

ASHTON PARK



LEGEND:

RECREATION, TRAILS AND OPEN SPACE	
LANDSCAPING BUFFERS AND GREEN SPACE	
40' WIDE SINGLE FAMILY LOTS	
50' WIDE SINGLE FAMILY LOTS	
60' WIDE SINGLE FAMILY LOTS	
0.5 AC TO 3 AC SINGLE FAMILY LOTS	
TOWNHOMES	
VILLAS	
MULTI-FAMILY/ APARTMENTS	
COMMERCIAL/RETAIL	
COMMERCIAL/FLEX INDUSTRIAL	
SCHOOLS	
TOWN CENTER	
STORMWATER TREATMENT LAKES	
ROADWAYS	
PROJECT BOUNDARY	
EELS/ST. SEBASTIAN ACCESS POINTS	

SITE DATA:

DEVELOPER: JAMES DIX DIX DEVELOPMENT 103 COMMERCE ST. SUITE 140 LAKE MARY, FL 32746 TEL: (407) 542-6120	CIVIL ENGINEER: JAKE T. WISE, P.E. 2651 EAU GALLIE BLVD, SUITE A MELBOURNE, FLORIDA 32935 TEL: (321) 610-1760 E-MAIL: JWIS@CEENGINEERING.COM
SURVEYORS: DAVE BOWER DENNIS J. LEAVY & ASSOCIATES, INC 460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FL 33411 TEL: (561) 753-0650	LOCATION: TAX ID: 3010392, 3010393, 3000772, 3010549, 3010394, 3000721, 3031142, 3007859, 3010496, 3007872, 3007873, 3007870, 3007871, 3007867, 3008618, 3008614, 3010495, 3001886, 3017583, 3010494
ANDREW POWSHOK AAL LAND SURVEYING SERVICES, INC 3970 MINTON ROAD WEST MELBOURNE, FL 32904 TEL: (321) 768-8110	PHASING AREAS: PHASE 1 643.2 AC FUTURE PHASES 924.4 AC TOTAL: 1,567.6 AC
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SETBACKS:

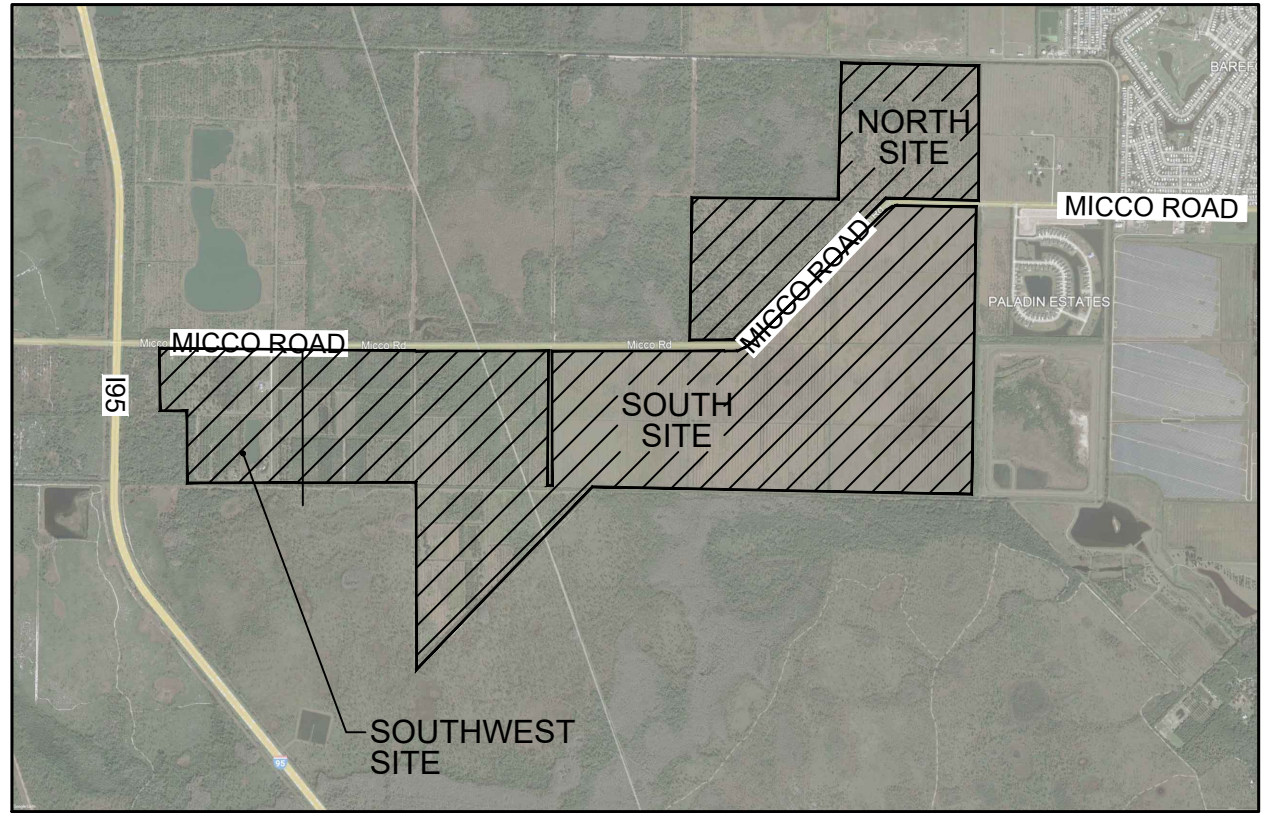
SINGLE-FAMILY SETBACKS:	REQUIRED
FRONT:	25'
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TOWN CENTER TOWNHOMES:	222 LOTS
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TOWN CENTER:	76.2 AC
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TRAILS/OPEN SPACE:	75.5 AC
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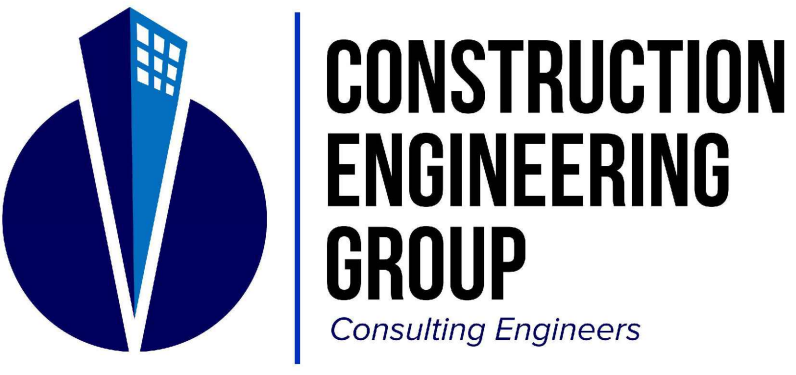


