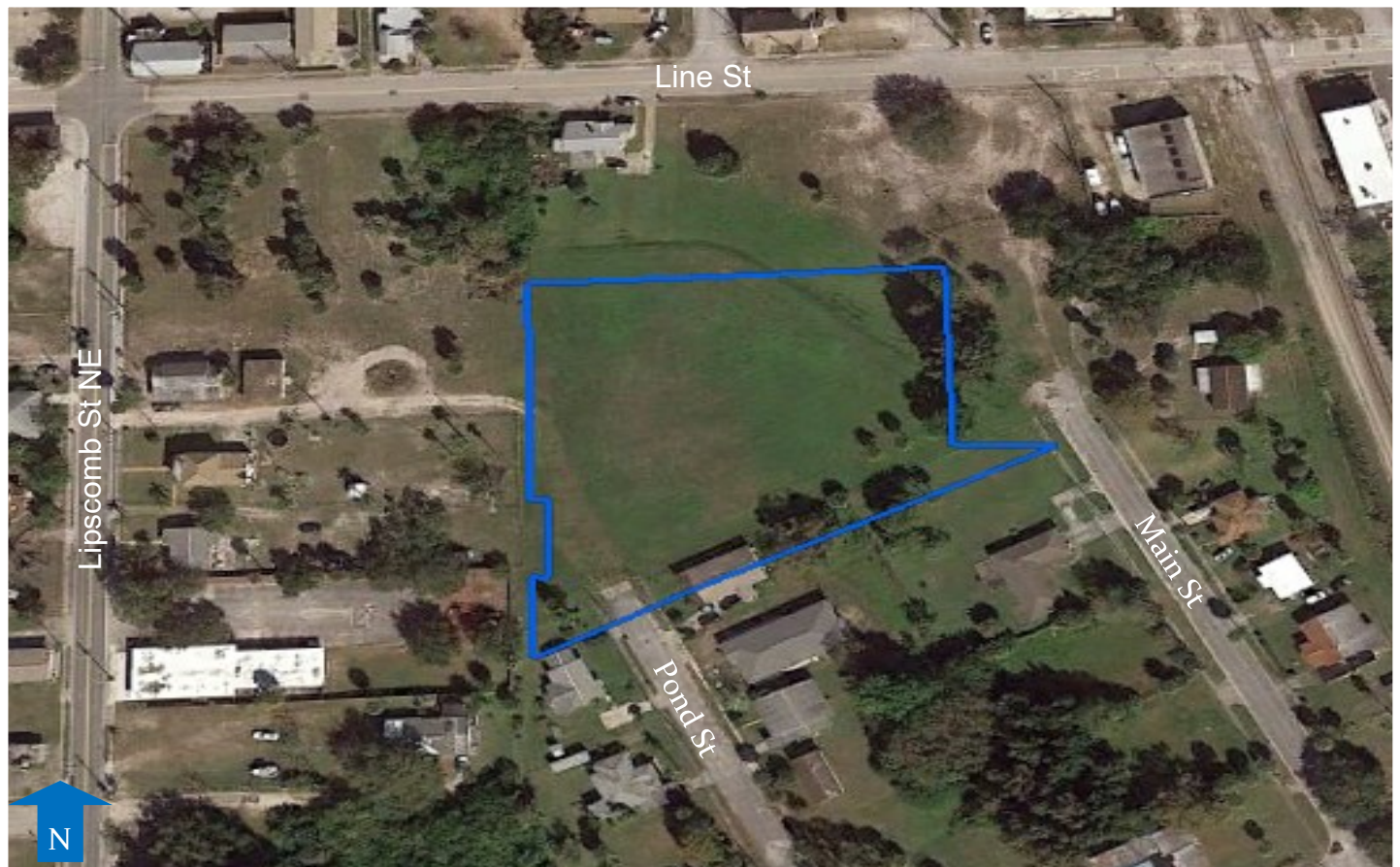


City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2825021
Acreage: 1.99+/-
Current Owner: City of Melbourne
Height: 36' or conditional use

Zoning: R-1A
Future Land Use: Low Density Residential
Maximum Density: 6 UPA



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02

Tax Account # 2824997

Acreage: 0.35+/-

Current Owner: City of Melbourne

Height: 48' or conditional use

Zoning: C-1

Future Land Use: Mixed-Use

Maximum Density: 15 UPA

FAR: 100



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2825190
Acreage: 0.66+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-R2
Future Land Use: Medium Density Residential
Maximum Density: 15 UPA



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2825185
Acreage: 1.47+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-R-2
Future Land Use: Medium Density Residential
Maximum Density: 15 UPA



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2825281, 2825282 and 2825283
Combined Acreage: 0.79+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-2
Future Land Use: Mixed-Use
Maximum Density: 100 UPA
FAR: 6



