

ECFRPC & THE CITY OF PALM BAY

THE COMPOUND STRATEGIC PLAN PRESENTATION

APRIL 4TH, 2024





AGENDA

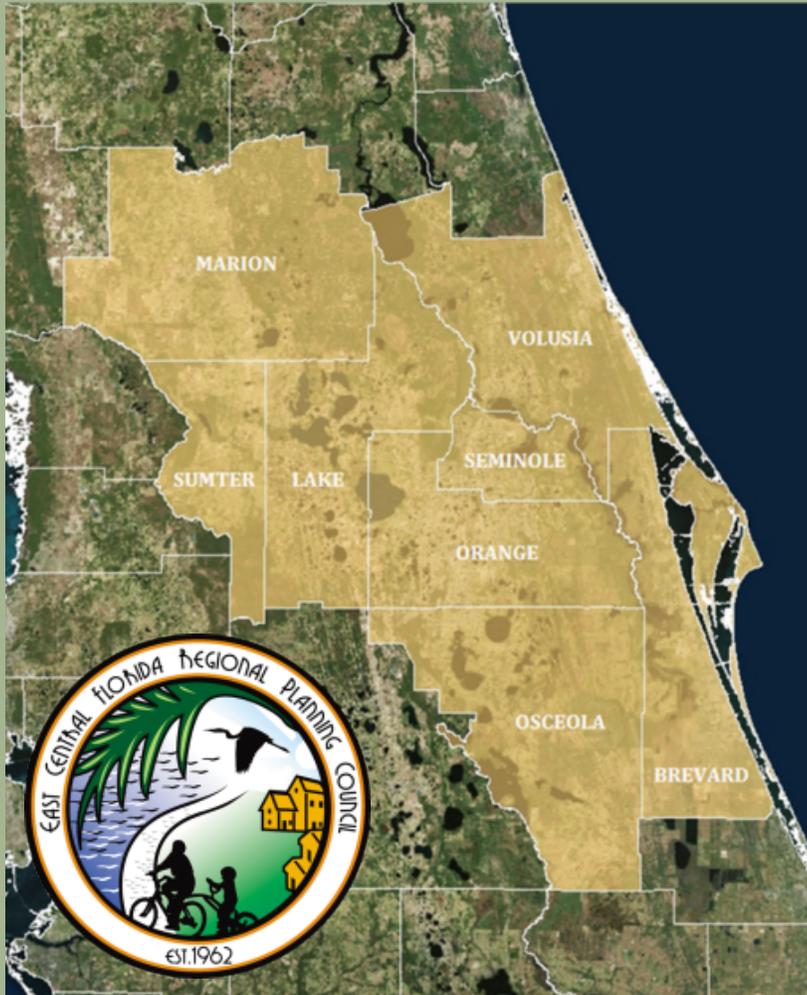
CONTEXT

CHALLENGES

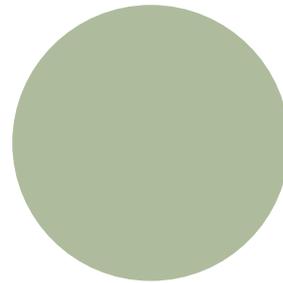
PROJECT METHODOLOGY

OPPORTUNITIES / RECOMMENDATIONS

ABOUT ECFRPC



- One of Florida's 10 Regional Planning Councils
- Provide Technical Assistance to Governments and Organizations within Eight Counties



CONTEXT

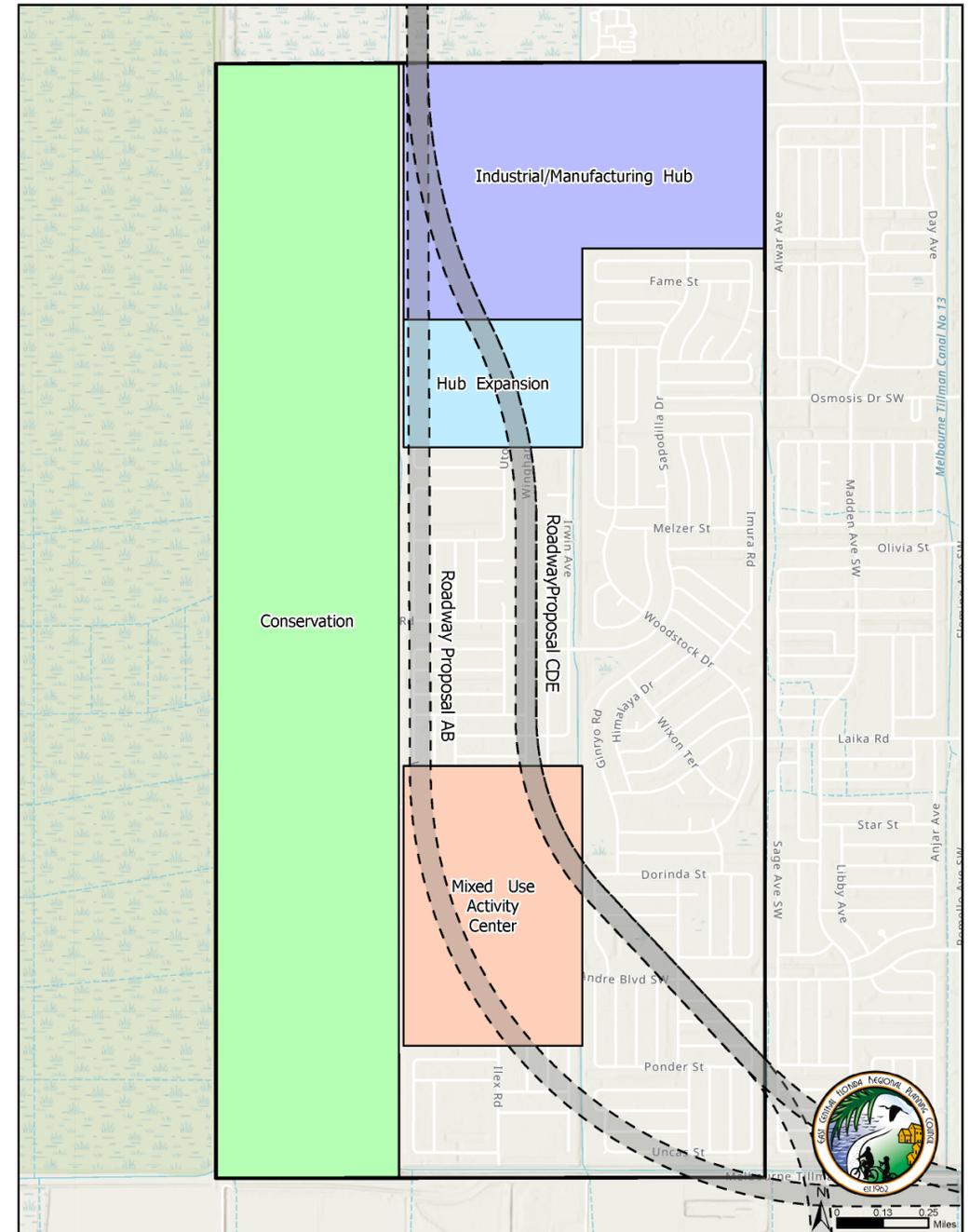
- Preplatted communities are a problem that can be found all over the state of Florida
 - Cape Coral
 - Lehigh Acres
 - Murdock Village
- No community has found ideal solutions to the problem



