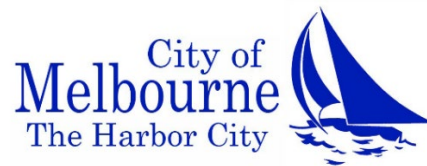
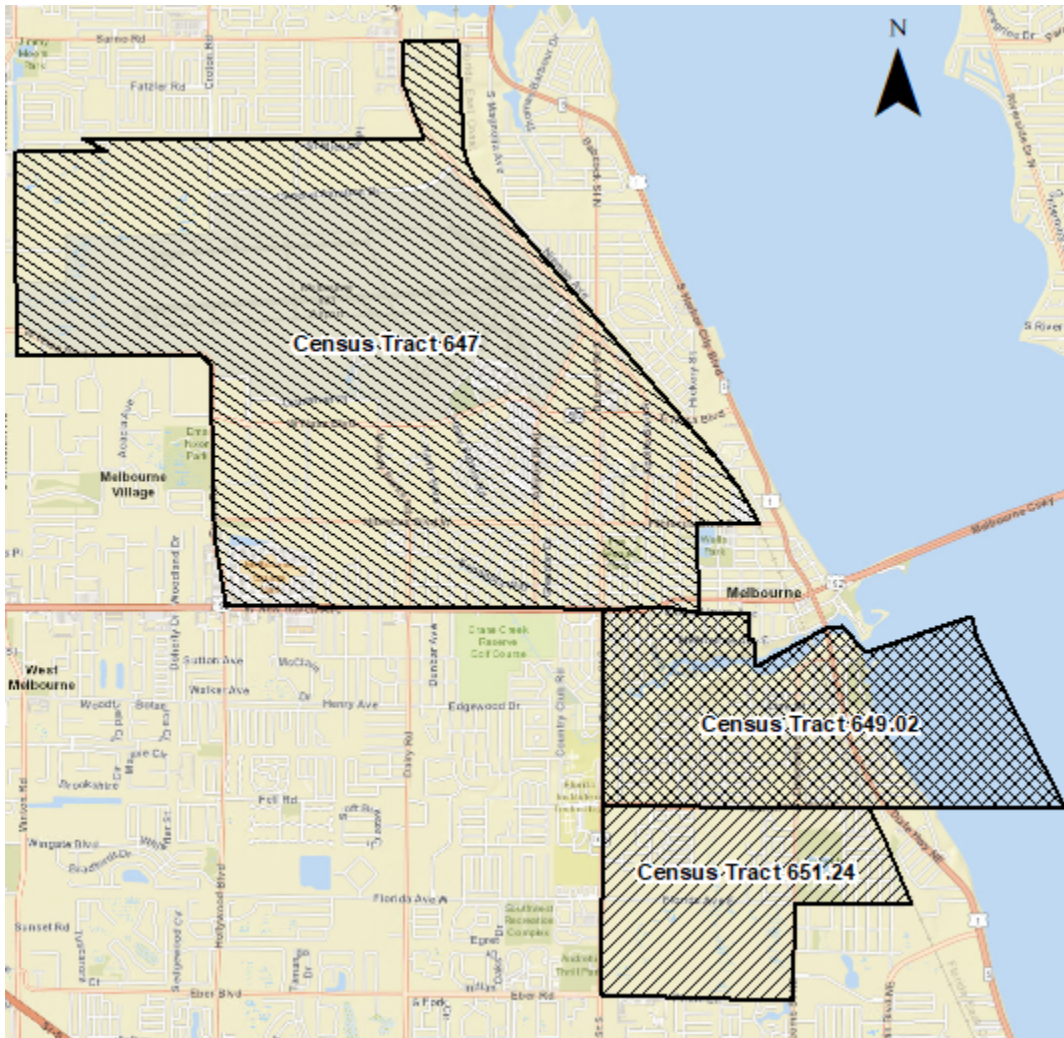


City of Melbourne Opportunity Zones

Potential Infill Development Sites Brochure



Community Development Department
Economic Development Division
900 E. Strawbridge Avenue

About the 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

- L3 Harris
- Collins Aerospace
- GE
- Northrup Grumman
- Alstom
- Embraer
- Florida Institute of Technology
- AAR
- Health First
- Leonardo DRS
- Thales

For Development Inquiries, Please Contact:

Community Development Department Economic Development Division

Doug Dombroski, Economic Development Manager

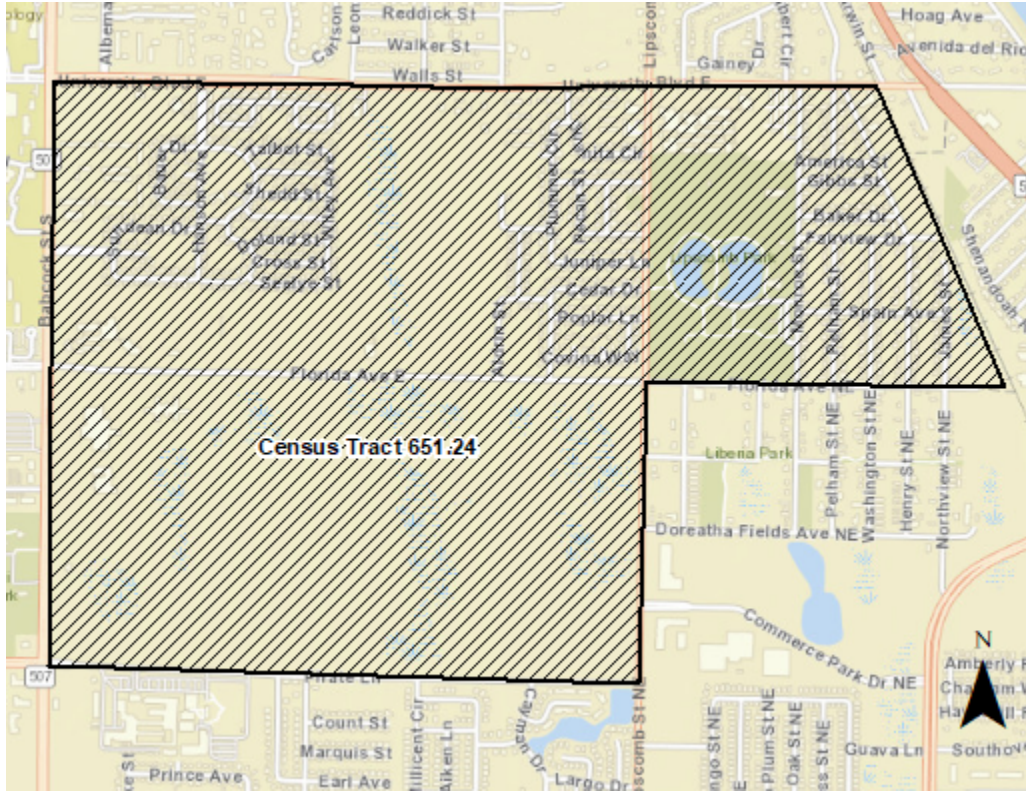
900 East Strawbridge, Avenue Melbourne, Florida