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2817064
Acreage: 0.61+/-
Current Owner: Private Owner
Height: 96' or conditional use

Zoning: C-3
Future Land Use: Mixed-Use
Maximum Density: 100 UPA
FAR: 6



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2816972
Acreage: 2.29+/-
Current Owner: Private Owner
Height: 96' or conditional use

Zoning: C-3
Future Land Use: Mixed-Use
Maximum Density: 100 UPA
FAR: 6



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2816969
Acreage: 0.88+/-
Current Owner: Private Owner
Height: 96' or conditional use

Zoning: C-C-3
Future Land Use: Mixed-Use
Maximum Density: 100 UPA
FAR: 6



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 649.02
Tax Account # 2824001

Acreage: 5.04+/-

Current Owner: Private Owner

Height: 36' for residential , 48' for commercial or conditional use

Zoning: R-1A & C-1

Future Land Use: Low Density Residential and Mixed-Use

Maximum Density: 15 UPA (Mixed-Use)

FAR: 1



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City of Melbourne Opportunity Zone

Zoning Information

Zoning District	R-1A	R-2
Permitted Uses	Single-family	Multi-family Single-family Two-family/duplex
Height	Three floors with maximum height of 36 feet	Three floors with maximum height of 36 feet Single-family (SF) Four floors with maximum height of 48 feet for multi-family (MF)
Setbacks*	Front: 20 feet Side interior: 7.5 feet Side corner: 20 feet Rear: 25 feet	Front: 20 feet (SF) 30 feet (MF) Side interior: 7.5 feet (SF) 15 feet (MF) Side corner: 20 feet (SF) 25 (MF) Rear: 25 feet (SF and MF)

* Additional greater setbacks required if abutting single family property.

City of Melbourne Opportunity Zone

Zoning Information

Zoning District	C-1	C-2	C-3
Permitted Uses*	Multi-family Single-family Two-family/duplex Hotel Office Restaurant Retail	Hotel Office Restaurant Retail	Multi-family Single-family Two-family/duplex Hotel Office Restaurant Retail
Height*	Four floors with maximum height of 48 feet	Four floors with maximum height of 48 feet	Eight floors with maximum height of 96 feet
Setbacks**	Front: 20 feet Side interior: 0 feet Side corner: 20 feet Rear: 15 feet	Front: 20 feet Side interior: 0 feet Side corner: 20 feet Rear: 20 feet	Front: 0 feet Side interior: 0 feet Side corner: 0 feet Rear: 0 feet

* Additional uses may be permitted but not shown.

** In the CB-OZ, C-1 and C-2 zoning districts allow additional floor of building height (up to five floors or 60 feet tall) without the conditional use approval requirement if:

- 1) A retail project incorporates an additional floor of office use and/or an additional floor of residential use;
or
- 2) Ground level retail is incorporated with any multi-story non retail project.

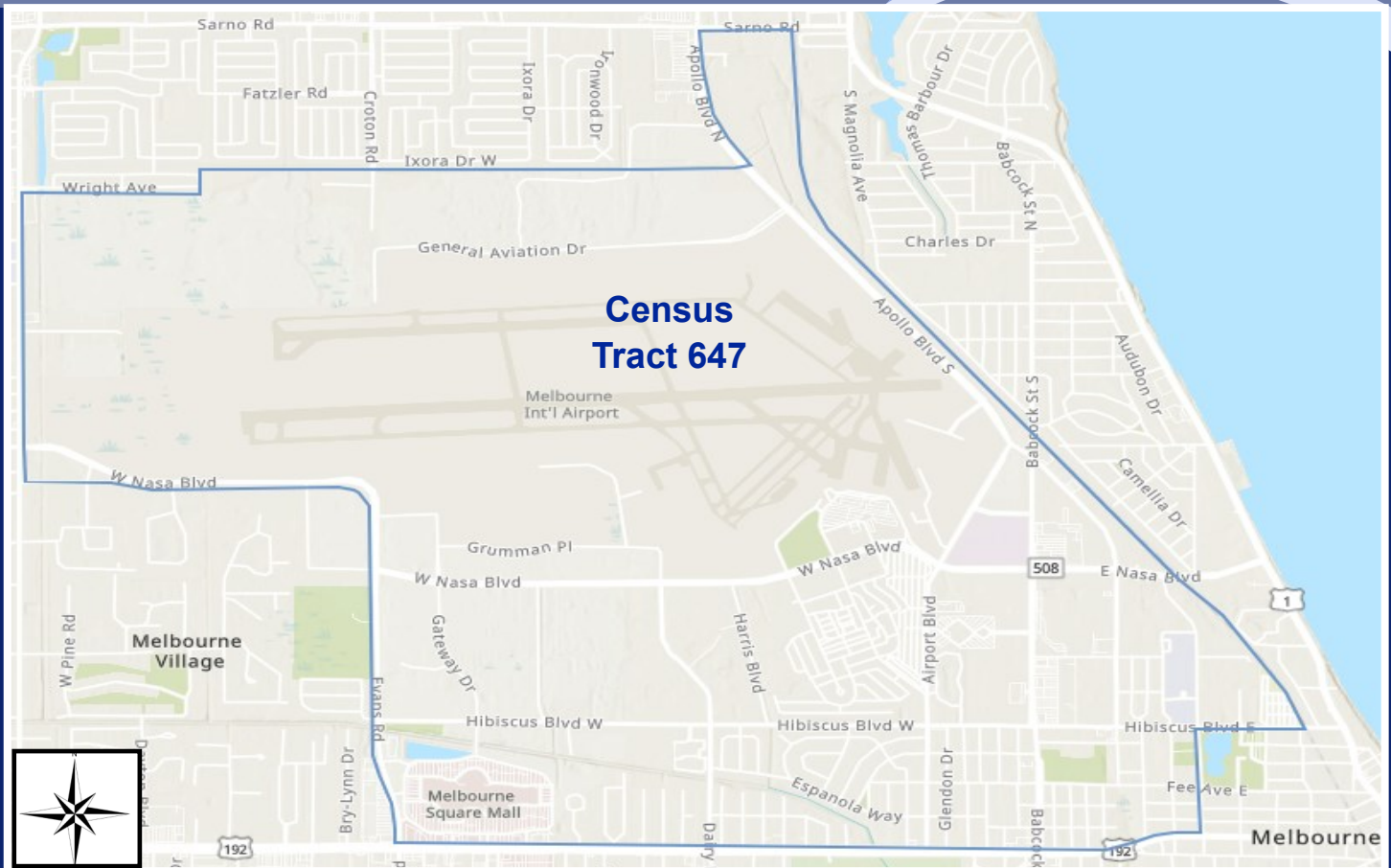
*** Additional greater setbacks required if abutting single family property.

