

# Welcome to Brevard County, Florida “The Space Coast”



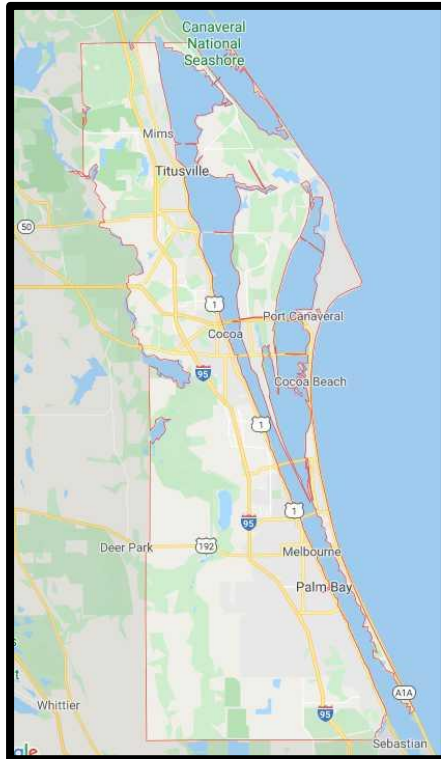
*Area Overview Presentation*

# Welcome to Melbourne, Florida

- Melbourne, Florida
- Brevard County
- Area Transportation
- Area Businesses
- Education - Public, Private and Higher Education
- Health Services
- Shopping and Dining
- Recreation and Sports
- Fine Arts and Cultural Experience
- Points of Interest
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- Sample Communities and Housing and Rental Properties
- Customs & Tips



# Florida & Brevard County



# Overview of Central Florida

- Central Florida is the region that stretches from Tampa (on the Gulf) to Orlando (central) to Melbourne (on the Atlantic)
  - ❖ Home to Disney World, Universal Studios, Busch Gardens, SeaWorld, & the Kennedy Space Center
  - ❖ University of Central Florida & the University of South Florida
  - ❖ Port Canaveral
  - ❖ Three major zoos (Central Florida, Brevard, & Tampa/Busch Gardens)
- An estimated population for Central Florida:  
Over 8.2 million (at last census-2010)



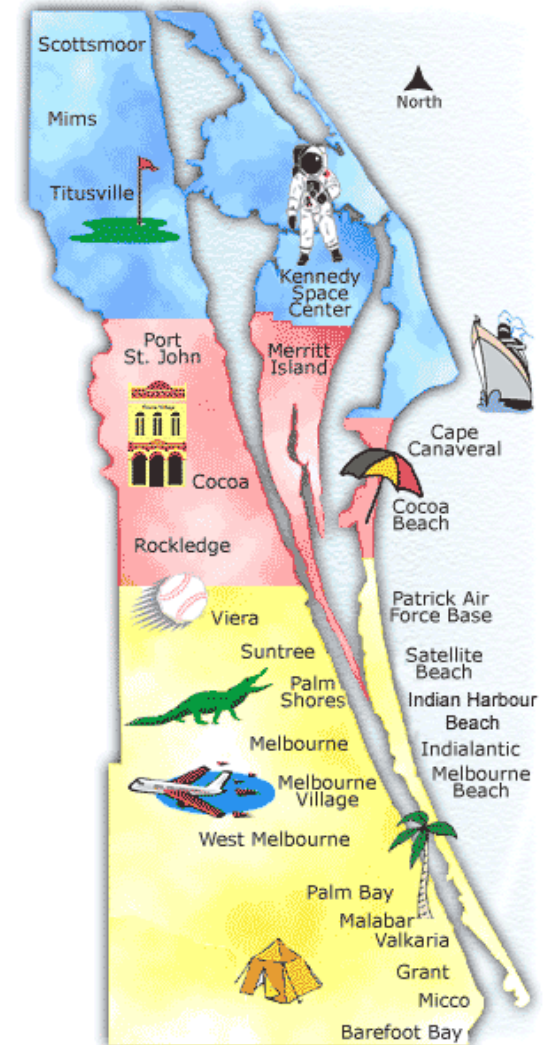
CLIMATE	Jan Average <u>TEMPERATURE</u>	July Average <u>TEMPERATURE</u>	Jan Average <u>PRECIPITATION</u>	July Average <u>PRECIPITATION</u>	Annual <u>PRECIPITATION</u>
Central Florida Brevard County Region	71-49 (F)	91-73 (F)	2.27 inches	5.96 inches	52.10 inches



