

City of Melbourne



Community Development

900 E. Strawbridge Avenue • Melbourne, FL 32901 • (321) 608-7500 • Fax (321) 608-7519

June 4, 2026

Deborah Pinero
Majestic Realty Services
8710 Lake Ridge Drive
Grant-Valkaria, FL 32909

RE: Tax Account No.: 2724576
Parcel ID: 27-37-21-00-778
Melbourne, Florida

Dear Ms. Pinero:

Per your request regarding the above referenced site, the following land use and zoning information is provided:

1. The current zoning of the site is R-1A (Low Density Single Family Residential District) with a Low Density Residential Future Land Use Map designation. A copy of City Code, Appendix B, Article V, Section 2, Table 1B is enclosed, which provides a list of the permitted uses within the R-1A Zoning District.
2. Any proposed development on this site will be required to meet the requirements of the Comprehensive Plan, City Code and the Florida Building Code.
3. This property is subject to the regulations contained in Part III of City Code, Land Development Regulations, which includes Appendix B, Zoning and Appendix D, Land Development Code.

This information was researched on May 28, 2026, by the undersigned, on behalf of the City of Melbourne, per your request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requester. The zoning authority assumes no liability for errors and omissions. All information was obtained from public records that may be inspected during regular business hours.

If I may be of further assistance, please contact me at (321) 608-7506.

Sincerely,

A handwritten signature in purple ink that reads "Todd Corwin".

