



## LEGISLATIVE MEMORANDUM

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Scott Morgan, Interim City Manager

**THRU:** Joan Junkala-Brown, Deputy City Manager

**DATE:** April 17, 2025

**RE:** Consideration of accepting the Compound Redevelopment Action Plan as prepared by Vita Nuova, a consultant of the U.S. Environmental Protection Agency.

### SUMMARY:

In October 2024, the City of Palm Bay was nominated by East Central Florida Regional Planning Council (RPC) to be a recipient of funding from the U.S. Environmental Protection Agency (EPA) Office of Brownfields and Land Revitalization for a land revitalization technical assistance, specifically focused on facilitating growth and development of an area of the City referred to as 'the compound'. As administered by the EPA Region 4 office, Vita Nuova, LLC and GDIT (consultants of the EPA) began a series of meetings and discussions with the City and various stakeholders and partner agencies to gather data and input on the impediments to and opportunities for the development of 'the compound'. The Consultant spoke with several City departments, to include the City Manager's Office, City Attorney's Office, Growth Management, Public Works, and Utilities. The consultant met with representatives of Florida Power & Light (FPL), Brevard County, Space Coast Transportation Organization, and Economic Development Commission of Florida's Space Coast. The consultant also spoke with property owners owning a majority of the parcels in PMU #53, to include Bombardier Recreational Products (BRP) and David Moallem.

The Action Plan specifically focuses on Port Malabar Unit #53 and building on recommendations and strategies from previously adopted studies prepared by the RPC and adopted by City Council on April 4, 2024. The Action Plan evaluates PMU #53 as a potential employment center and outlined actionable steps to realize this vision. The Action Plan contemplates strategic land acquisition and land swaps, administrative rezoning of key parcels, and investments in critical infrastructure to include water, sewer, and roads. The Action Plan also contemplates the future extension of St. Johns Heritage Parkway (SJHP) and the preservation of land for such.

The Action Plan introduces a phasing plan providing for the most logical strategy for managing site redevelopment over the next 5-8 years, depending upon the appetite of City Council. The phasing

plan proposes a total of five (5) phases that seek to identify and secure a cluster of contiguous land to facilitate the development of a business/industrial park, generate private capital investment, and create new jobs. All five phases project that the City could realize the potential of approximately 960,000 square feet in new construction of business, industrial, research and development, and commercial retail and restaurant space as well as a total of 2,500 new jobs in Palm Bay. However, such development would require significant investment in new utilities, roads, and stormwater infrastructure and upgrades. It is presumed that, given current access roads to 'the compound', the connection of SJHP at Malabar Road is critical for successful implementation of this Action Plan. Based on the City's current millage rate and the estimated value of proposed construction, the study projects an ad valorem tax revenue off nearly \$2 million annually. While summarized in the Action Plan, attached is a detailed Commercial Market Analysis as conducted by Vita Nuova.

The Action Plan explores funding avenues, to include grants from U.S. Economic Development Administration and establishing a special assessment of the parcels within PMU #53. While FPL has confirmed that there is sufficient power in the area to service 'the compound' an additional substation may be warranted depending upon the end-users.

**REQUESTING DEPARTMENTS:**

City Manager's Office  
Community & Economic Development

**FISCAL IMPACT:**

There is no fiscal impact.

**STAFF RECOMMENDATION:**

Motion to accept the 'Compound Redevelopment Action Plan' as prepared by Vita Nuova, a consultant of the U.S. Environmental Protection Agency.

**ATTACHMENTS:**

1. Compound Redevelopment Action Plan (with attachments)