douglas.dombroski@mlbfl.org

(321) 608-7500

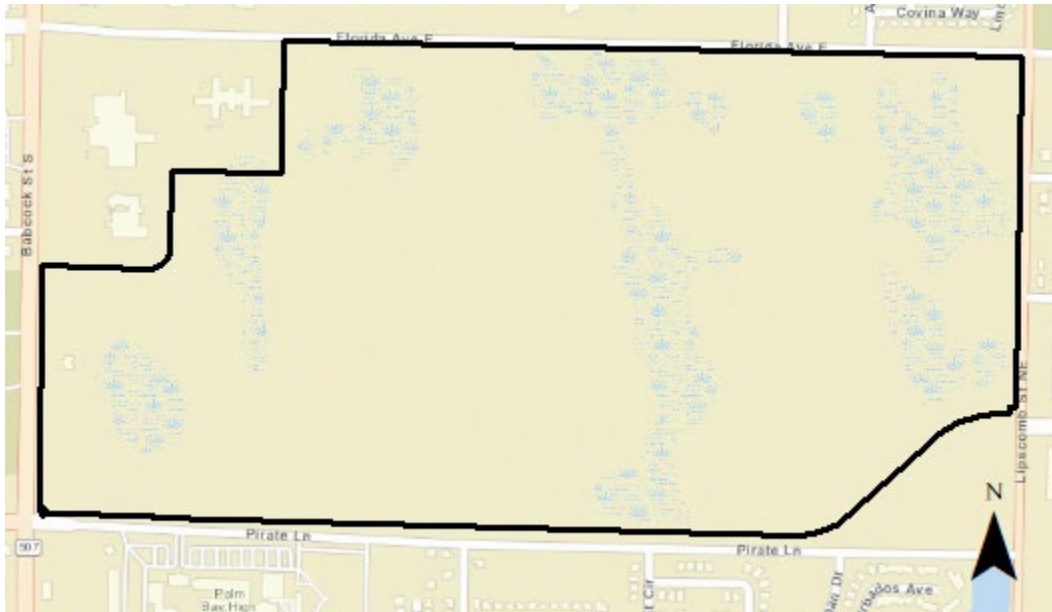
Census Tract 651.24

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



Potential Infill Development Site: Census Tract 651.24

- Zoning: C-1
- Tax Account # 2827151
- Future Land Use: Mixed Use
- Acreage: 268 +/-
- Maximum Density: 15 UPA
- Current Owner: Private Owner
- FAR: 1 Height: 48' or conditional use



Zoning Information

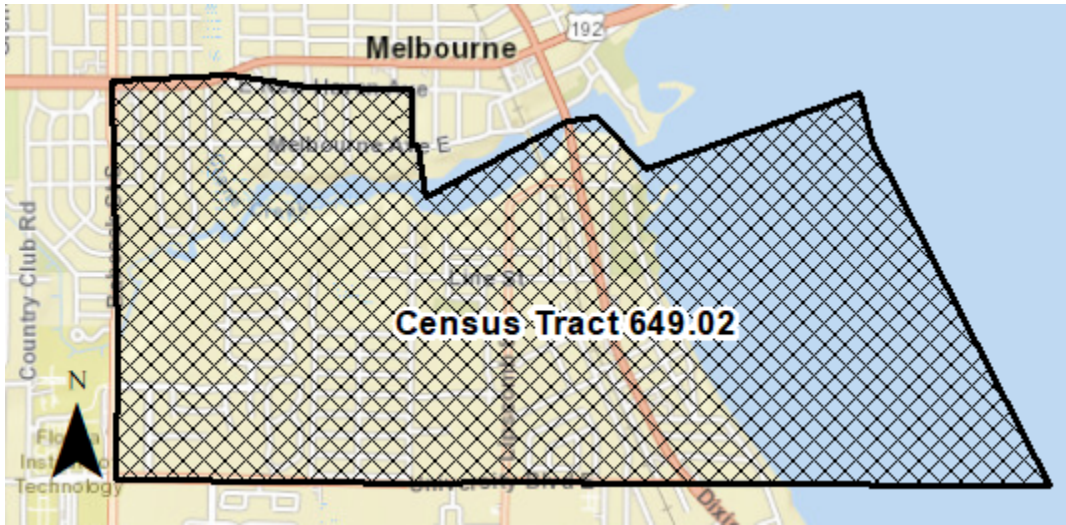
Zoning District	C-1	R-1B	R-2
Permitted Uses*	Multi-family Single-family Two-family/duplex Hotel Office Restaurant Retail	Single-family	Multi-family Single-family Two-family/duplex
Height	Four floors with maximum height of 48 feet	Three floors with maximum height of 36 feet	Three floors with maximum height 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.

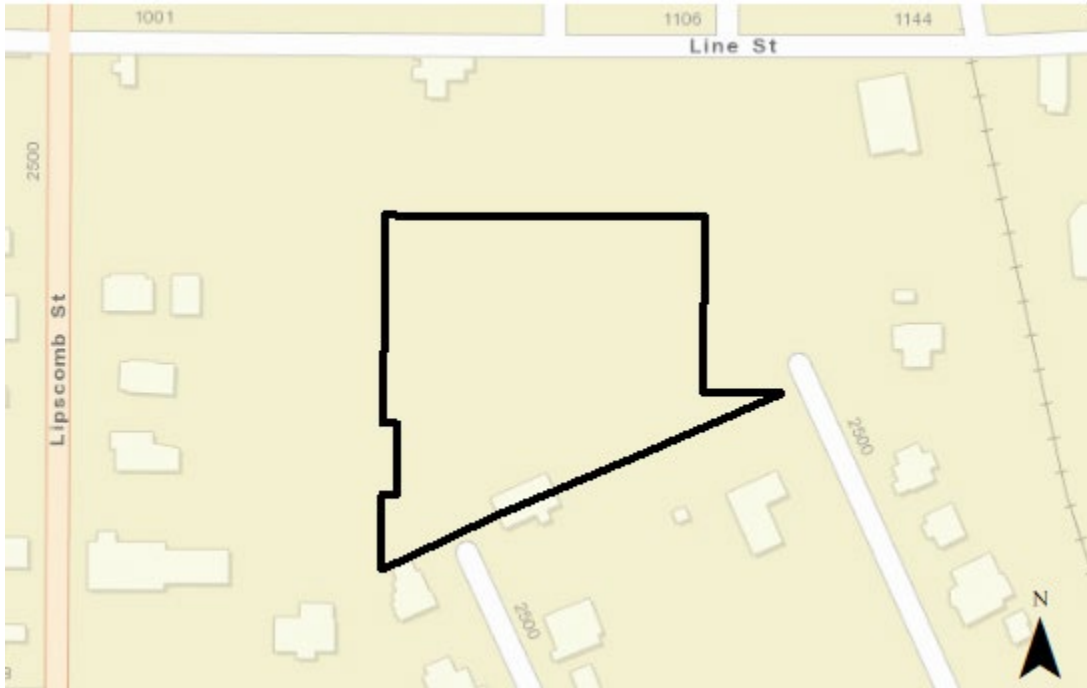
Census Tract 649.02

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



Potential Infill Development Site: Census Tract 649.02

- Zoning: R-1A
- Tax Account # 2825021
- Future Land Use: Low Density Residential
- Acreage: 1.99+/-
- Maximum Density: 6 UPA Current Owner: City of Melbourne
- Height: 36' or conditional use



