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Mayor
ROB MEDINA
Deputy Mayor
DONNY FELIX
Councilmembers
KENNY JOHNSON
RANDY FOSTER
VACANT

AGENDA

WORKSHOP Thursday

March 30, 2023 - 6:00 PM

Council Chambers, 120 Malabar Road, SE, Palm Bay, Florida 32907

CALL TO ORDER:

ROLL CALL:

BUSINESS:

1. Discussion of the area known as the Compound.

ADJOURNMENT:

If an individual decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required, and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Office of the City Clerk at (321) 952-3414 or Florida Relay System at 711.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website or documents contained therein interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Pursuant to Council Policies and Procedures, members of the public wishing to use electronic media when addressing City Council must provide the electronic file to staff

for screening no later than 2:00 P.M. on the day of the meeting; audio presentations must be submitted to the City Clerk at least twenty-four (24) hours prior to the meeting.

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE AND TELEVISED ON THE SPACE COAST GOVERNMENT TV CHANNEL.



LEGISLATIVE MEMORANDUM

DATE: 3/30/2023

RE: Discussion of the area known as the Compound.

ATTACHMENTS:

Description

Compound Presentation



Compound Workshop

March 30, 2023

History of the Compound

- Palm Bay was developed by General Development Corporation (GDC). Other former GDC communities include Port Charlotte, North Port, and Port St. Lucie.
- “The Compound” is an area of Palm Bay which is comprised of approximately 2,942 acres, which includes rights-of-way, within Port Malabar Units 51, 52, and 53.
- Consists of thousands of quarter-acre single family residential lots pre-platted by GDC and sold to individuals across the world in the ‘70s, ‘80s and very early ‘90s through “mail order land sales”.
- GDC paved approx. 200 miles of road and installed basic stormwater infrastructure, such as ditches, outfalls, canals and headwalls.
- Following the indictments of the company’s leadership, the company ultimately declared bankruptcy.

The Compound Stats

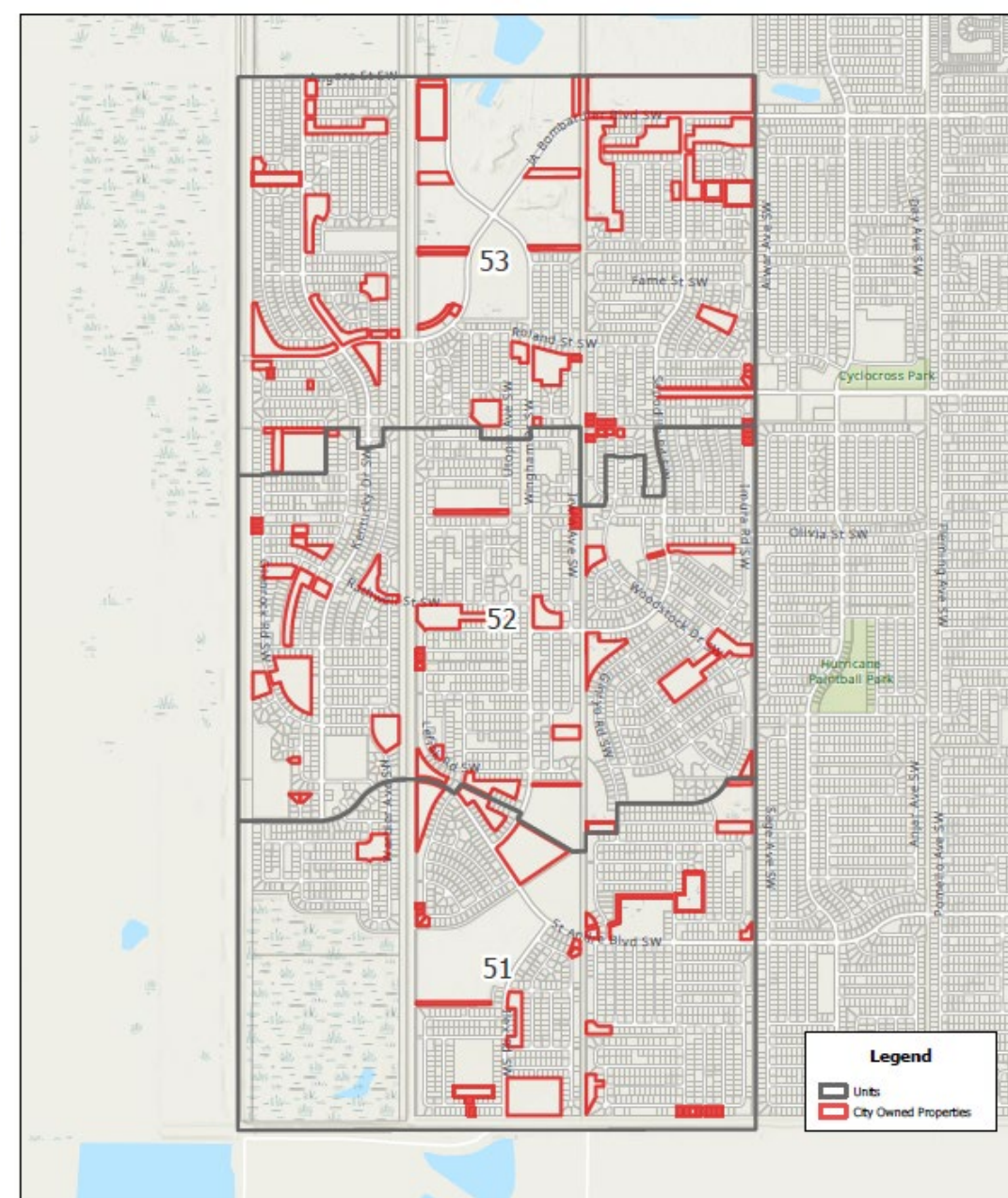
- The compound contains a total of 4,978 parcels
 - Unit 51 is comprised of 1,339 parcels
 - Unit 52 is comprised of 1,931 parcels
 - Unit 53 is comprised of 1,708 parcels
- There are 2,755 unique owners of land/property in the compound.
 - Saraland, LLC is the largest land owner, owning a total 775 parcels.
 - The City of Palm Bay owns 129 parcels, mostly rights-of-way.
- Brevard County School Board owns several large tracts for future school sites.