SHEET INDEX

AP-1	FINAL DEVELOPMENT PLAN
AP-2	RECREATION AND OPEN SPACE PLAN
AP-3	PEDESTRIAN/VEHICULAR ACCESS AND PHASING PLAN
AP-4	CROSS SECTIONS
AP-5	OFF-SITE IMPROVEMENTS PLAN

1/06/25

FDP-AP1



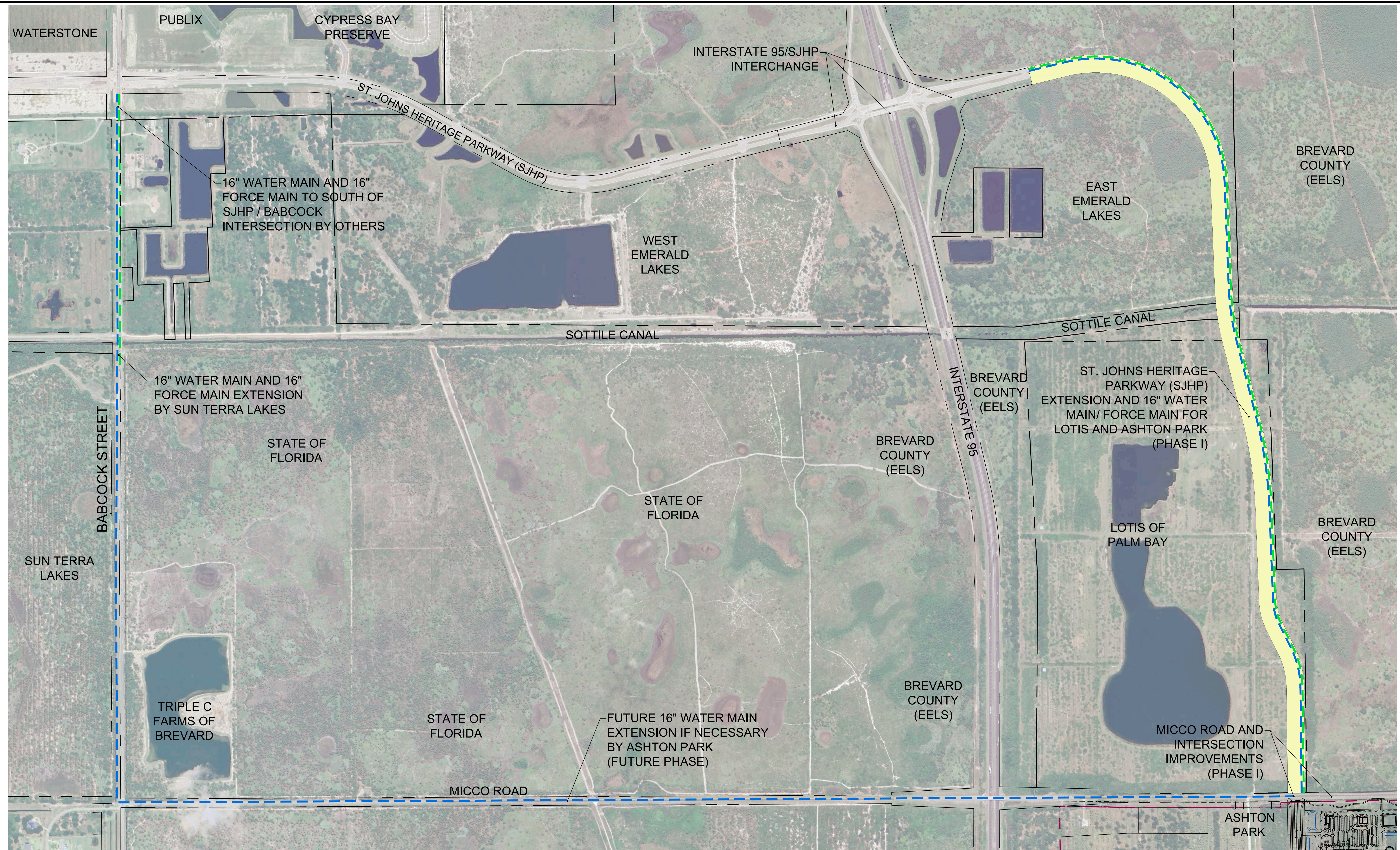
ASHTON PARK
FINAL DEVELOPMENT PLAN

1"=500'



LOCATION MAP
NTS





ASHTON PARK
OFF-SITE IMPROVEMENTS PLAN

1"=500'



LEGEND:

SJHP EXTENSION	
16" WATER MAIN EXTENSION	
16" FORCE MAIN EXTENSION	

500' 0' 500' 1000'

12/30/24	FDP-AP5
	CONSTRUCTION ENGINEERING GROUP <i>Consulting Engineers</i>



Ashton Park Palm Bay, Florida

SUMMARY OF ECONOMIC AND FISCAL IMPACTS



Profile of Ashton Park

- Large-scale mixed-use master-planned project in Palm Bay (Brevard County), Florida



Project encompasses
1,512+/- acres

Proposed uses include:

3,911 Single Family Residential Units



1,037 Multifamily Rental Units



865 Townhomes



3.4 Million Square Feet of Commercial/Flex Space



- Current assessed value of property (2023\$):

\$21,095,440

- Projected buildout value of property (2023\$):

\$3,198,304,952

- Proposed development reflects a **151x** increase in property value over existing values



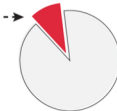
Ashton Park Economic & Fiscal Impact Analysis

- A study was conducted to estimate the projected tax revenue generation, costs of providing services, and net impacts to local governmental authorities from the construction and occupancy of Ashton Park
- The study also estimated local economic impacts, in terms of job creation, employee earnings (wages), & business output (sales) from activity at Ashton Park



- The project is estimated to add to the Brevard County economy **13,715 employees** & **13,369 residents**

- Ashton Park is projected to increase the economic base of Brevard County by **9.5%** (10% increase in County GDP)



Ashton Park Fiscal Impact Analysis Highlights



- Ashton Park will generate over **\$1.43 billion** to various local and regional taxing authorities over a 20-year horizon



- Over a 20-year period, Ashton Park will generate a net operating fiscal surplus of **\$369.8 million**, meaning that the project creates **\$369.8 million** more for the City of Palm Bay than it will cost for providing services to the project