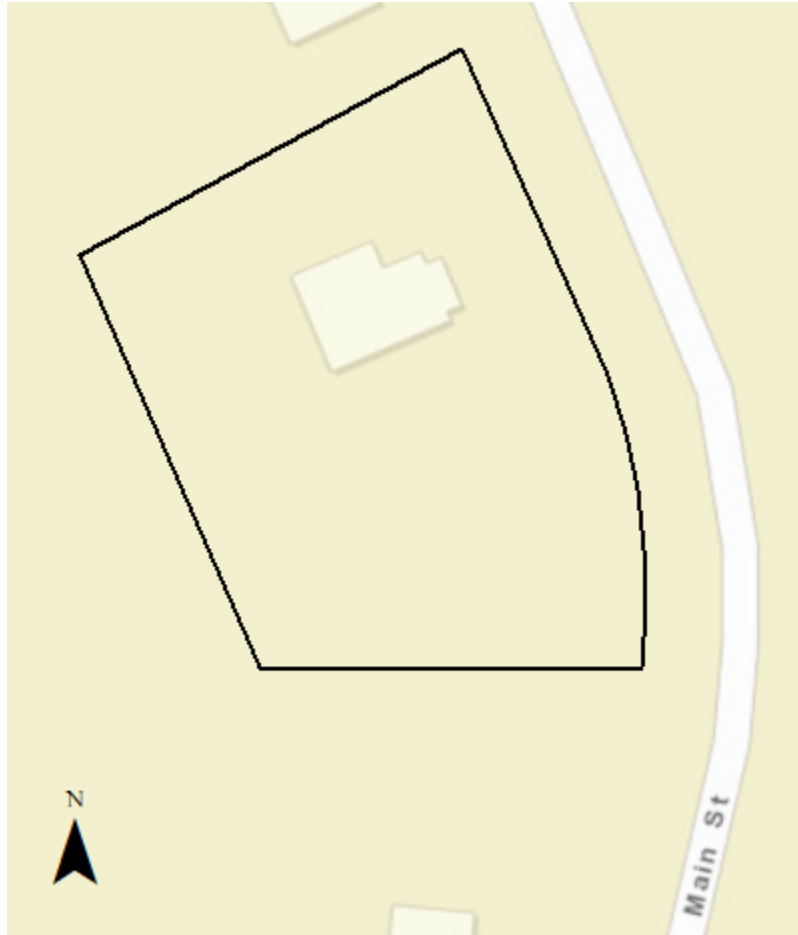
Potential Infill Development Site: Census Tract 649.02

- Zoning: C-1
- Tax Account # 2824997
- Future Land Use: Mixed-Use
- Acreage: 0.35+/-
- Maximum Density: 15 UPA
- Current Owner: City of Melbourne
- FAR: 100
- Height: 48' or conditional use



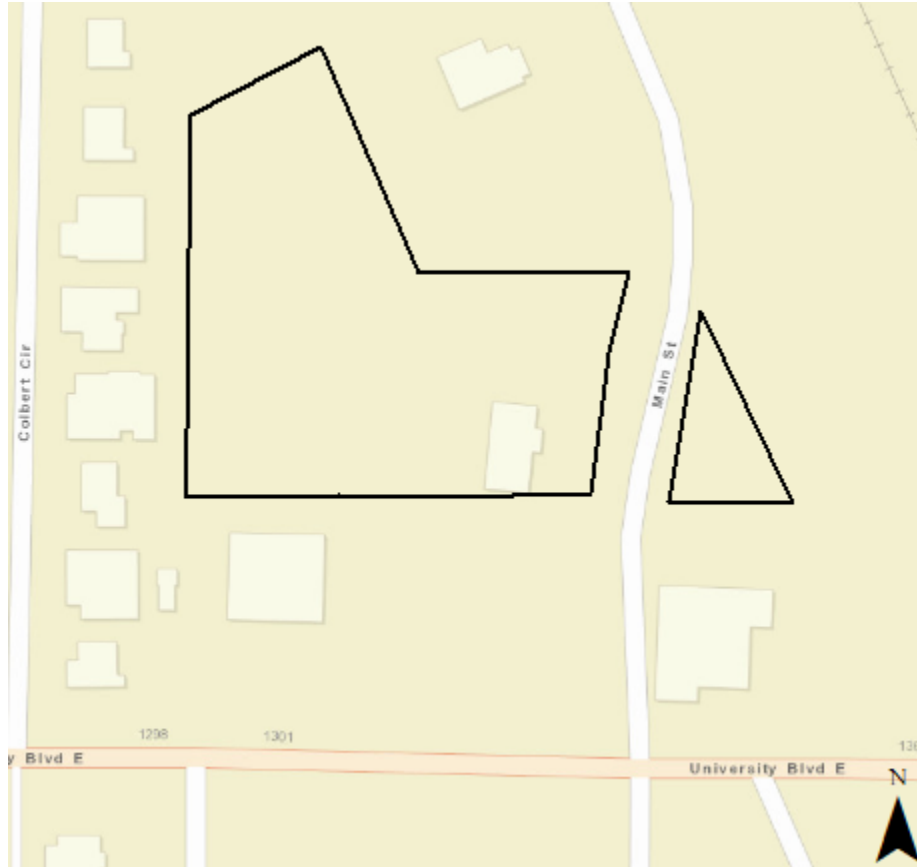
Potential Infill Development Site: Census Tract 649.02

- Zoning: C-R2
- Tax Account # 2825190
- Future Land Use: Medium Density
- Residential Acreage: 0.66+/-
- Maximum Density: 15 UPA
- Current Owner: Private Owner
- Height: 48' or conditional use



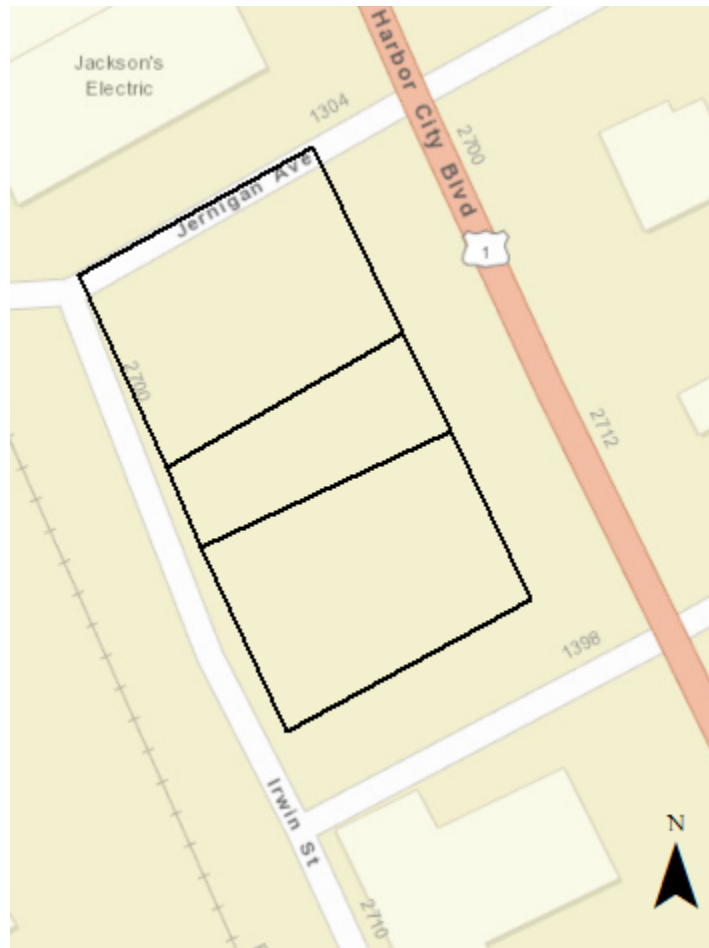
Potential Infill Development Site: Census Tract 649.02