City Ownership

Of the 4,978 parcels, the City owns 129 parcels, or 2.6% of the parcels within the compound.

In terms of acreage, the City owns 278.4 acres, or 9.5%, out of the total 2,942 acres.

Several parcels appear to be future rights-of-way for roads, stormwater (i.e., canals/ponds), or future parks.



Existing Zoning

99.44% of parcels (4,978) within the compound are zoned Single Family Residential

Zoning by Acreage
Total: 2,942 acres

■ Single Family Residential (72.3%)

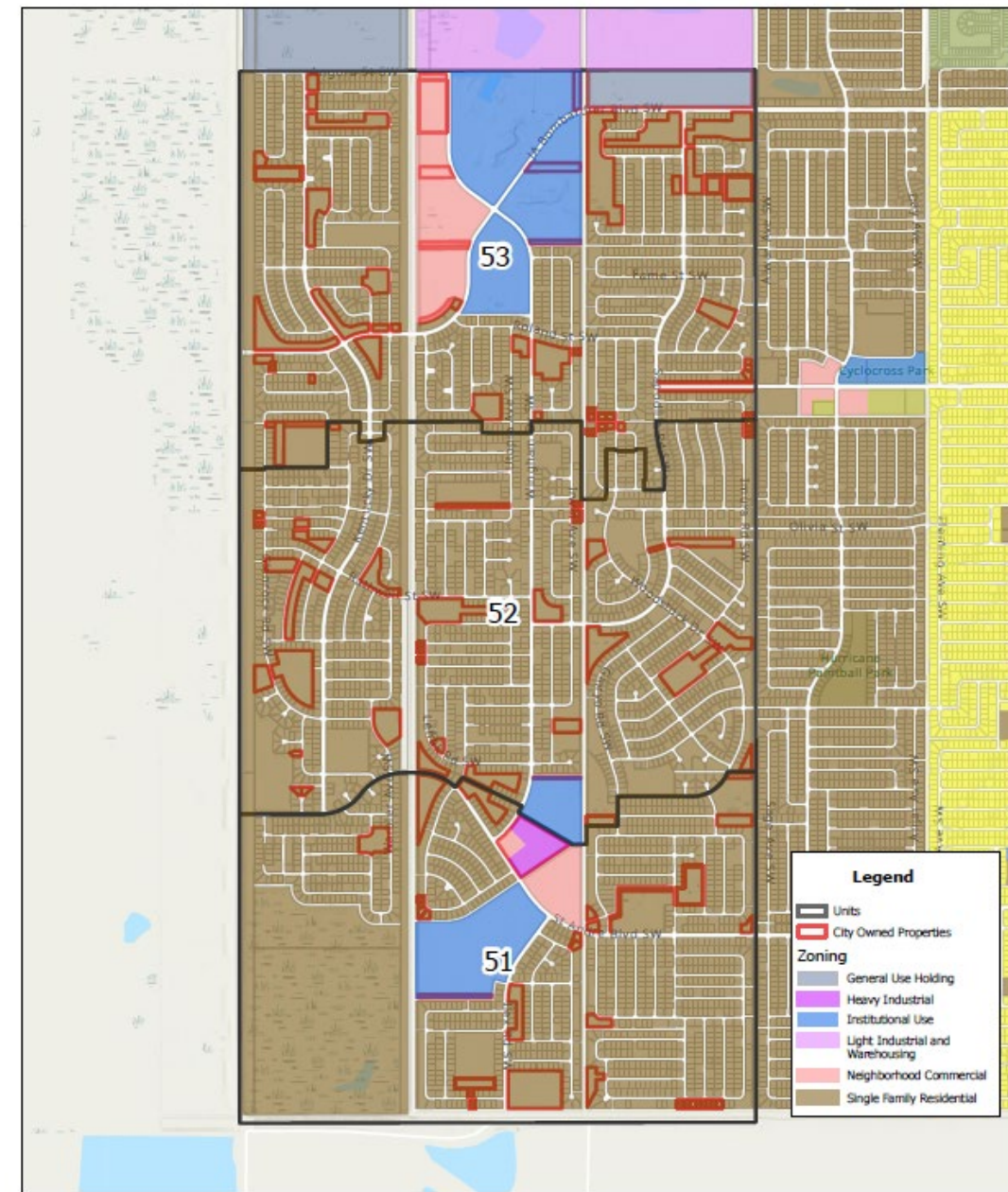
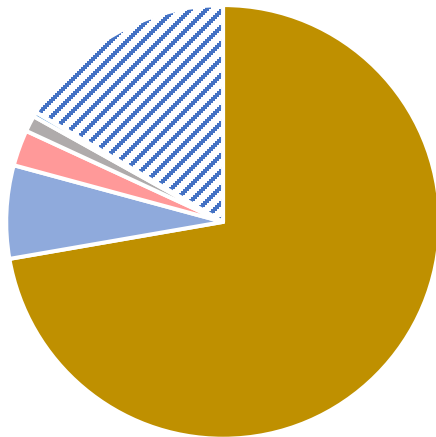
■ Institutional Use (7%)

■ Neighborhood Commercial (2.7%)

■ General Use (1.2%)

■ Heavy Industrial (0.4%)