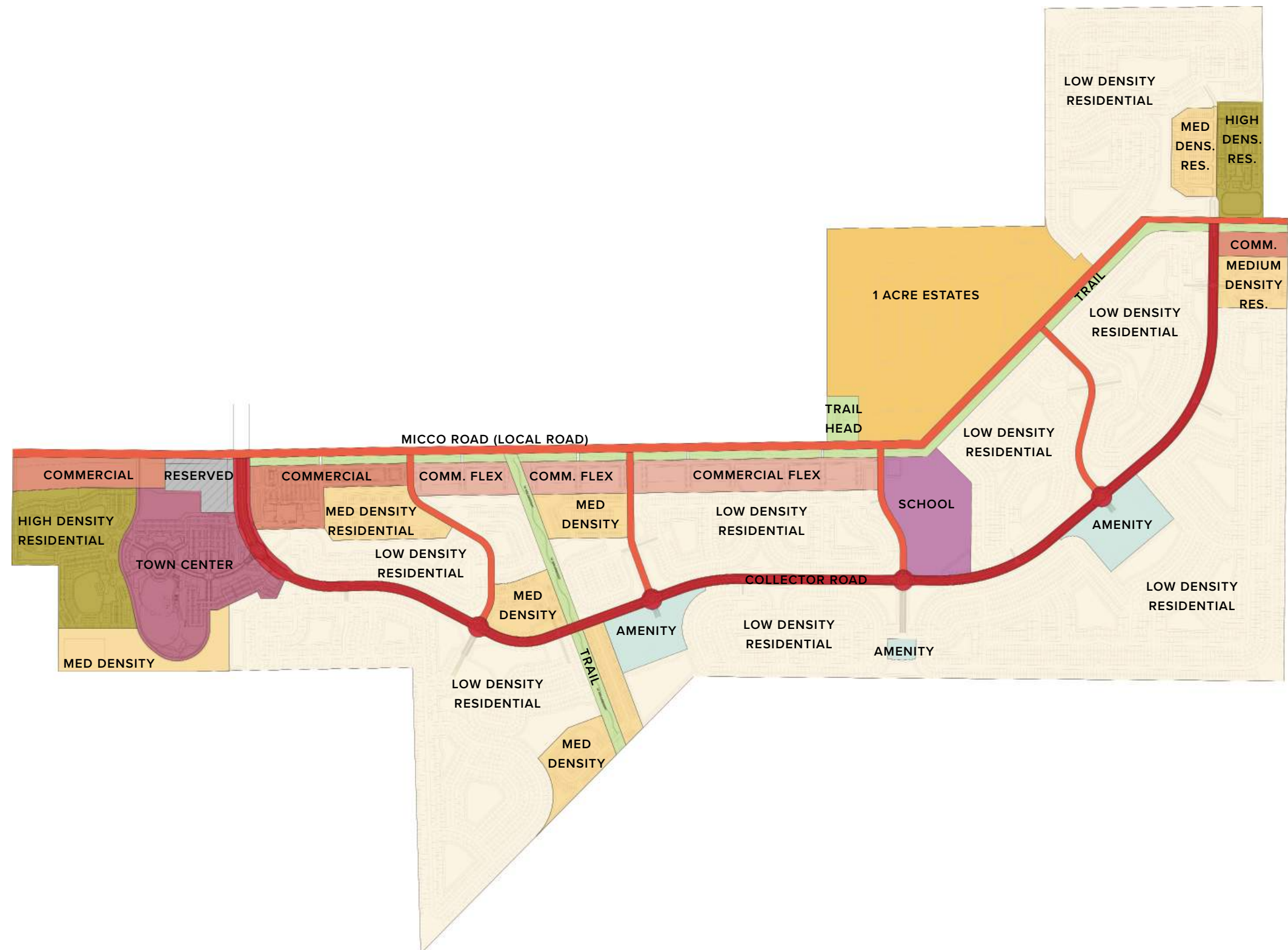
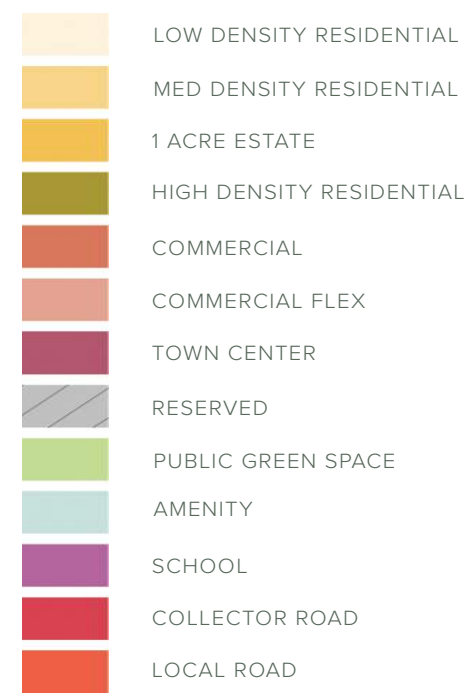


- Ashton park will contribute **\$87.7 million** in development impact fees to the City of Palm Bay, for constructing capital facilities such as roads, parks, and public safety facilities

- In addition, Ashton Park will generate **\$32.1 million** in capital connection fees for water and wastewater facilities

COMMUNITY MAP

Ashton Park’s approach to urban planning and zoning is to foster a community that prioritizes pedestrian-friendly streets. In this forward-thinking neighborhood, houses are strategically oriented to face the streets, promoting a sense of connectivity and community engagement. Discover how Ashton Park seamlessly integrates pedestrian pathways that link residents to local shops, amenities, and commercial spaces, creating a vibrant living environment.