- Zoning: C-R-2
- Tax Account # 2825185
- Future Land Use: Medium Density
- Residential Acreage: 1.47+/-
- Maximum Density: 15 UPA
- Current Owner: Private Owner
- Height: 48' or conditional use



Potential Infill Development Site: Census Tract 649.02

- Zoning: C-2
- Tax Account # 2825281, 2825282 and 2825283
- Future Land Use: Mixed-Use
- Combined Acreage: 0.79+/-
- Maximum Density: 100 UPA
- Current Owner: Private Owner
- FAR: 6
- Height: 48' or conditional use



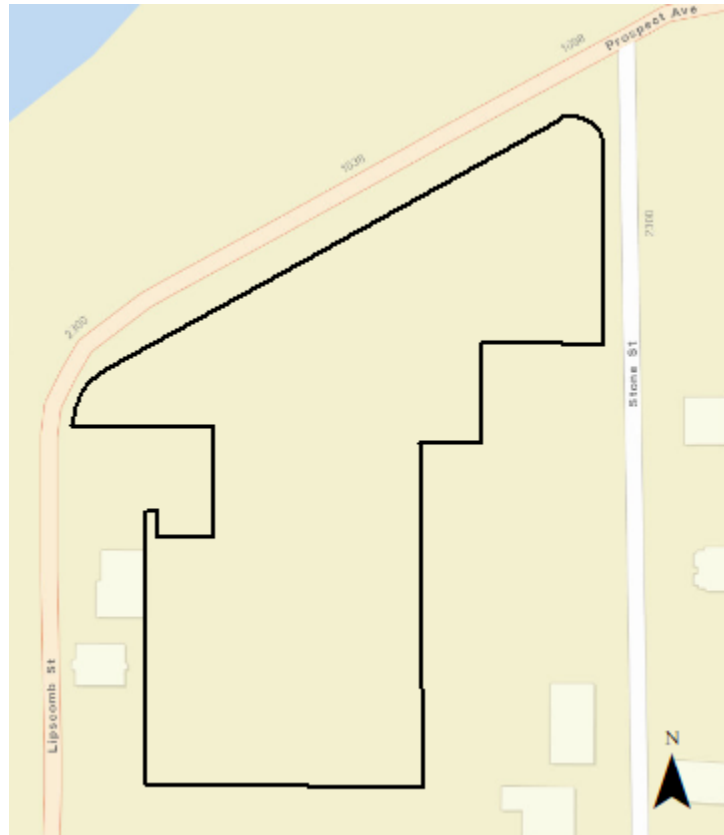
Potential Infill Development Site: Census Tract 649.02

- Zoning: C-3
- Tax Account # 2817064
- Future Land Use: Mixed-Use
- Acreage: 0.61+/-
- Maximum Density: 100 UPA
- Current Owner: Private Owner
- FAR: 6
- Height: 96' or conditional use



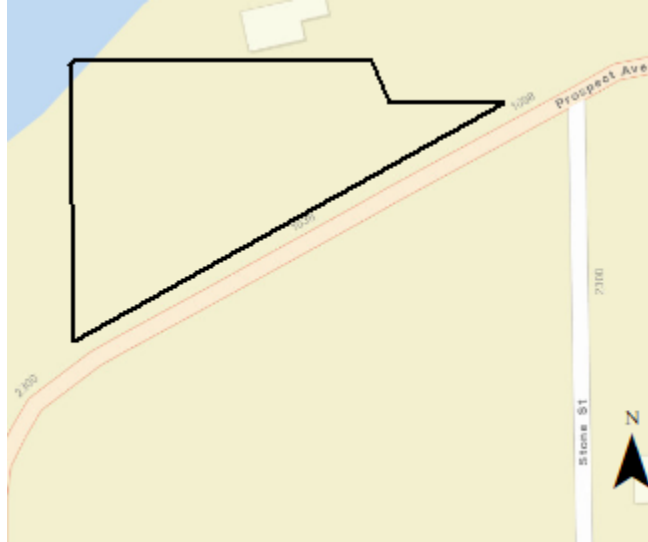
Potential Infill Development Site: Census Tract 649.02Zoning: C-3

- Tax Account # 2816972
- Future Land Use: Mixed-Use
- Acreage: 2.29+/-
- Maximum Density: 100 UPA
- Current Owner: Private Owner
- FAR: 6
- Height: 96' or conditional use



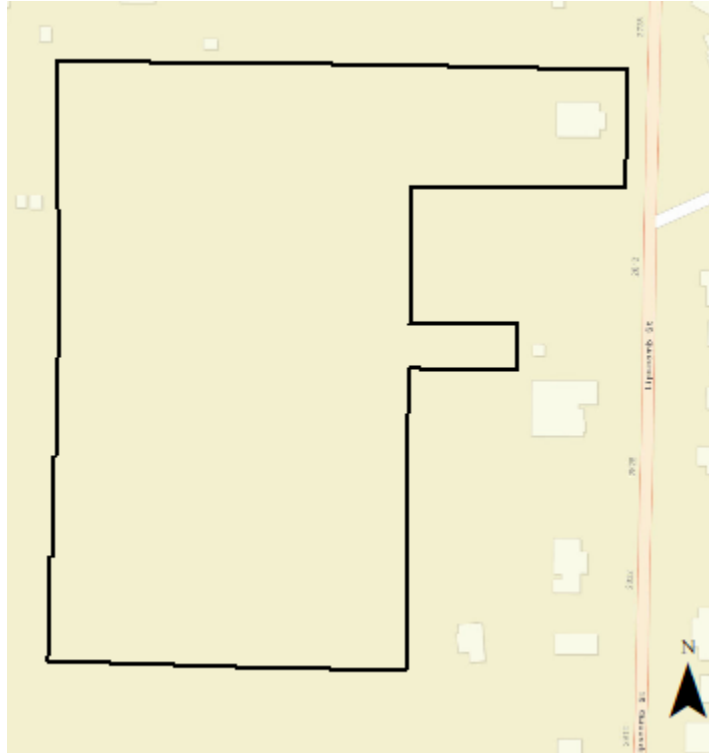
Potential Infill Development Site: Census Tract 649.02

- Census Tract 649.02
- Zoning: C-C-3
- Tax Account # 2816969
- Future Land Use: Mixed-Use
- Acreage: 0.88+/-
- Maximum Density: 100 UPA
- Current Owner: Private Owner
- FAR: 6
- Height: 96' or conditional use



Potential Infill Development Site: Census Tract 649.02

- Zoning: R-1A & C-1
- Tax Account # 2824001
- Future Land Use: Low Density Residential and Mixed-Use
- Acreage: 5.04+/-
- Maximum Density: 15 UPA (Mixed-Use)
- Current Owner: Private Owner
- FAR: 1
- Height: 36' for residential , 48' for commercial or conditional use



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.

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.