Todd Corwin, AICP
Planner

An Equal Opportunity Employer

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Table 1B. Table of Uses, Nonresidential Districts										
Uses	R-P	C-1A	C-1	C-2	C-3	C-P	C-E	M-1	M-2	I-1
Amusement center*	N	N	C	P	C	P	P	P	P	P
Agricultural uses*	N	N	N	N	N	N	C	C	C	N
Assembly, light*	N	N	N	C	N	C	P	P	P	N
Assisted living facilities	C	C	P	P	C	P	P	P	P	P
Bars (see art. VI, sale of alcohol)*	N	N	C	C	C	C	C	C	C	C
Bed and breakfast	N	N	P	P	P	N	P	N	N	N
Brewpub*	N	N	P	P	P	P	P	P	P	N
Building, contractor and equipment storage (outdoor) ¹	N	N	N	N	N	N	P	P	P	N
Car wash establishments, freestanding*	N	N	N	C	N	C	P	P	P	N
Child care facilities	C	C	P	P	P	P	P	P	N	P/A
Clubs and lodges	N	N	P	P	P	P	P	C	C	C
Community center building	C	C	C	P	C	P	P	P	N	N
Convenience stores with gas pumps/gas stations*	N	N	N	C	N	C	C	P	P	N
Day shelter*	N	N	N	C	N	N	C	C	C	C
Domestic violence shelter*	P	N	P	P	N	P	P	N	N	P
Dormitory	C	C	P	P	P	P	P	P	P	P
Drive-in theaters*	N	N	N	N	N	C	N	N	N	N
Dwellings, accessory (see art. VI, section 1(A))*	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Dwellings, multifamily (see art. VI, section 1(K))*	P	P	P	p ⁷	P	P	p ⁷⁸	p ⁷	p ⁷	p ⁷
Dwellings, single-family (see art. VI, section 1(K))*	P	P	P	p ⁷	P	p ⁷	p ⁷⁸	p ⁷	p ⁷	p ⁷
Dwellings, two-family/three-family (see art. VI, section 1(K))**	P	P	P	p ⁷	P	p ⁷	p ⁷⁸	p ⁷	p ⁷	p ⁷
Dwellings, Townhouse*	P	P	P	p ⁷	P	p ⁷	p ⁸	p ⁷	p ⁷	p ⁷
Electronic assembly	N	N	N	P	C	P	P	P	P	N
Group home facilities	C	C	C	C	C	C	C	N	N	N
Hospitals	N	C	P	P	N	P	P	P	N	P
Hotels, motels ²	N	N	P	P	P	P	P	P	P	N
House of worship*	C	P	P	P	P	P	P	P	P	P
Kennel	N	N	N	C	N	C	C	P	P	N
Laboratories (research, medical & dental) and clinics	P	P	P	P	P	P	P	P	P	N
Landfill for non-household waste	N	N	N	N	N	N	N	C	C	N
Manufacturing, heavy	N	N	N	N	N	N	N	N	P	N
Manufacturing, light	N	N	N	N	N	N	P	P	P	N
Marinas*	N	N	C	C	C	C	C	N	N	N
Medical marijuana treatment center dispensing facilities	N	N	N	N	N	N	N	N	N	N
Micro-brewery	N	N	N	C	C	C	C	C	P	N
Micro-distillery	N	N	N	C	C	C	C	C	P	N
Mini-storage facilities	N	N	C	C	N	C	P	P	P	N
Nursing and convalescent homes*	P	P	P	P	N	P	P	N	N	P
Office/financial institutions	p ³	P	P	P	P	P	P	P	P	N
Outdoor display (see article VII, section 2(G))	N	N	N	N	P/A	P/A	P	P	P	N
Parking facilities as a principal use	C	C	P	P	P	P	P	P	P	P
Plant nurseries*	N	N	N	N	N	P	P	P	P	N
Public use*	C	C	C	P	C	P	P	P	P	P
Public utility service facilities*	C	C	C	C	C	C	P	P	P	p*
Recovery home/halfway house*	N	N	N	C	N	C	C	N	N	C
Recreation, indoor	N	N	C	P	C	P	P	P	P	P
Recreation, outdoor	N	N	N	N	N	C	C	C	C	N
Recreational vehicle (RV) parks*	N	N	N	N	N	C	N	N	N	N
Recycling facility*	N	N	N	N	N	N	N	C	P	N
Restaurants*	N	C	P	P	P	P	P	P	P	N
Retail	P/A ⁴	P/A ⁴	p ⁵	p ⁵	p ⁵	P	P	P	P	N
Schools*	C	C	P	P	P	P	P	P	P	P
School, non-academic instruction	C	C	P	P	P	P	P	P	P	P
Service, vehicle*	N	N	N	C	N	C	P	P	P	N
Service, business	N	P	P	P	P	P	P	P	P	N
Service, major vehicle*	N	N	N	N	N	N	P	P	P	N
Service, personal	P	P	P	P	P	P	P	P	P	N
Soup kitchens*	N	N	N	C	N	N	C	C	C	P
Studio, art	N	N	P	P	P	P	P	P	P	N
Temporary labor agency*	N	N	N	P	N	P	P	P	P	N
Transitional homeless shelter*	N	N	N	C	N	N	C	C	C	C
Vehicle impounding yard*	N	N	N	C	N	C	P	P	P	N
Vehicle sales and rental with accessory services*	N	N	N	P	N	P	P	P	P	N
Veterinary facility*	N	C	P	P	C	P	P	P	P	N
Warehousing and wholesaling ⁶	N	N	N	N	N	N	P	P	P	N
Wholesaling from sample stocks.	N	N	N	P	P	N	P	P	P	N

* See article VI, section 1 and 2, use standards, or article VII, section 2, standards for specific accessory uses and structures, for special conditions.

- P - Permitted uses;
- C - Uses that require conditional use approval;
- N- Prohibited;
- P/A - Permitted as accessory use;
- P/C - Permitted or conditional use

- Outside storage areas shall be screened on all sides where adjacent to rights-of-way or non-industrial uses, per appendix D, chapter 9, article III, section 9.45, to avoid any deleterious effect on adjacent property.
- Provided that the minimum floor area for hotel and motel units shall be 230 square feet.
- Financial institutions in R-P require conditional use approval.
- Allowed only as accessory use if directly associated with a principal use that is allowed.
- Except vehicular sales and rental. See article VII, section (2)(G) for outdoor display standards.
- In enclosed structures, including refrigerated storage and bulk storage, excluding hazardous substances, hazardous wastes and petroleum products.
- Affordable housing development only. See appendix B, article V, section 4.
- Single-, two-, three-, and multiple-family dwellings existing prior to 2019 are permitted in C-E.

Updated: July 2023