# Brevard County

- Brevard County is known as “The Space Coast”
  - ❖ Designated with the area code 321 (for 3-2-1 liftoff)
  - ❖ Home to Cape Canaveral/Cape Kennedy NASA & Space X
  - ❖ Engineering Corridor of Florida
- Has the longest county coastline in Florida, stretching 72 miles North to South.
- 10<sup>th</sup> most populous county in the state

<b>Unemployment</b>	3.8%
<b>Population</b>	589,162
<b>Median Family Income</b>	\$49,914
<b>Average Sale Price for the County Overall (Not Area/Town Specific)</b>	\$272,777 Single Family \$217,834 Condo/Townhouse



# Sampling of Towns & Cities in Brevard County

- Melbourne
- Lake Washington
- Viera
- Suntree
- Baytree
- West Melbourne
- Beachside
- South Beaches
- Merritt Island



# Area Transportation

- Two Major International Airports in Orlando and Sanford
  - Smaller International Airport located in Melbourne, FL
- I-95 runs the length of the county, providing easy travel all over the state; I-4 for East/West Travel
- Space Coast Area Transit (SCAT)-Brevard County
  - Local Bus Service (Bike Friendly!)
  - Vanpool Program
  - Park & Ride
- Amtrak & MegaBus in Orlando
- Greyhound Bus Line in Melbourne



Route 1 Melbourne/Titusville ► Mon-Fri ► Saturday	Route 21 Downtown Melbourne ► Mon-Sat ► Sunday
Route 2 Titusville	Route 22 South Palm Bay
Route 3 Merritt Island	Route 23 West Palm Bay
Route 4 520 Connector	Route 24 Melbourne
Route 5 Titusville/Mims	Route 25 Palm Bay Connector
Route 6 Cocoa/Rookledge	Route 26 South Beach
Route 8 West Cocoa	Route 27 East Palm Bay
Route 9 Beach Trolley	Route 28 North Melbourne
Route 32 South Mainland Dial-A-Bus	



# Area Airports

- Orlando Melbourne International Airport (MLB)-Melbourne
- Orlando International Airport (MCO)-Orlando
- Orlando Sanford International Airport (SFB)-Sanford





# Area Businesses



Strong employment opportunities exist in Brevard County and surrounding areas for spousal/partner employment.

Company	Product/Service
<b>Brevard County School Board</b>	Education
<b>Health First Inc</b>	Health Care
<b>Harris Corporation</b>	Engineering & Manufacturing
<b>Northrop Grumman</b>	Engineering & Manufacturing
<b>Brevard County Government</b>	Government
<b>Department Of Defense</b>	Government
<b>NASA</b>	Government/Aerospace
<b>Eastern Florida State College</b>	Education
<b>Rockwell Collins, Inc</b>	Manufacturing/Aeronautical

Brevard County has the most concentrated high-tech economy in the state of Florida and the 9th most concentrated in the nation.

# Education

Brevard County is renowned for its schools, both public and private

## Public Schools

- Start & End Dates: <https://www.brevardschools.org/Page/2>
- Brevard Public Schools regarded as one of Florida's finest school districts
  - In the top ten school districts in the state in each of the 22 areas of assessment on the standard statewide exams given students each year.
- Home to nine colleges and universities with several offering corporate training and professional development courses



## Private Schools

- Brevard County contains many private, religious and denominational schools, including over 60 for PK-7th and over 30 for grades 8-12
- Private schools boast small class sizes, low student-to-teacher ratios



# School Statistics



- Brevard County's has a fantastic public school system, with two high schools ranking in the top 100 nationwide.
- Brevard Public Schools are highly ranked with the FLDOE (Florida Department of Education). It boasts the highest graduation rate in Central Florida (6<sup>th</sup> in the state). It has the fifth lowest dropout rate in Florida (2.3%).