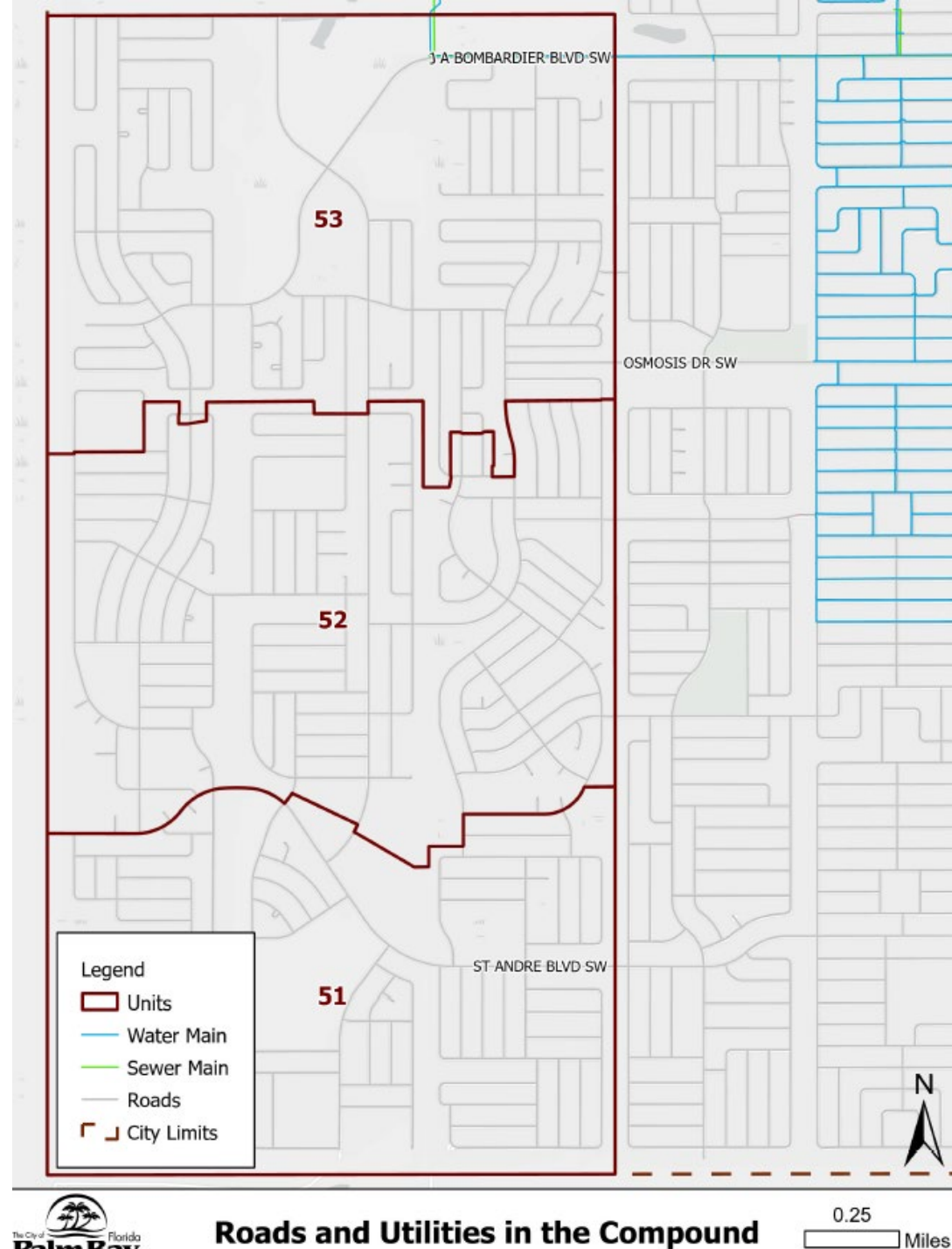
■ All others (16.6%)



Ownership & Control

- The compound contains a total of 4,978 parcels.
- The City of Palm Bay owns **2.6%** (129 parcels) of the property within the compound.
- David Moallem owns **16%** (796 parcels) of the property within the compound. Moallem came to ownership through bankruptcy proceedings. Properties owned by Mr. Moallem include all properties owned by approx. 25 different entities including SARALAND LLC, Cogan-Wingham Partnership, David Moallem Trust, and others.
- The remaining **81.4%** (4,053 parcels) of the property within the compound is individually and privately owned.
- There are 2,755 unique owners of land/property in the compound.

Primary Access Roadways & City Water



Access

- J.A. Bombardier Blvd. SW
- Osmosis Drive SW
- St. Andre Blvd. SW
- Future proposed extension of St. Johns Heritage Parkway south through Wingham Drive SW