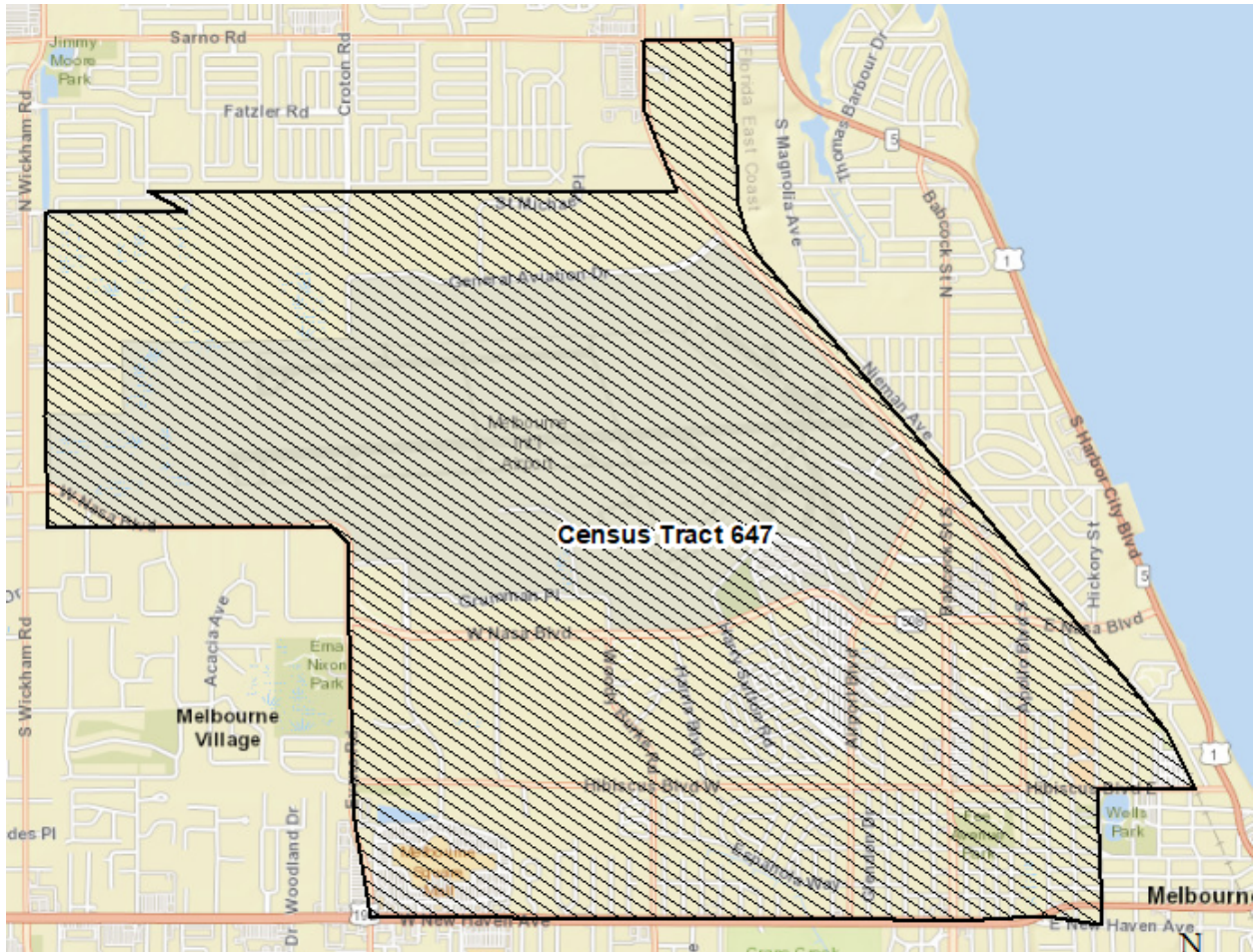
** In the CB-OZ, C-1 and C-2 zoning districts allow additional floor of building height (up to five floors or 60 feet tall) without the conditional use approval requirement if:

- 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

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



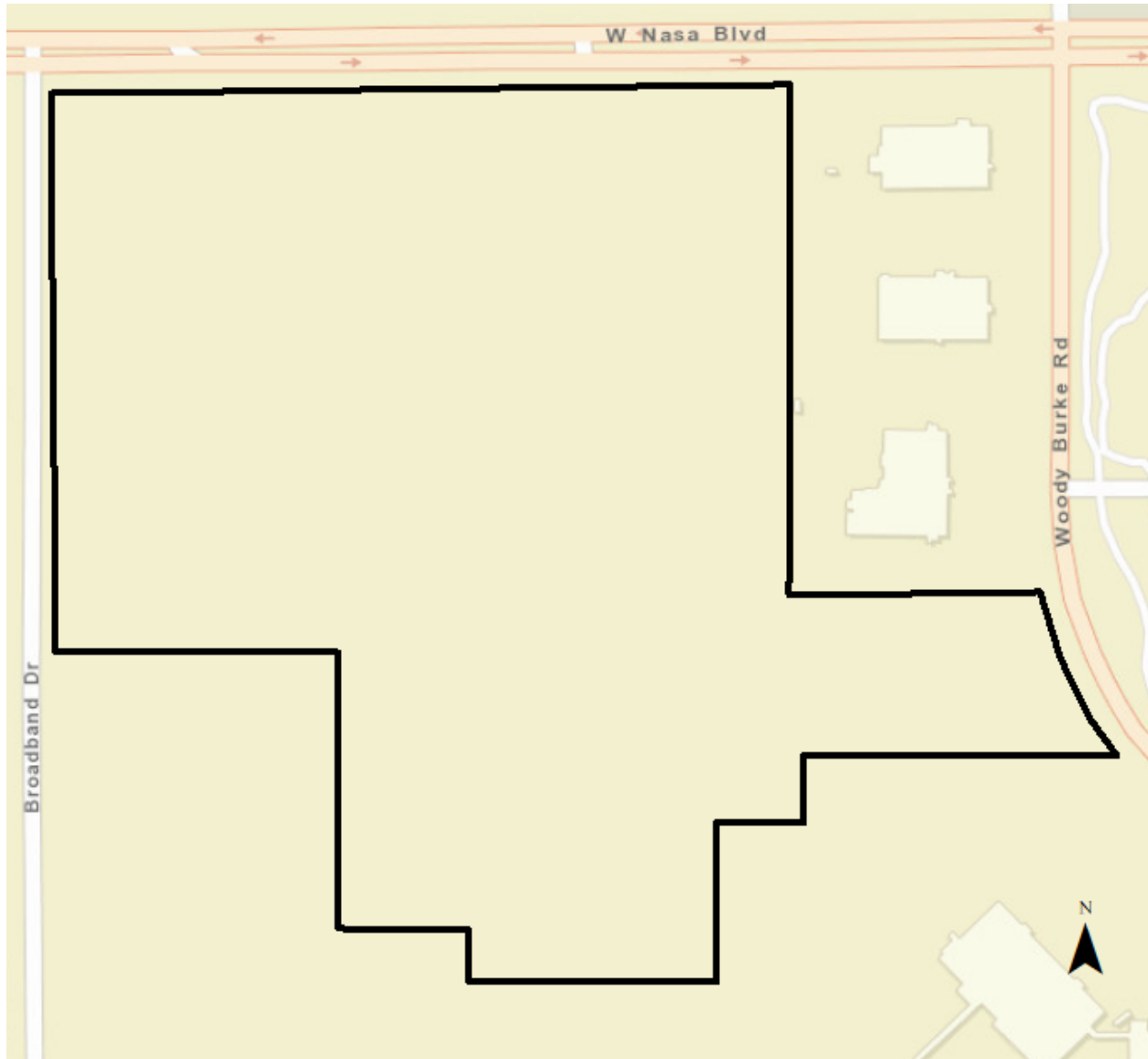
Potential Infill Development Site: Census Tract 647

- Zoning: C-C1
- Tax Account # 2817898
- Future Land Use: General Commercial
- Acreage: 1.96+/-
- Maximum Density: 15 UPA
- Current Owner: Private Owner
- FAR: 2
- Height: 48' or conditional use



