

# Statement of Support

## Bayfront Redevelopment District (BRD) Plan

### BayFront Village

#### ***Intent of Statement***

- Provide **Public Support** for the Bayfront Redevelopment District (BRD) Plan & for the BRD Commission.
- Ensure that Projects proposed within the **BayFront Village meet the goals & intent** of the plan.
- **Prevent High Density Condo Projects** from being established within the Bayfront Village, which would negatively impact the BRD Plan.
- Re-enforce the public desire for the BayFront Village to become the **entryway & downtown district** for The City of Palm Bay.
- Encourage the BRD Commission to actively support **BRD Plan Compliant Projects**.

#### ***Primary Features of BayFront Village Plan***

BayFront Village Goal: *“The area shall be recognized as a pedestrian friendly community serving waterfront location that boasts improved narrow streets, pathways leading to public spaces, attractive views and a waterfront theme.”*

- 35 foot, Three Story Building height limit.
- Mixed Use buildings generally consisting of:
  - First floor retail (coffee shop, art studio, restaurant, etc).
  - Second floor offices/professional.
  - Third floor residential.
  - Mixed use could also be permitted as segregated uses in different buildings either on the same property or on separate properties.
- An open-space network along the waterfront focusing on pedestrian and bicycle users.
- Public Open Spaces on and around the bay, with trail systems leading into Bayfront Village linking surrounding communities.
- US-1 & Palm Bay Road improvements with landscaped buffers between sidewalks, Traffic Calming Features, and Roadside Parking to encourage window shopping, walking, and neighborhood / recreational activities.
- Promote river and creek-based activities and events to attract citizens and visitors to the district.

#### ***Statement of Support***

*We hereby support the BRD Plan & the BayFront Village concept as documented in the Plan and summarized in this document. City approval should only be granted to BRD Plan Compliant projects using whatever methods are available to both the BRD Commission and the Palm Bay City Council. Furthermore, Conditional Use Permits (CUP’s) should only be granted to projects that strictly meet the Plan goals. Strong Public Support will be available for these BRD Plan Compliant Projects.*