TOWN CENTER

PROJECT DATA

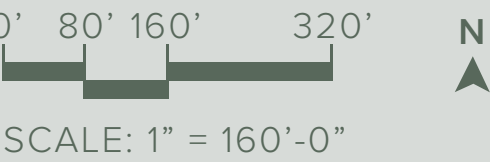
TOWN CENTER AREAS

Retail	175,624 SF
Restaurant	104,061 SF
Entertainment	31,193 SF

Total 310,878 SF

PARKING COUNT: 1,708

- RETAIL
- RESTAURANT
- UTILITY
- ENTERTAINMENT

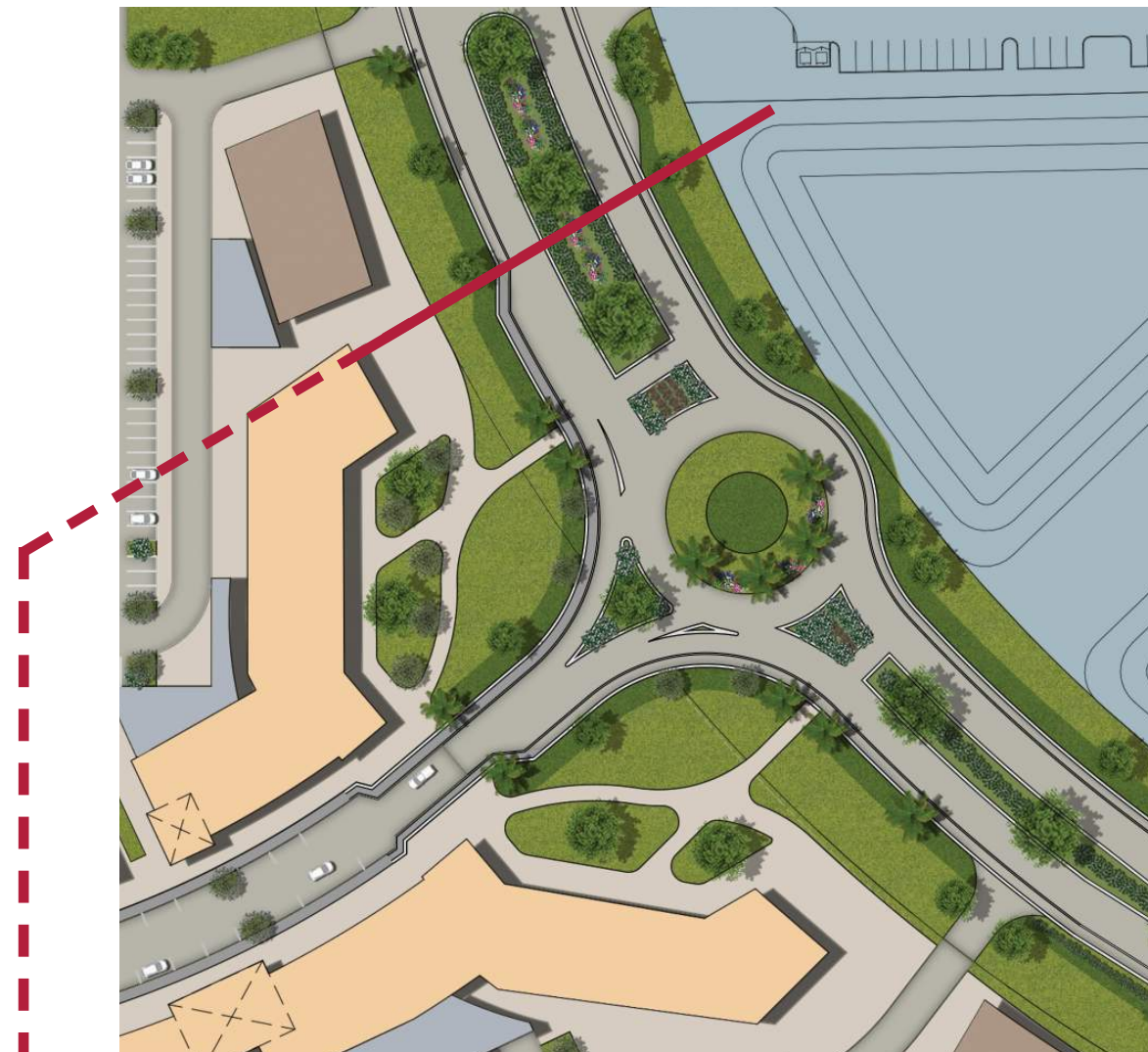




CONNECT

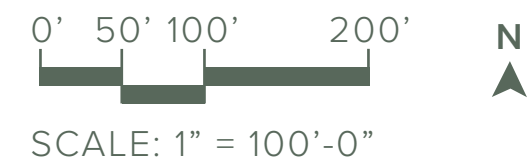
ENTERTAIN

ARRIVE



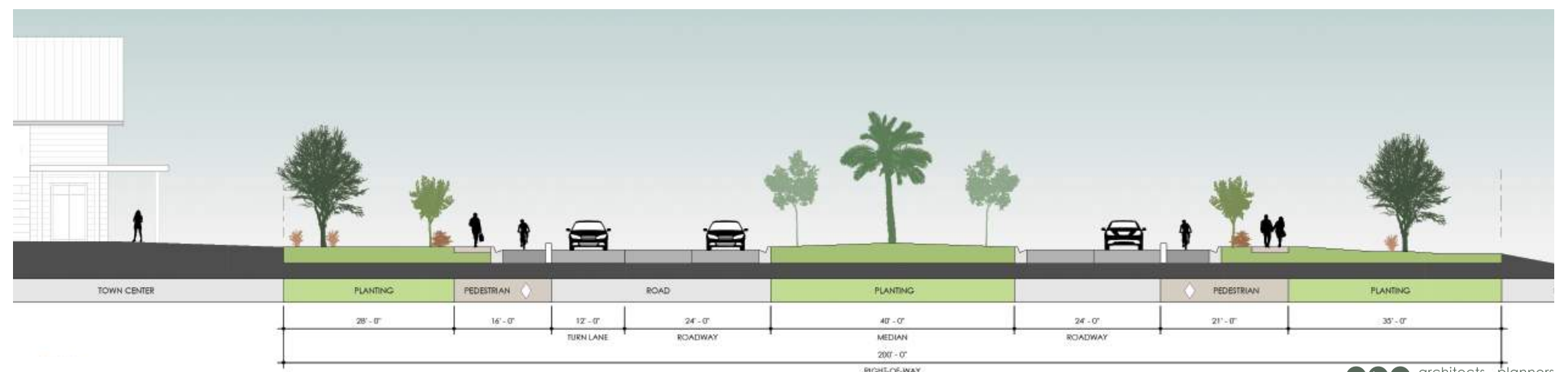
ARRIVE

The entrance into the town center stands as the **arrival experience** at Ashton Park, serving as the transitions for visitors from a faster commercial road into the slower-paced charm of a pedestrian-friendly environment. Positioned at the crossroads of commerce and community, it provides a choice to turn into the vibrant town center, where a spectrum of commercial and recreational activities awaits, or to continue past into the more tranquil, residential portion of the community.