Performance	
Student/Teacher Ratio	14.85
AP Exams taken	4,271 (56.3% earned a 3 or higher)
National Merit Semifinalists & Finalists	28 (class of 2018)
Graduation Rate	85.9%
SAT's (2014) Average Score:	1,070 (1,485 on old scoring method)

- <http://www.fldoe.org/schools/k-12-public-schools>

# Colleges & Universities

Institution
Eastern Florida State College
Embry Riddle Aeronautical University
Florida Institute of Technology
Florida International University
Florida State University
Full Sail University
Miami Dade College
Nova Southeastern University
Stetson University
University of Central Florida
University of Florida
University of Miami
University of South Florida
University of North Florida

## Requirements for Resident Classification

The Code requires clear and convincing domicile for **at least twelve months prior** to the first day of the semester in which enrolling, as evidenced by:

- Legal ties to the state, evidenced by payment or filing of tax return
- A FL driver's license and motor vehicle registration
- Employment
- Ownership of real property or establishment of a bona fide domicile in Florida
- Voter registration in Florida
- Absence of any ties to another state





# Health Services

- Brevard County has a nationally recognized hospital and 6 regionally recognized hospitals that deliver advanced medical services for using the latest technology and therapies.
- Steward Health Care (formerly Wuesthoff Health System), Health First and Parrish Medical Center, are among the area's largest employers.
- Services offered locally include a level II trauma center, emergency air transport service, quality in and outpatient care.
- The Scott Center for Autism Treatment & Health First Aging Institute are both located in Melbourne, FL.
- Specialized hospitals, such as Moffitt Cancer Center, Shands at the University of Florida, Arnold Palmer (Children's) Medical Center, and Center for Aging are within a one to three hour drive of Brevard County.



# Shopping and Dining

Florida's Space Coast has an eclectic collection of shopping choices to please both the bargain basement shopper, the high end consumer, and everyone in between.

The primary shopping centers in Brevard County

- ❖ Melbourne Square Mall
- ❖ The Avenue Viera
- ❖ Merritt Square Mall
- ❖ Hammock Landing
- ❖ Vero Beach Outlets (nearby Indian River County)



Notable Orlando Shopping Plazas

- ❖ Mall at Millennia
- ❖ IKEA
- ❖ Orlando Premium Outlets
- ❖ Florida Mall



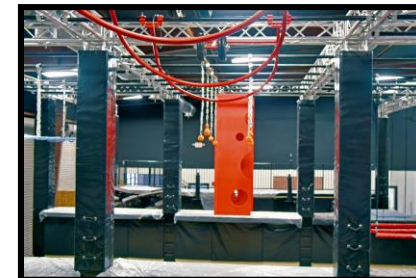
## Dining

Brevard County has hundreds of restaurants, featuring almost any type of cuisine available. Nearby Orlando has even more options!

# Recreation & Sports

Florida's weather naturally lends itself to fantastic outdoor (and indoor) sports & recreation opportunities. Some of the more popular ones are:

- Sailing-There are Many Sailing Clubs that Compete Weekly
- Golf! There are over 26 award-winning golf courses in our county...many of them public!
- Space Coast Iceplex - For your hockey & ice skating enjoyment!
- On The Edge Rock Indoor Climbing Gym
- Surfing
- Bowling
- Softball/Baseball Leagues
- Beach Volleyball
- Adventure HQ (Ninja Warrior Training)
- Large Indoor & Outdoor Soccer Fields and Basketball Courts



# Fine Arts & Cultural Experiences



**BREWARD  
CULTURAL  
ALLIANCE**

Brevard County is home to the King Center, the Henegar Center, the Cocoa Village Playhouse, and various community theatres.

There are numerous galleries, and a variety of museums including:

- ❖ The Astronaut Hall of Fame
- ❖ The East Coast Surfing Hall of Fame
- ❖ The Brevard Museum of History & Natural Science
- ❖ Foosaner Art Museum
- ❖ The Dinosaur Store
- ❖ American Muscle Car Museum (by invitation only)

Brevard's premier professional orchestras such as the Brevard Symphony Orchestra and the Space Coast Pops entertains and enriches individuals and communities by creating exceptional, live symphonic music.



# Florida Points of Interest

- **Miami** – South Beach, Zoo, Everglades, Miami Dolphins, Marlins
- **Key West** – Deep Sea Fishing, Ernest Hemmingway House, Southernmost Point



- **St. Augustine** – Ponce De Leon, Lighthouse, Spanish Quarter Village
- **Jacksonville** – Jacksonville Jaguars, Jax Zoo, Veterans Memorial Wall



- **Orlando** – Walt Disney World, Universal Studios, SeaWorld, Amway Arena, Church Street Downtown
- **Tampa/St. Petersburg/Clearwater** – Busch Gardens, Ybor City, Cigar City Brewing, Yankees Spring Training, Tampa Bay Buccaneers
- **Destin/Panama City Beach/Pensacola** – Parasailing, National Aviation Museum

# Beachside/South Beaches (Brevard County)

The south beachside area encompasses the land on the barrier island from Patrick Air Force Base down to Melbourne Beach/Floridana.