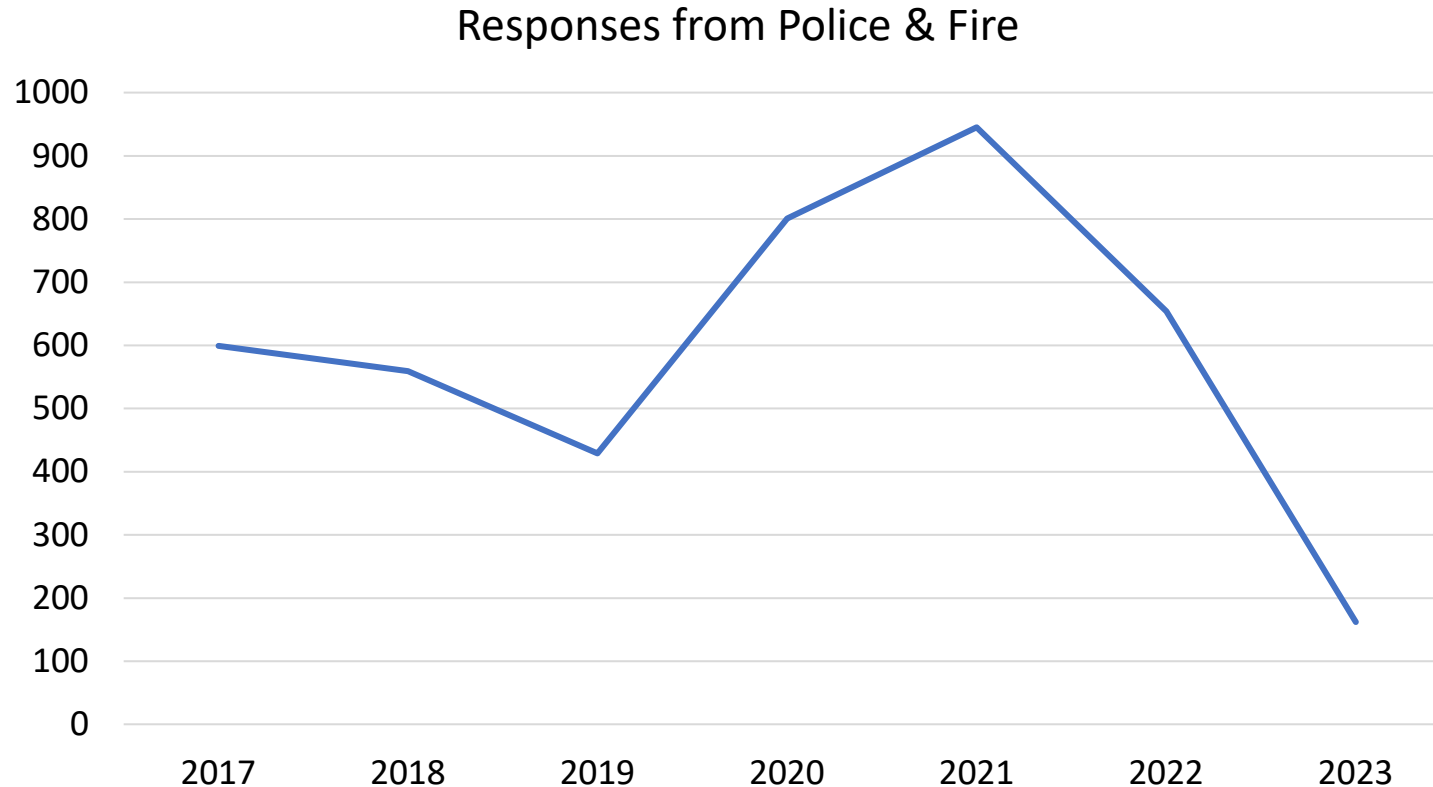
Challenges

- Limited access to area
- Aging roads
- Lack of water and sewer
- No electricity
- Varied ownership
- Undesirable activity – trespassing; illegal or suspicious activity; dumping; noise and domestic disturbances; off road vehicles and reckless driving; deaths

Steps taken to address challenges

- Police – The Palm Bay Police Department perform security checks. The PD performs on average 381 security checks annually.
- Public Works (PW) – The PW Department performs clearing of overgrowth at key intersections in the compound.
- Community & Economic Development (CED) – In 2020, the CED Department mailed letters to 24 property owners (32 lots) at the intersection of Bombardier Blvd, to learn of interest in selling or developing properties. The City received only four responses, an interest to sell. CED regularly engages with the EDC and developers to promote strategic development in the compound. Recently, there has been interest in the City's 30 AC parcel on Bombardier, ¼ mile west of Madden Avenue SW.
- The City (various departments) has held meetings with the EDC on strategies to attract development and FPL on expanding power to the compound. Staff have address a variety of questions from brokers, realtors, and developers on interest in assembling parcels.