Street Section D

NTS

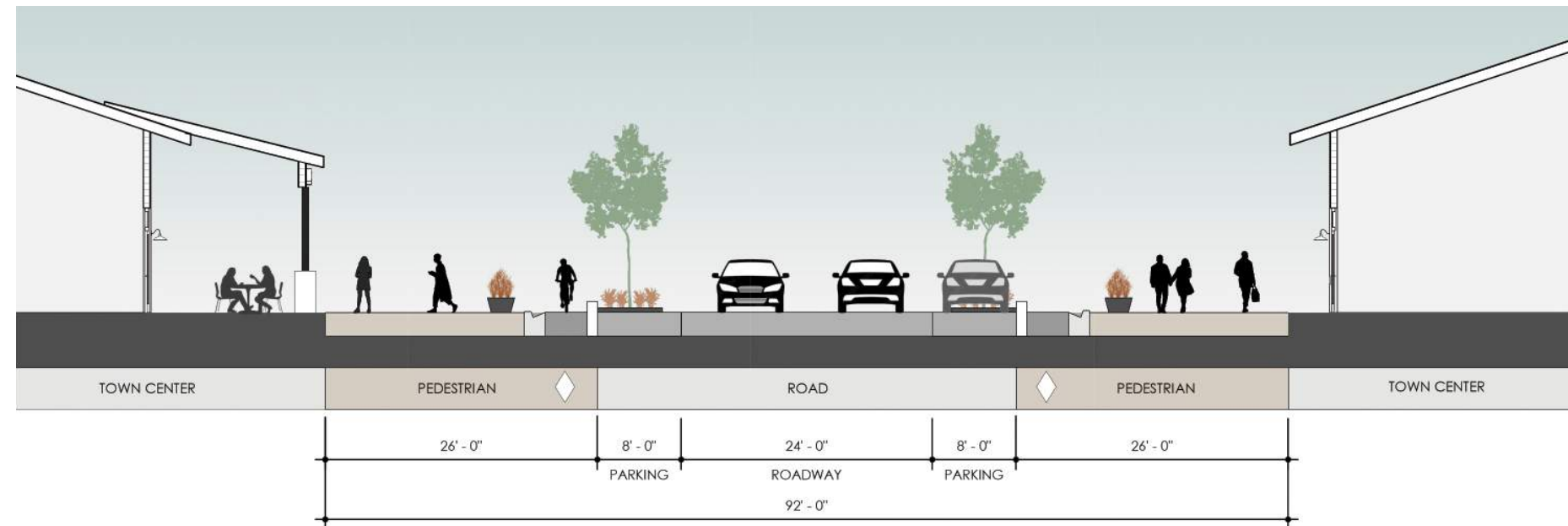
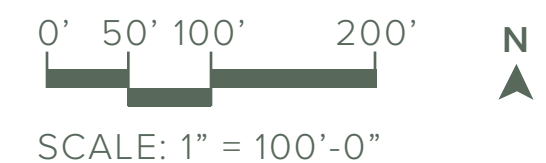