The island is flanked by the Atlantic Ocean, the Intracoastal Waterway, and the Banana River. These bodies of water showcase Florida's extensive flora and fauna. Dolphins and manatees are seen on a daily basis. This ideal location lends itself to some great fishing & boating opportunities.

Brevard's beaches have some of the best surfing in Florida (we are home to one of surfing's most famous athletes, Kelly Slater) with beautiful blue water. There are three causeways that connect the barrier island to the mainland in the South Beaches (five public access causeways to the Brevard beaches total).

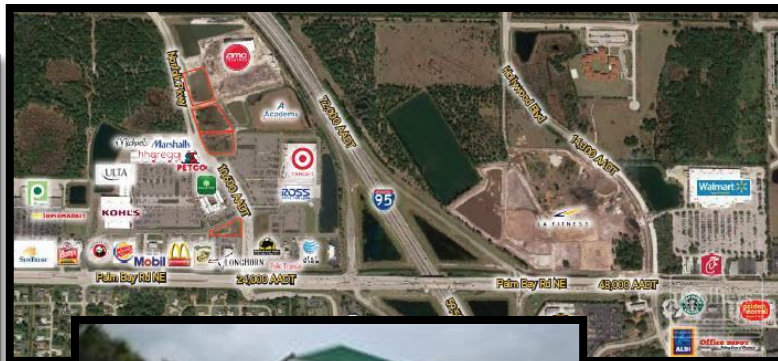


# West Melbourne (Brevard County)

West Melbourne's population sits at approximately 19,667 and has experienced the most growth in the county since 2000. This city is rapidly growing.

This area stretches from W. New Haven Ave/192 to North of Palm Bay Road. 192 also connects the mainland to ridge to the barrier island (the beaches).

This area is known for their great residential areas, the Melbourne Square Mall, and the large Hammock Landing shopping complex.





# Melbourne/Lake Washington (Brevard County)

Melbourne is occupied by approximately 76,068 residents and is the 2<sup>nd</sup> largest area by size and population in the county. The Lake Washington area of Melbourne boasts mature trees and larger lots while Melbourne proper is located close to the Melbourne Airport and has great housing options as well.

There are two downtown business districts: Historic Downtown Melbourne & Downtown Eau Gallie Arts District (EGAD).

Melbourne is home to the Florida Institute of Technology, Wickham Park (disc golf, dog park, etc), the Melbourne Food & Wine Festival, and many other highlights!





# Viera/Suntree/Baytree (Brevard County)

Viera, Suntree, & Baytree represent some of the newest communities in the Brevard County area. This is one of the hottest real estate markets in Brevard County. New construction is plentiful in this area and is in high demand.

This area is known for their outstanding golf courses and fantastic shopping, such as The Avenue.

This area is home to the local government center, the Brevard Zoo, as well as the USSSA Space Coast Stadium.



# Merritt Island (Brevard County)

Merritt Island is occupied by approximately 34,743 residents. It is a peninsula, separated by the Indian River Lagoon & Intracoastal Waterway to its west and the Banana River Lagoon to its east.

Merritt Island is home to the Merritt Island National Wildlife Refuge (a 140,000 acre nature sanctuary), the Merritt Square Mall, and the 520 Merritt Island B-Line (Bee-Line) Causeway (connects you from the beaches to Orlando).



# Titusville (Brevard County)

Titusville is occupied by approximately 43,761 residents. It is the largest of the northern cities in Brevard County. Titusville is located along the Indian River and West of Merritt Island.

Residents of Titusville enjoy a quick commute to the Kennedy Space Center and is only 45 minutes away from Orlando!