City of Melbourne Opportunity Zone

Potential Infill Development Sites

Census Tract 647

Area Limits: North– Sarno Road and Melbourne International Airport Property, South– W. New Haven Avenue, West- Melbourne International Airport Property and Evans Road East– Apollo Boulevard



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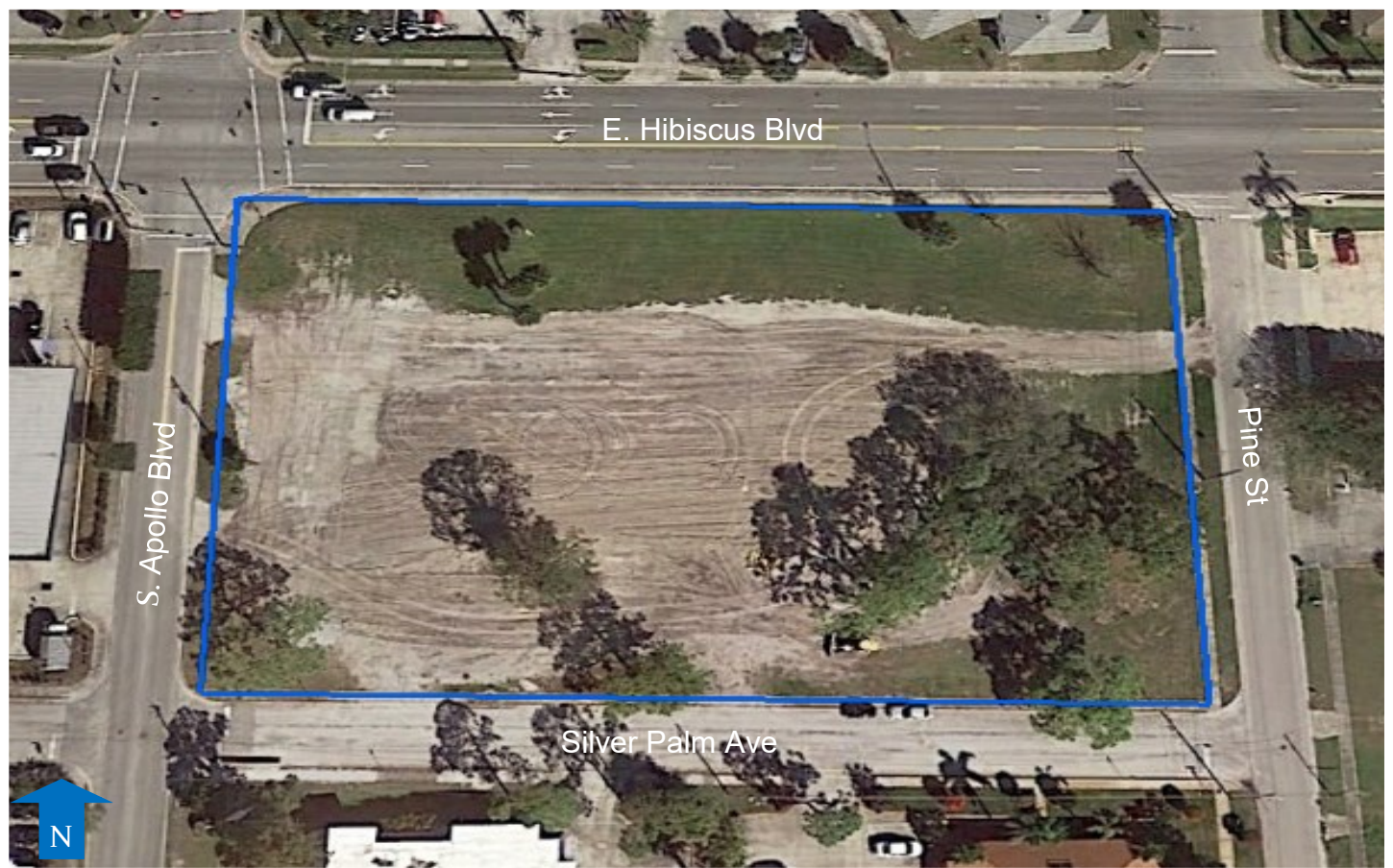