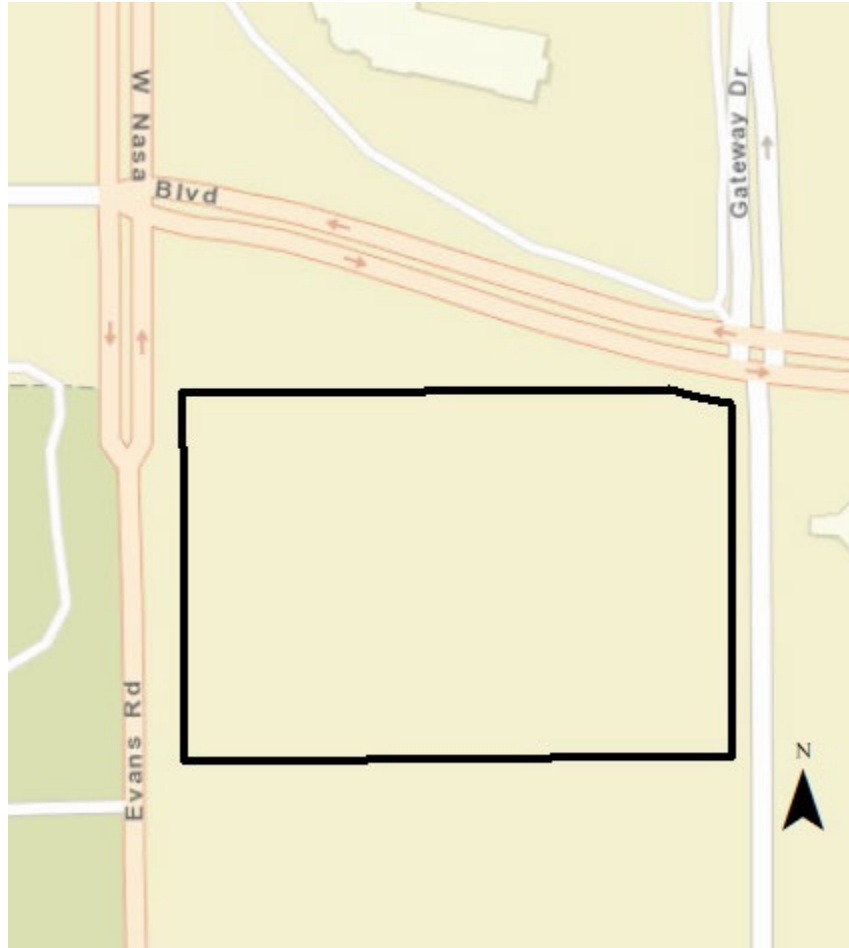
Potential Infill Development Site: Census Tract 647

- Zoning: M-1
- Tax Account # 2729382
- Future Land Use: Industrial
- Acreage: 53.4+/-
- FAR: 1
- Current Owner: City of Melbourne Airport Authority
- Height: 48' or conditional use



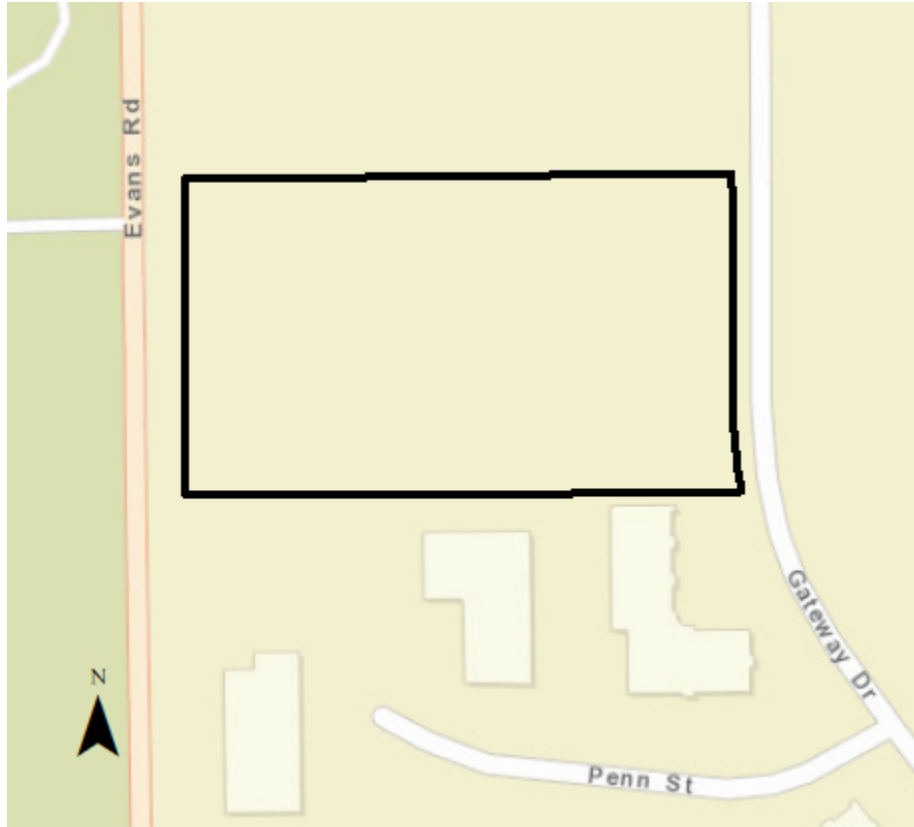
Potential Infill Development Site: Census Tract 647

- Zoning: M-1
- Tax Account # 2729402
- Future Land Use: Industrial
- Acreage: 12+/-
- FAR: 1
- Current Owner: Private Owner
- Height: 48' or conditional use



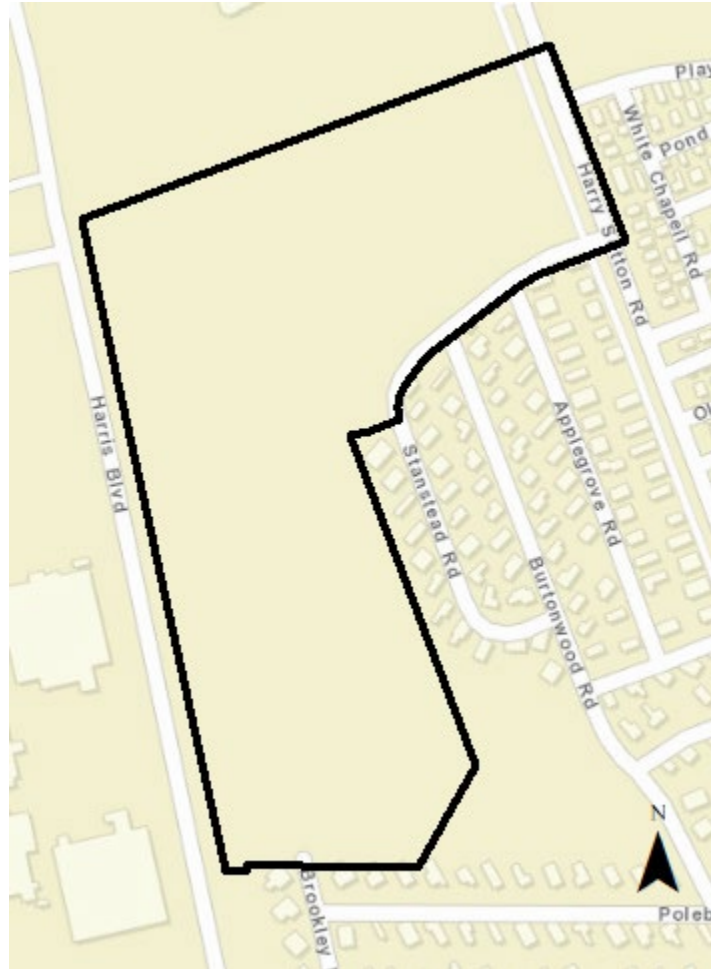
Potential Infill Development Site: Census Tract 647

