

# Special Districts

*In order to facilitate economic development, West Melbourne has established two special districts.*

## Community Redevelopment Area

A CRA over portions of the City and County will stimulate economic development and provide funding for community improvement projects. Comprised of 603 parcels encompassing over 938 acres, the CRA's objectives are to stimulate economic development, job creation and private sector development.

## West Melbourne Voluntary Enhancement (WAVE) District

Sites located within the WAVE District (brown-field area) may be eligible to receive State, Federal and local incentives.

- (1) Tax refunds up to \$2,500 per new job created in the WAVE area
- (2) Loan Guarantee Program
  - 50% loan guarantee on site rehabilitation and development
  - 75% for affordable housing
  - Sales/use tax exemption on building materials
  - Applicable to any property within a designated brownfield area provided eligibility criteria for each incentive is met
- (3) Voluntary Site Cleanup Tax Refund
  - Applies to Florida Corporate Income Tax
  - Maximum refunds up to \$500,000
  - Participants must meet the eligibility criteria of the Florida Statutes, and must enter into either a Voluntary Cleanup Agreement, or a Brownfield Site Rehabilitation Agreement

# Business Incentives

West Melbourne provides access to a range of State, County and City incentive programs for qualifying industries and companies that seek to relocate or expand within the City. Incentives include:

- **Available Sites**
- **Expedited permitting**
- **Local tax abatement for qualifying businesses**
- **A community redevelopment program**
- **Available brownfield incentives**
- **Training incentives**



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Additional information can be found in the Economic Development Commission website:  
[www.spacecoastedc.org](http://www.spacecoastedc.org)

***Creating New Horizons at the Crossroads of East Central Florida***



# Economic Development Opportunities



***Your Next Site and Facility are Waiting for You***

## West Melbourne's Benefits

### West Melbourne - Strategically Located Transportation Hub

Located on Central Florida's East Coast, West Melbourne is minutes away from Interstate Highway access, deep water ports, international airport and a space port. Easy access to international markets makes West Melbourne the ideal logistical choice for your company.



### Quality of Life

The City of West Melbourne combines the friendliness and accessibility of a small town with the excitement and vibrancy of the Florida Space Coast! Located minutes from some of the world's most famous beaches, the Kennedy Space Center, the Brevard Zoo, the King Performing Arts Center, Space Coast Stadium and the areas natural resources.



### Excellent Education System

West Melbourne is part of Brevard County's educational system, one of the highest rated in the State. West Melbourne offers educational resources from preschool to post graduate, all within five miles of the city! The City's public schools are all "A" or "B" rated. Over 92% of Brevard high school graduates choose to pursue higher educational degrees.

## Highly Skilled Professional Workforce

West Melbourne offers area businesses the benefit of a highly-skilled, well-educated professional workforce. West Melbourne is home to numerous technology and manufacturing firms including wireless telecommunications, avionics and defense technologies, advanced metallurgy production and assembly firms. One company to take advantage of West Melbourne's resources is the Lockheed Martin Corporation whose 64,000 square-foot facility opened in 2010 with 100 new employees.



### Diverse Business Community

West Melbourne is a pro-business city committed to planned growth, creating jobs, maintaining and improving the overall quality of life for residents and visitors. The City has initiated an aggressive business recruitment and retention program in partnership with Brevard County, the Space Coast Economic Development Commission and Enterprise Florida. These partnerships enable incentives that make the relocation or expansion of your business in West Melbourne a profitable and business-savvy decision!

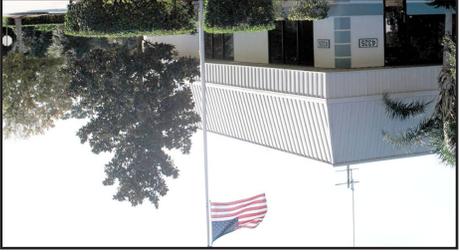


## Featured Sites

*Featured sites are available in three locations*

### I-95 Corridor

The I-95 Corridor Area is located on the northwestern edge of West Melbourne along the east side of I-95 and John Rodas Boulevard.



### Ellis Road Business District - Greenfield Sites

Located on the northern edge of West Melbourne, available sites are located on both sides of Ellis Road. This area has significant Greenfield development opportunities. Four contiguous parcels with a single owner enable the easy assemblage of a single site up to 49 acres.

### Ellis Road Business District - Facility Sites

The Ellis Road Business District contains a significant inventory of existing buildings. These facilities range in size from as large as 100,000 square-foot to as small as 642 square-foot.