# Additional Towns & Cities in Brevard County

- Cape Canaveral
- Rockledge
- Cocoa/Port St. John
- Cocoa Beach
- Grant/Valkaria
- Mims
- Micco
- Sharpes





# Florida Real Estate Practices

## ➤ Home Purchase Practices:

- Negotiations for home purchase are conducted in writing.
- The Buyer's Broker/Agent prepares offer. A \$1,000-\$5,000 deposit customarily accompanies the initial offer, depending on the price of the home. Sometimes an additional deposit (escrow) is required after the inspection period.
- When agreement is reached and the contract is signed by all parties, both buyer and seller have the right to an inspection period upon contract execution (typically 7-10 days after the last dated signature on the contract).
- Closings are traditionally conducted using title companies. We are typically a seller designated title/closing office state and sellers are responsible for payment of the fees that accompany that choice (such as the owner's policy & charges), unless otherwise agreed to between both parties).

# Florida Real Estate Tips: Home Purchases

## ➤ Tips for Home Purchases:

- Brevard County is experiencing a seller's market in certain geographic areas, where multiple offer situations are becoming more common.
- New construction properties & listings are not typically allowed in the local MLS. Realtors are responsible for maintaining knowledge regarding all the new construction build sites and maintaining relationships with the builder representatives. Your agent will be able to accompany you to the builders that match your home finding needs and can facilitate a home purchase on your behalf.
- If insurance coverage/cost is a concern before putting an offer on a specific home, we recommend calling some local insurance brokers and most would be happy to quote you a range for coverage. The same advice for flood zones & insurance (we recommend flood insurance even when not in a designated flood zone).
- A four-point and/or wind mitigation inspection is not required, but is encouraged because it can potentially save you money on your insurance premium, depending upon the age of the home
- Condos/Townhomes (or any property with an HOA) can be a challenge regarding the number of pets/weight/size/breed restrictions that the Homeowner's Association maintains.
- Our MLS database has a portal system that your agent can set you up on that will notify you immediately of any new homes that appear on the market that match your criteria. This is a great tool to utilize!
- Be wary of internet sites, such as Zillow/Trulia/etc, as the information on those websites can be incorrect due to not being regularly updated (such as homes appearing to be active, but really are under contract).

# Florida Real Estate Tips: Rentals

## ➤ Tips for Rentals:

- Rentals have become increasingly scarce and more expensive in recent years, so if you see a property you like, don't hesitate to begin the rental process right away. The typical season for rentals is in the late spring/summer months and during the winter.
- Some of the biggest challenges when searching for a rental (aside from available inventory) will be the allowance of pets (especially animals over 20 pounds and multiples). Most landlords or HOA complexes are very strict regarding animals in their rental properties, regardless of type (condo, townhome, single family home).
- Our local MLS will allow privately owned rental properties listed with a Brokerage to be placed on the MLS. Your agent can help you find any rental in MLS regardless of which office has the rental listing.
- Short term rentals are also a challenge in our area due to limited inventory and/or HOA restrictions. Short term rentals (lasting six months or less) are subject to 12% tourist tax paid for by the tenant. Short term rentals also typically rent for about a 20-25% higher monthly rate than a traditional 12 month lease (ie: \$2,400/mo vs. \$2,000/mo).
- When searching for rental properties on Craigslist, use **extreme** caution. Fraud is widespread on that site. Scammers take information on public websites, lower the price dramatically, and list them (pretending to be the owner) on Craigslist. The scams are becoming more convincing, with some false owners even meeting you at the property. Your safety is our utmost concern!
- Local apartment complexes typically work independently, with their own property managers on site. Your agent can provide guidance based on your rental needs as to which complexes they recommend you visit to get inventory availability and the most updated applicable rental rates.

# Taxes

## Major tax rates in Brevard County include:

Sales and Use	7%
Sales and Use (food for home consumption)	0%

- Florida does not have a separate state income tax
- There is a 12% short term rental tax borne by the tenants for leases less than 6 months.
- Real Property (residential) rates are calculated at \$1.00 mil per \$1,000 assessed value.
  - Each residential area has it's own millage rate and additional non-ad valorem assessments
  - Primary residences can be "Homesteaded" which entitles you to up to a \$25,000 property tax exemption plus an additional limited (the additional deduction will not apply to school tax levies) \$25,000 exemption. The application due March 1<sup>st</sup>.
- Groceries and most medications/medical items are tax-exempt in Florida.
- Florida implements an annual sales tax holiday now typically a week. This typically coincides with the beginning of the school year. The tax free weekend applies to the following items purchased during this particular weekend:
  - Books, clothing, footwear, backpacks (priced at \$60 or less per item)
  - School supplies (priced at \$15 or less per item)