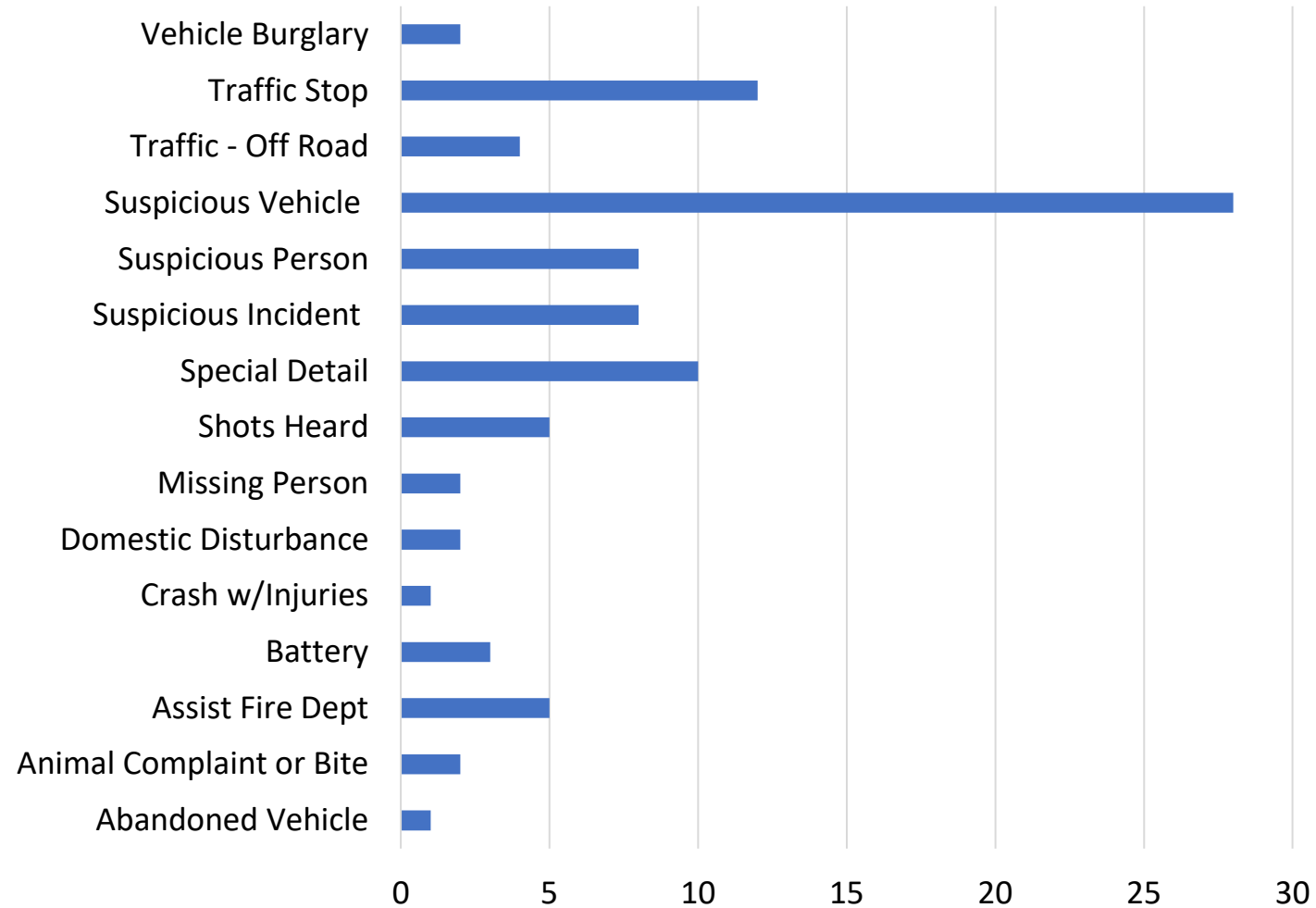
Public Safety Statistics



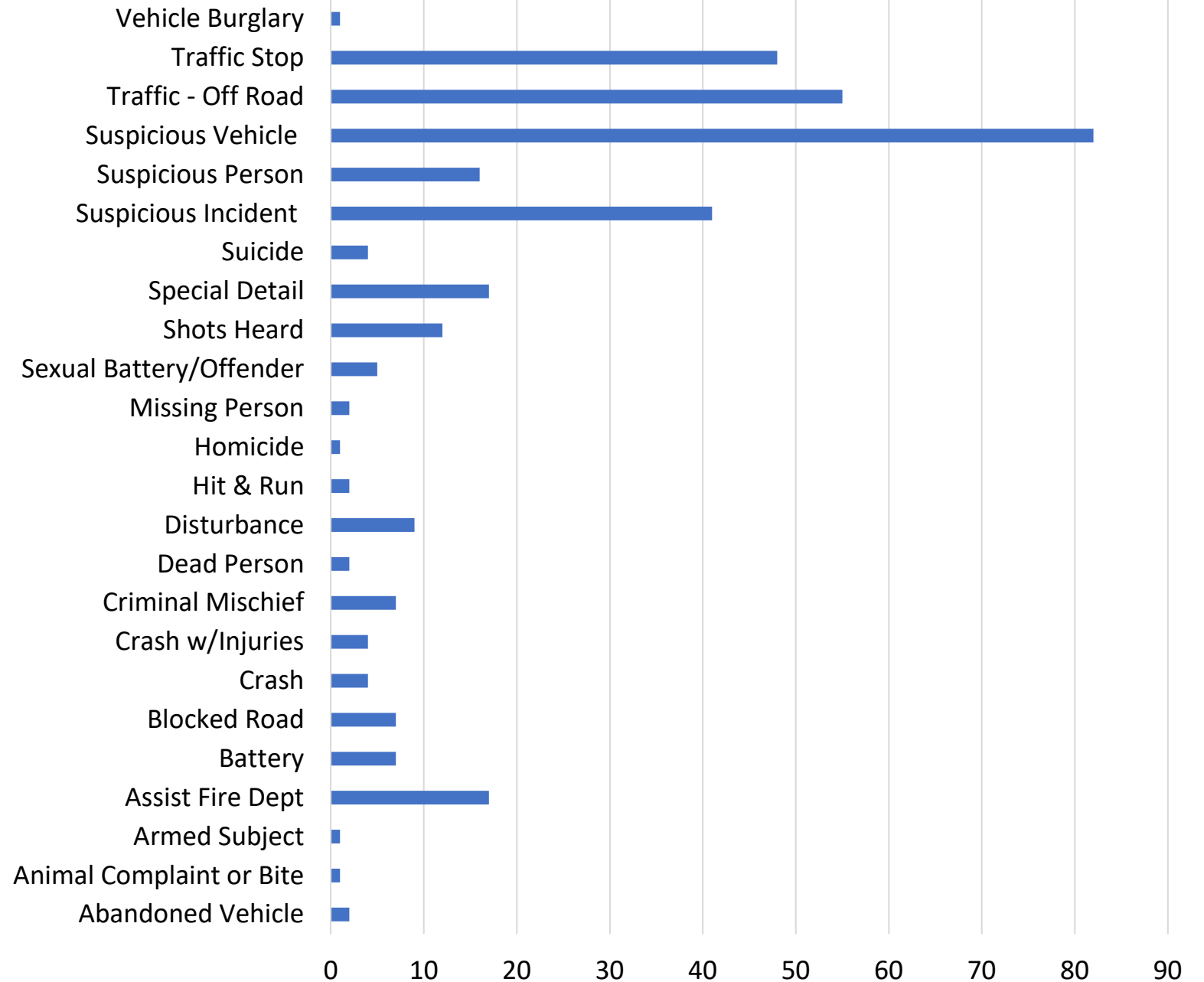
Approximately 283 of the responses between 2017-2023 were for fire response or emergency medical services, to include 32 brush fires and 241 EMS & Fire response.

This does not include approximately 2,669 security checks performed by the Palm Bay Police Department between 2017-2023.

Police Response: 2023-to date



Police Response: 2022



Opportunities

- Strategic growth and development in the commercial, industrial, and entertainment sectors bringing new private capital investment, jobs, and amenities for Palm Bay residents.
 - Bombardier Recreational Products (BRP)
- Ecotourism, outdoor recreation, and entertainment amenities to support the recreation that currently occurs organically.
 - The Range
 - Hurricane Paintball Park
 - Drone Races by Florida Tech
 - Engine testing by Larsen Motorsports
 - Tough Mudder

Next Steps...

- Addendum to Economic Development Strategic Plan in FY 2024
- Redesignate FLU and Rezone sections along key corridors
- ACE Corridor for St. Johns Heritage Parkway
- FPL substation
- Future City utilities plant expansion
- Letters mailed to owners
- Outside consultant to assist with studies, land assemblage, etc.
 - City received an unsolicited proposal from The Euclid Group in January 2023.
- Public-Private Partnership (P3)
- Special Assessments/Special Districts
- Eminent domain

Any Questions?