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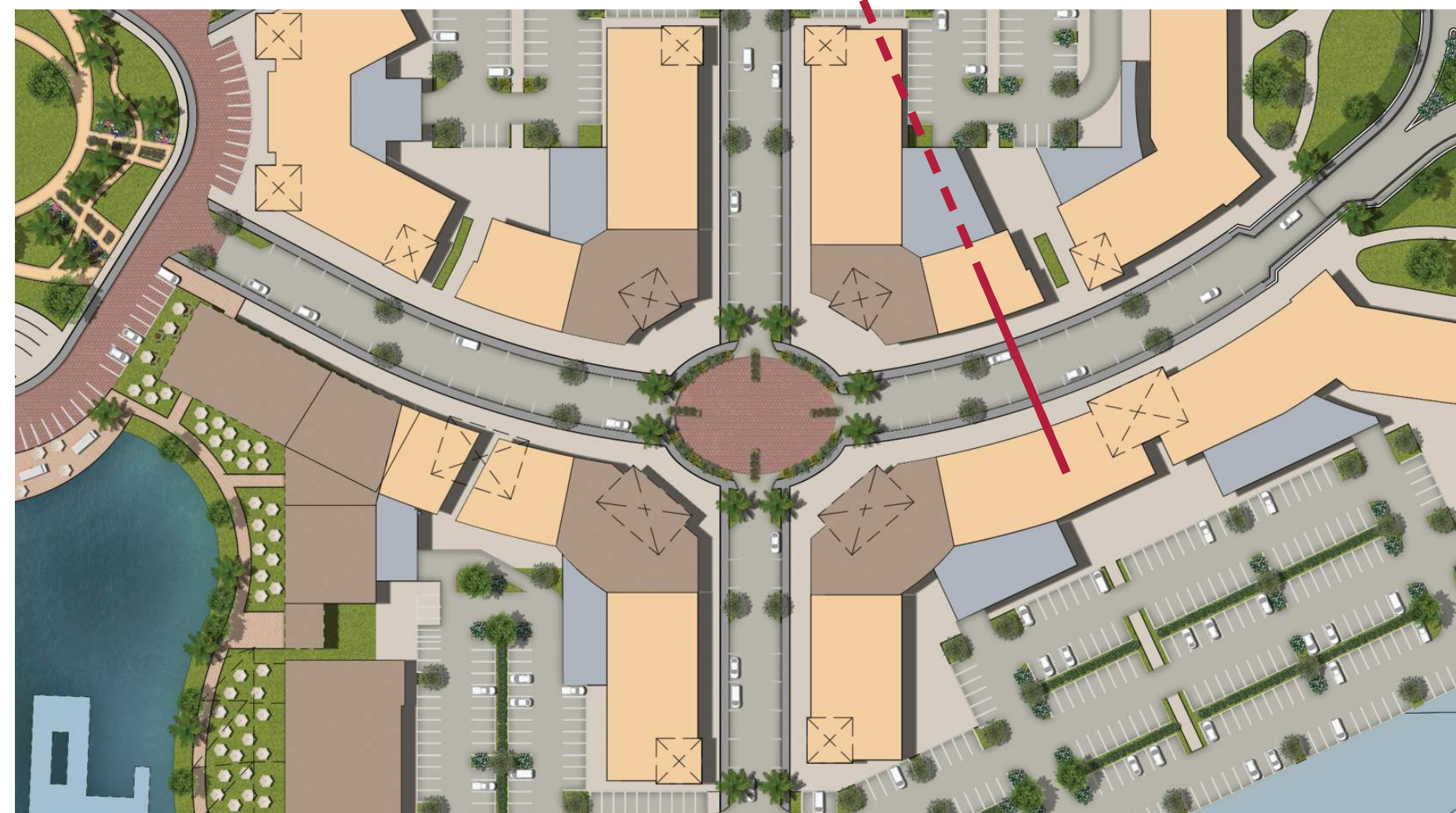
As one journeys deeper into the heart of Ashton Park's town center, the experience unfolds at the next node—an inviting intersection that buzzes with life. Here, vibrant **restaurants and cocktail** spots adorn each corner, creating a lively tapestry of culinary delights and social engagement. The charm extends beyond mere dining; it's an immersive experience where indoor and outdoor seating seamlessly blends, inviting pedestrians to leisurely stroll and encouraging those driving by to partake in the dynamic atmosphere.