- Zoning: M-1
- Tax Account # 2747958
- Future Land Use: Industrial
- Acreage: 10.54+/-
- FAR: 1 Current Owner: Private Owner
- Height: 48' or conditional use



Potential Infill Development Site: Census Tract 647

- Zoning: M-1
- Tax Account # 2741938
- Future Land Use: Industrial
- Acreage: 20.09+/-
- FAR: 1
- Current Owner: City of Melbourne Airport Authority
- Height: 48' or conditional use



Potential Infill Development Site: Census Tract 647

- Zoning: C-P
- Tax Account # 2729483
- Future Land Use: Mixed-Use
- Acreage: 7.28+/-
- Maximum Density: 30 UPA
- Current Owner: Private Owner
- FAR: 2 Height: 48' or conditional use



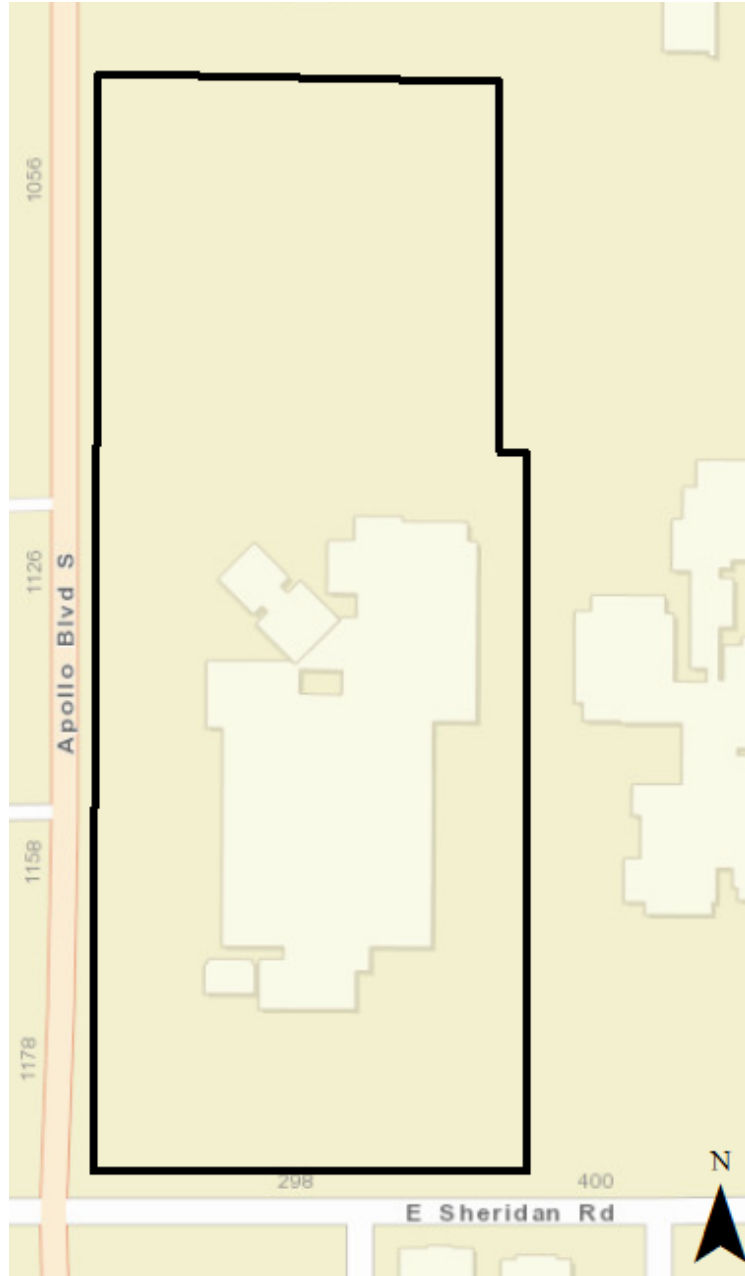
Potential Infill Development Site: Census Tract 647

- Zoning: C-P
- Tax Account # 2729488
- Future Land Use: Mixed-Use
- Acreage: 14.01+/-
- Maximum Density: 30 UPA
- Current Owner: Private Owner
- FAR: 2 Height: 48' or conditional use



Potential Infill Development Site: Census Tract 647

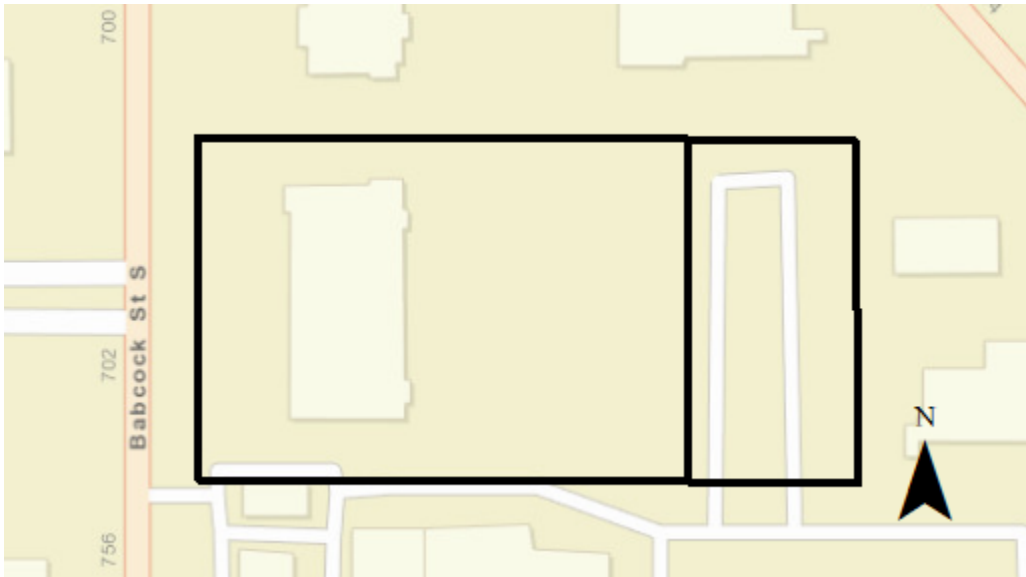
- Zoning: C-1
- Tax Account # 2729582
- Future Land Use: General Commercial
- Acreage: 7.75+/-
- Maximum Density: 15 UPA
- Current Owner: Private Owner
- FAR: 2 Height: 48' or conditional use



Potential Infill Development Site: Census Tract 647

- Zoning: C-P
- Tax Account # 2729564, and 2742452
- Future Land Use: General Commercial
- Acreage: 4.00+/-

- Maximum Density: 15 UPA
- Current Owner: City of Melbourne
- FAR: 2 Height: 48' or conditional use