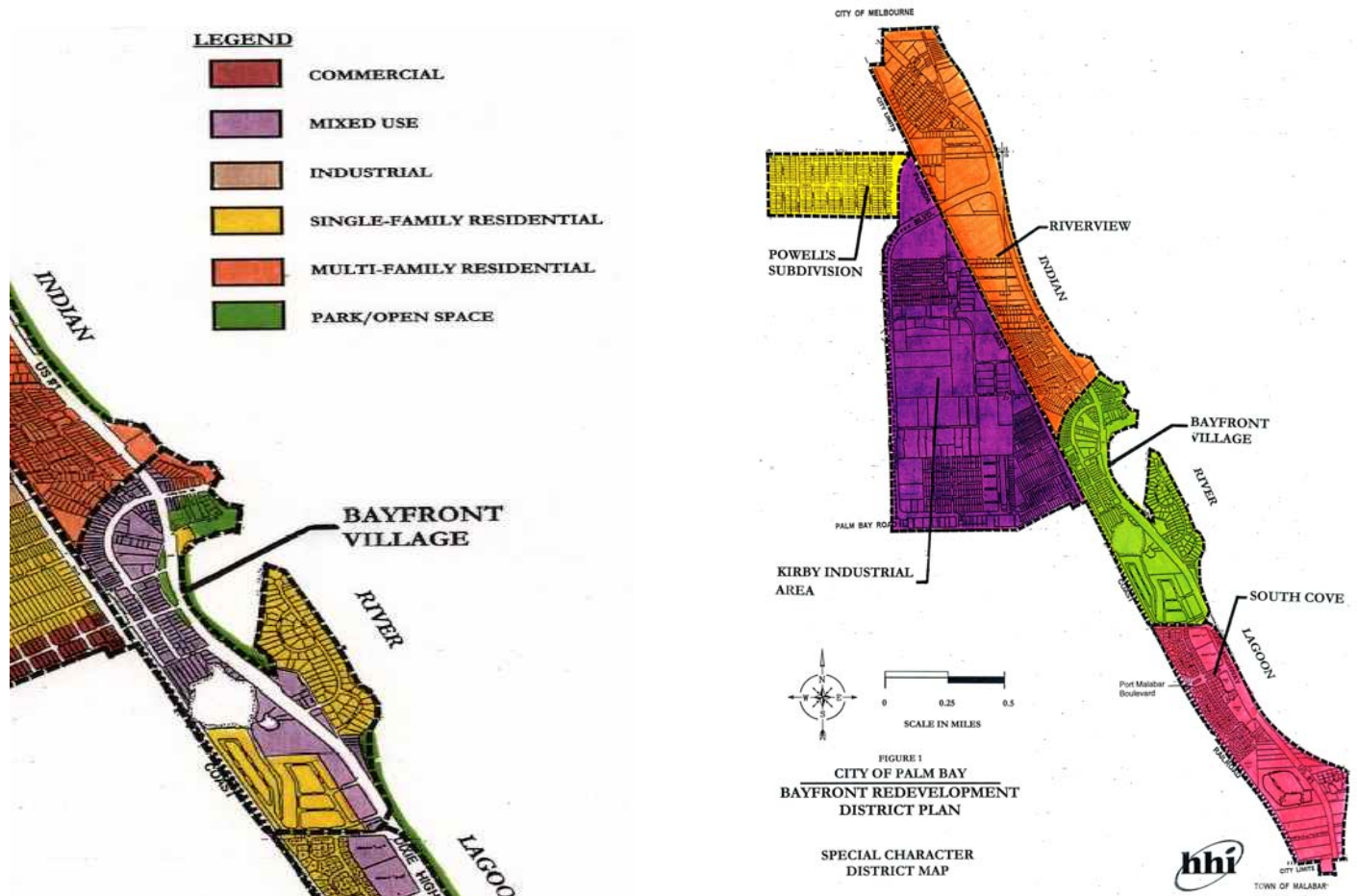
#### **Name/Address or Organization Supporting this statement:**

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## BayFront Village Overview

Bayfront Village is the historic center of the community. This central district/Bayfront Village shall be transformed and feature a turn-of-the-century Florida vernacular style of architecture in keeping with the “village-like” historic character of the area; a compact built environment; a traditional network of improved narrow streets; pathways leading to public spaces and enhanced views to the Indian River Lagoon. A network of trails and public open spaces oriented along US Highway 1 shall connect the districts. The economic vitality of the district shall be further enhanced by the development of incentives to encourage additional industrial development in appropriate areas within the community. Economic redevelopment of the BRD shall result in the improvement of the economic climate throughout Palm Bay.



BRD Plan Land Use Map

### Quotes from Bayfront Redevelopment District Plan

“The economic evaluation indicates significant growth potential in **multi-family apartments and condominium** markets. These projects require large tracts of property to make them feasible and attractive to developers. In addition, the riverfront location makes them extremely desirable for redevelopment.”

“**The properties best suited for this type of redevelopment are located south of the Port Malabar Plaza and immediately north of the Bayfront Village.** Given the current mixture of uses of these properties and its current susceptibility to change as identified in the Basis for Planning, they are ideally suited for redevelopment.”

“The new district vision states the redeveloped **Bayfront District shall be returned to the status of a village center.** In time, as the area improves, the vision supports the development of a small neighborhood supporting commercial district composed of small retail, restaurant, office and residential users. The primary focus of this area is commercial development with a waterfront theme.”

More information on the Bayfront Redevelopment District Plan can be located at:

[www.palmbayflorida.org/Bayfront%20Redevelopment/bayfront\\_redevelopment.htm](http://www.palmbayflorida.org/Bayfront%20Redevelopment/bayfront_redevelopment.htm) & [www.foturkeycreek.org](http://www.foturkeycreek.org)

To return signed documents, email [fofc@foturkeycreek.org](mailto:fofc@foturkeycreek.org) for drop off or mailing directions.