The carefully orchestrated blend of indoor and outdoor spaces transforms this area into a social canvas, where the dynamic energy of lively establishments intertwines seamlessly with the flow of **pedestrians and passing cars**, forging an engaging and harmonious experience.



Street Section E

NTS



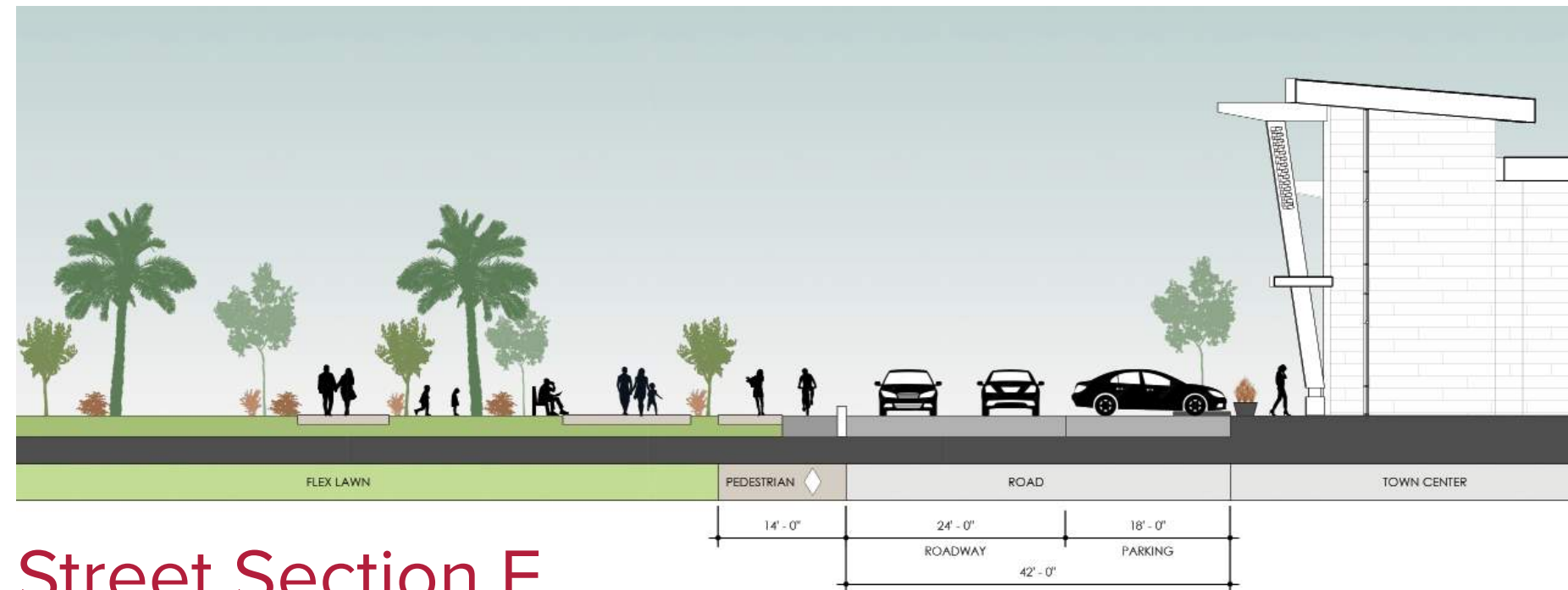


CONNECT

The culmination of Ashton Park's town center unfolds at the last node—the expansive **park** that stands as a multifaceted epicenter of community engagement. Surrounding the park are a myriad of inviting places such as **boutiques, cinema, eateries, and civic spaces**.