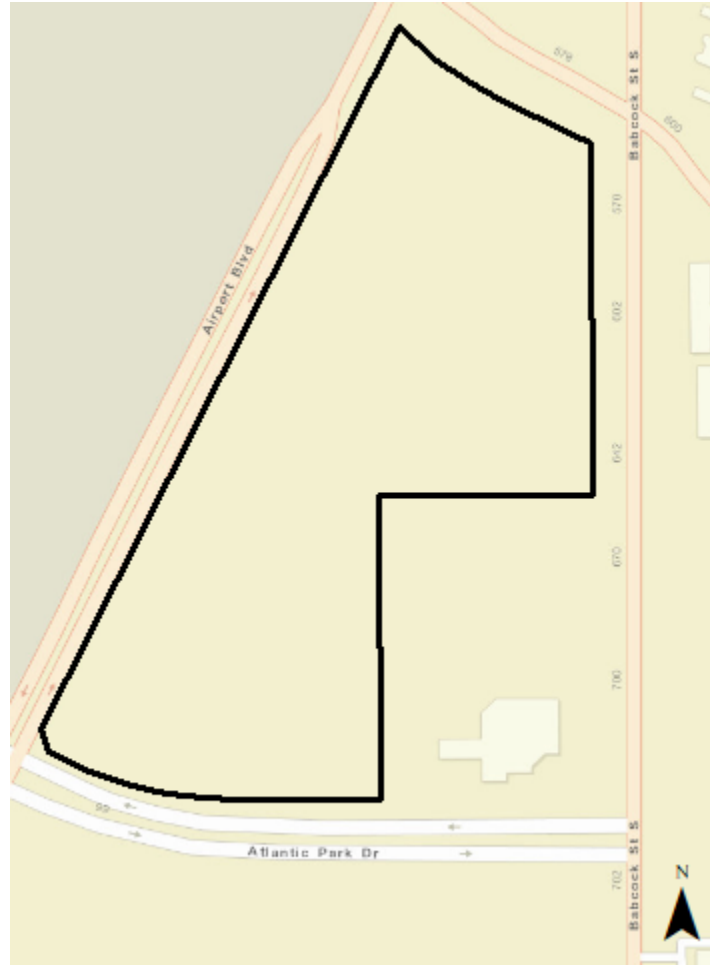
Potential Infill Development Site: Census Tract 647

- Zoning: C-P
- Tax Account # 2729427
- Future Land Use: Mixed-Use
- Acreage: 28.30+/-
- Maximum Density: 30 UPA
- Current Owner: City of Melbourne Airport Authority
- FAR: 2
- Height: 48' or conditional use



Potential Infill Development Site: Census Tract 647

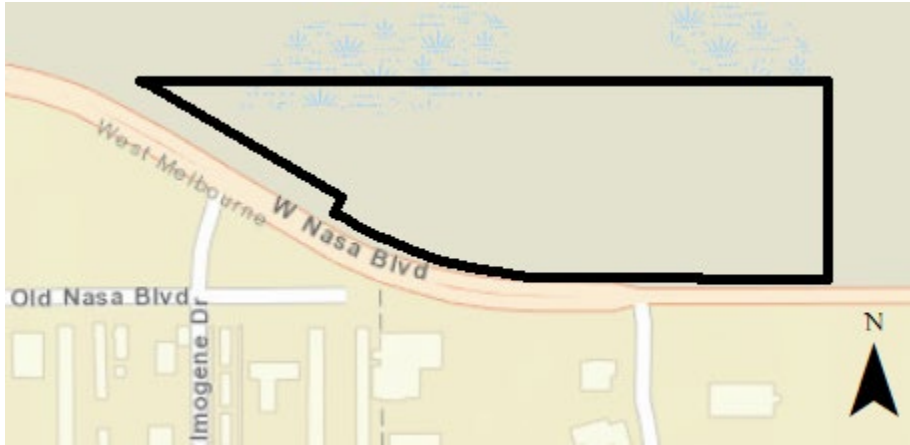
- Zoning: C-2
- Tax Account # 2729427
- Future Land Use: Heavy Commercial
- Acreage: 11.50+/-
- FAR: 0.7
- Current Owner: City of Melbourne Airport Authority
- Height: 48' or conditional use



Please note: Airport Blvd. has been renamed Dr. Martin Luther King Jr. Blvd.

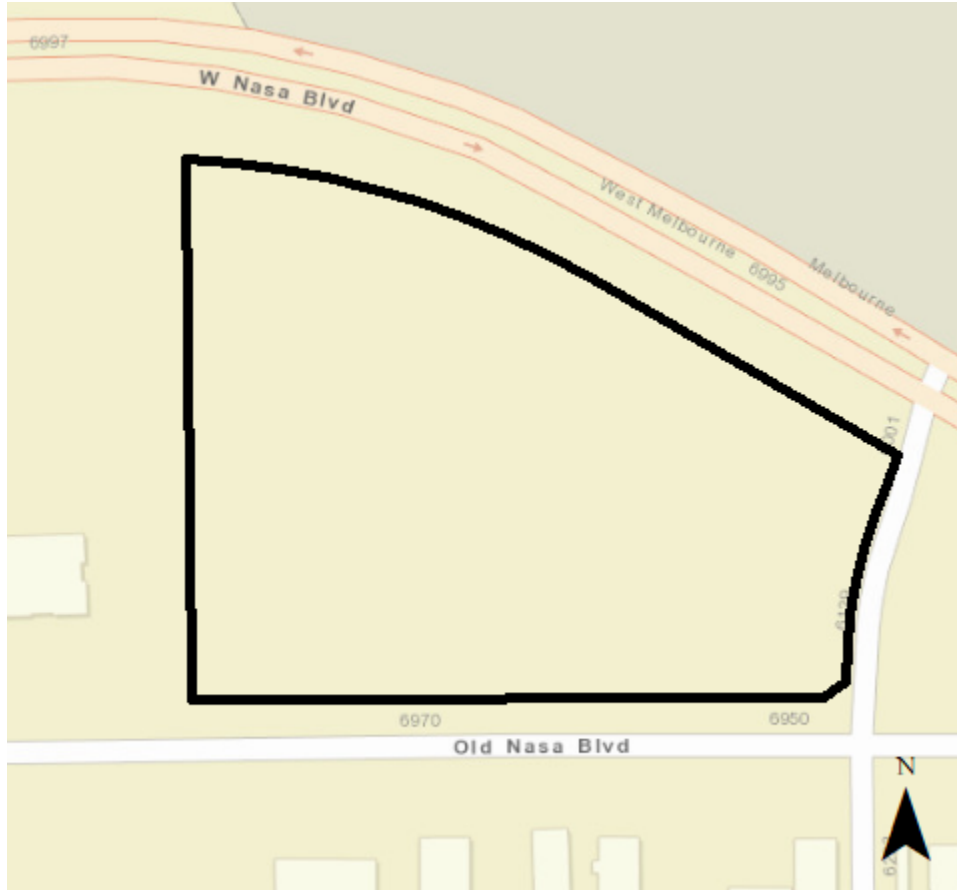
Potential Infill Development Site: Census Tract 647

- Zoning: M-1
- Tax Account # 2728996
- Future Land Use: Industrial
- Acreage: 8.70+/-
- FAR: 1
- Current Owner: City of Melbourne
- Height: 48' or conditional use



Potential Infill Development Site: Census Tract 647

- Zoning: M-1
- Tax Account # 2746979, and 3023197
- Future Land Use: Industrial
- Acreage: 5.55+/-
- FAR: 1
- Current Owner: City of Melbourne and private owner
- Height: 48' or conditional use



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 are not shown.

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