City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2817898
Acreage: 1.96+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-C1
Future Land Use: General Commercial
Maximum Density: 15 UPA
FAR: 2



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729382
Acreage: 53.4+/-
Current Owner: City of Melbourne Airport Authority
Height: 48' or conditional use

Zoning: M-1
Future Land Use: Industrial
FAR: 1



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647

Tax Account # 2729402

Acreage: 12+/-

Current Owner: Private Owner

Height: 48' or conditional use

Zoning: M-1

Future Land Use: Industrial

FAR: 1



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2747958
Acreage: 10.54+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: M-1
Future Land Use: Industrial
FAR: 1



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647

Tax Account # 2741938

Acreage: 20.09+/-

Current Owner: City of Melbourne Airport Authority

Height: 48' or conditional use

Zoning: M-1

Future Land Use: Industrial

FAR: 1



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729483
Acreage: 7.28+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-P
Future Land Use: Mixed-Use
Maximum Density: 30 UPA
FAR: 2



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729488
Acreage: 14.01+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-P
Future Land Use: Mixed-Use
Maximum Density: 30 UPA
FAR: 2



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729582
Acreage: 7.75+/-
Current Owner: Private Owner
Height: 48' or conditional use

Zoning: C-1
Future Land Use: General Commercial
Maximum Density: 15 UPA
FAR: 2



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729564, and 2742452
Acreage: 4.00+/-
Current Owner: City of Melbourne
Height: 48' or conditional use

Zoning: C-P
Future Land Use: General Commercial
Maximum Density: 15 UPA
FAR: 2



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729427
Acreage: 28.30+/-
Current Owner: City of Melbourne Airport Authority
Height: 48' or conditional use

Zoning: C-P
Future Land Use: Mixed-Use
Maximum Density: 30 UPA
FAR: 2



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2729427
Acreage: 11.50+/-
Current Owner: City of Melbourne Airport Authority
Height: 48' or conditional use

Zoning: C-2
Future Land Use: Heavy Commercial
FAR: 0.7



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647
Tax Account # 2728996
Acreage: 8.70+/-
Current Owner: City of Melbourne
Height: 48' or conditional use

Zoning: M-1
Future Land Use: Industrial
FAR: 1



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City of Melbourne Opportunity Zone

Potential Infill Development Site

Census Tract 647

Tax Account # 2746979, and 3023197

Acreage: 5.55+/-

Current Owner: City of Melbourne and private owner

Height: 48' or conditional use

Zoning: M-1

Future Land Use: Industrial

FAR: 1



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City of Melbourne Opportunity Zone

Zoning Information

Zoning District	C-1	C-2	C-P	M-1
Permitted Uses*	Multi-family Single-family Two-family/duplex Hotel Office Restaurant Retail	Hotel Office Restaurant Retail	Hotel Office Restaurant Retail	Hotel Office Retail Restaurant Manufacturing light Warehousing
Height	Four floors with maximum height of 48 feet	Four floors with maximum height of 48 feet	Four floors with maximum height of 48 feet	Four floors with maximum height of 48 feet
Setbacks**	Front: 20 feet Side interior: 0 feet Side corner: 20 feet Rear: 15 feet	Front: 20 feet Side interior: 0 feet Side corner: 20 feet Rear: 20 feet	Front: 50 feet Side interior: 25 feet Side corner: 40 feet Rear: 30 feet	Front: 20 feet Side interior: 0 feet Side corner: 20 feet Rear: 20 feet

* Other uses may be permitted but not shown.

** Additional greater setbacks required if abutting single family property.