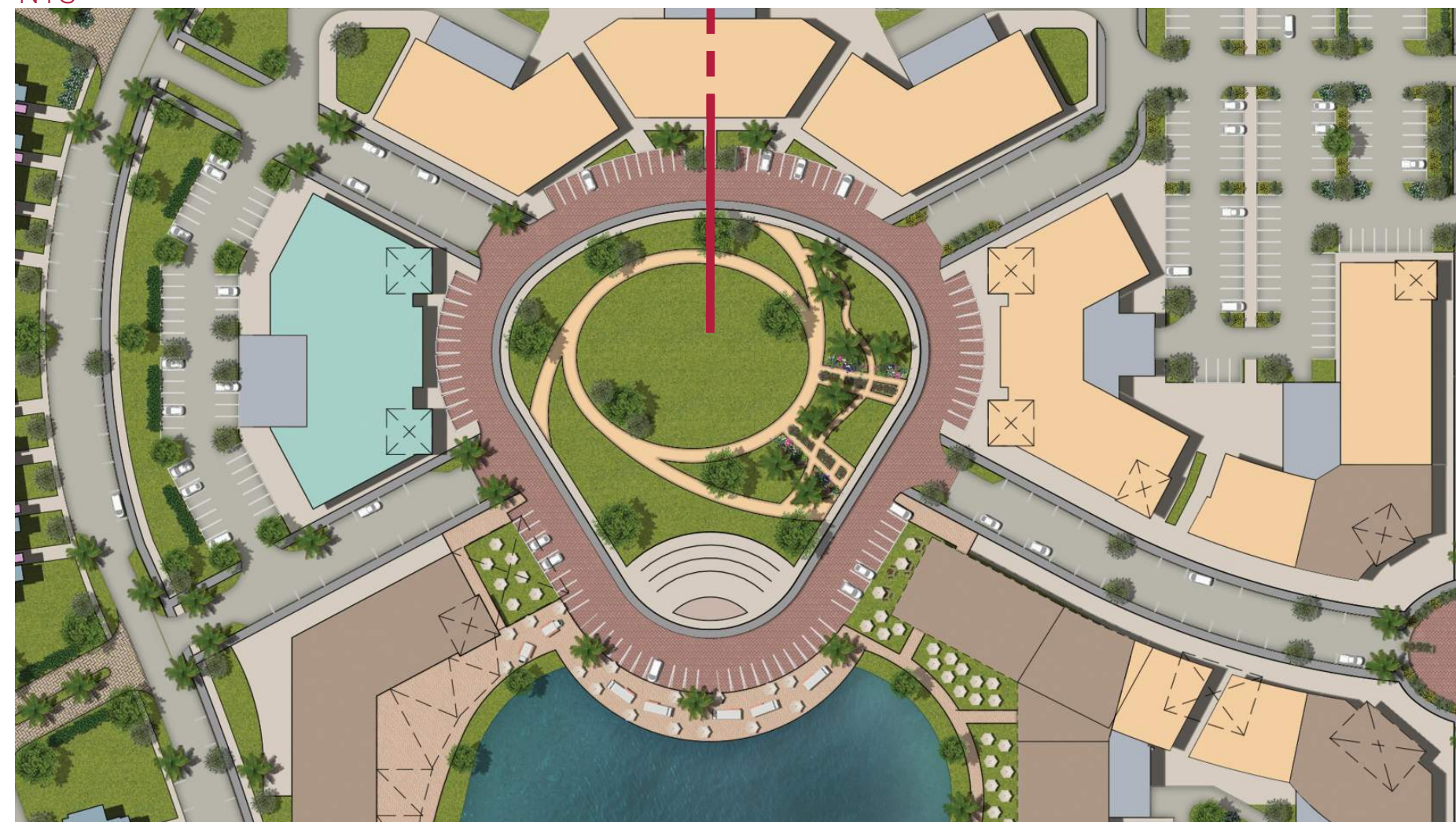
The park is bordered by a lake, introducing a realm of outdoor recreation and water activities. A terrace between the park and the lake allows opportunities for gathering spaces such as **outdoor markets** and **food truck stations**. Here, residents can explore local goods, and enjoy culinary offerings while overlooking the tranquil waters.

Areas for civic spaces such as libraries, treatment centers, and offices are strategically placed to border the park as a way to promote engagement with the outdoors. **Fitness stations** dot the park, inviting residents to pursue active lifestyles amidst the greenery.



Street Section F

NTS







c b a
architects · planners
an employee owned company



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