PROJECT METHODOLOGY

The team focused on identifying the following:

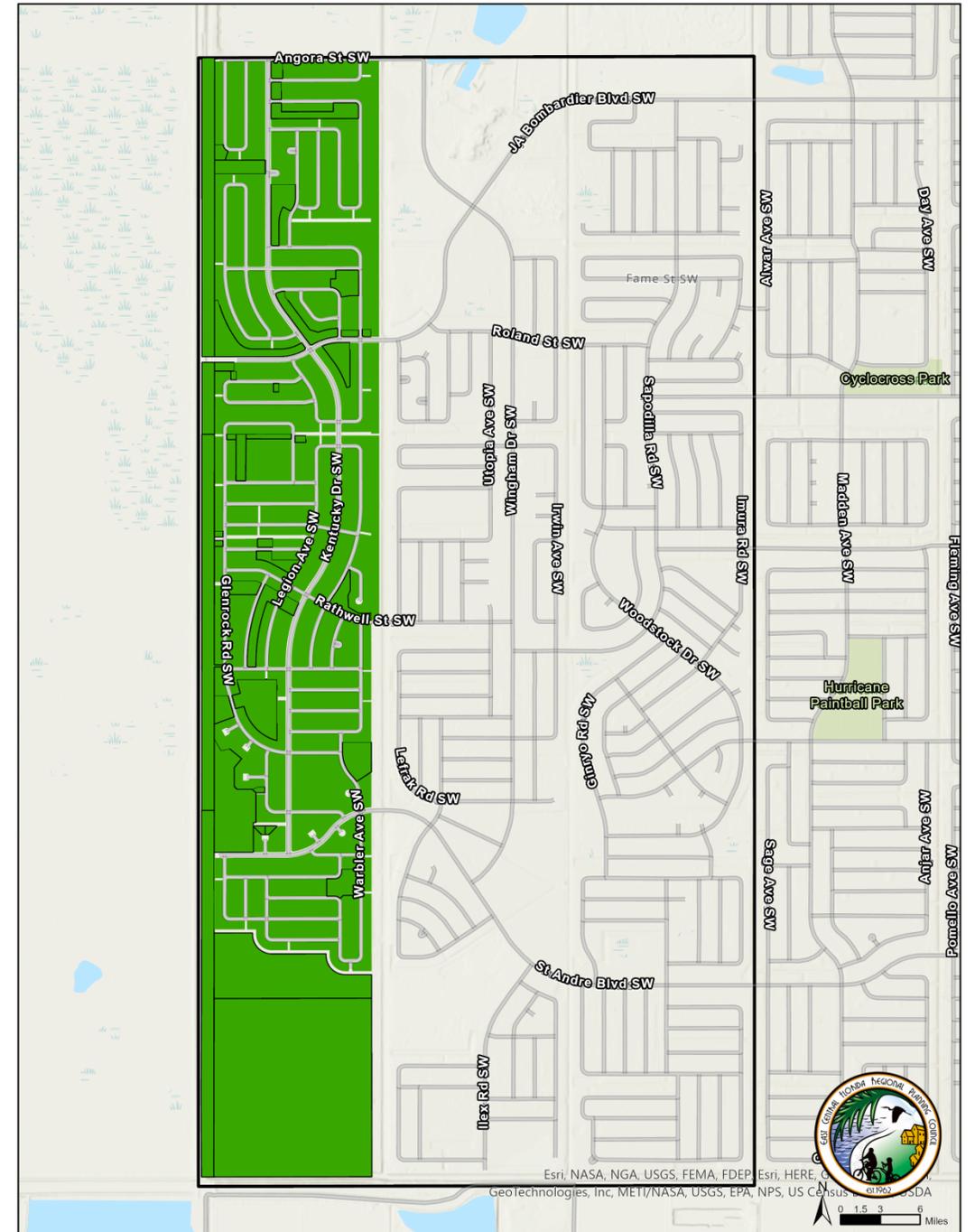
- Large Parcels
- Contiguous Property Ownership
- Existing Land Uses
- Opportunities for Infrastructure Connections



OPPORTUNITIES

CONSERVATION

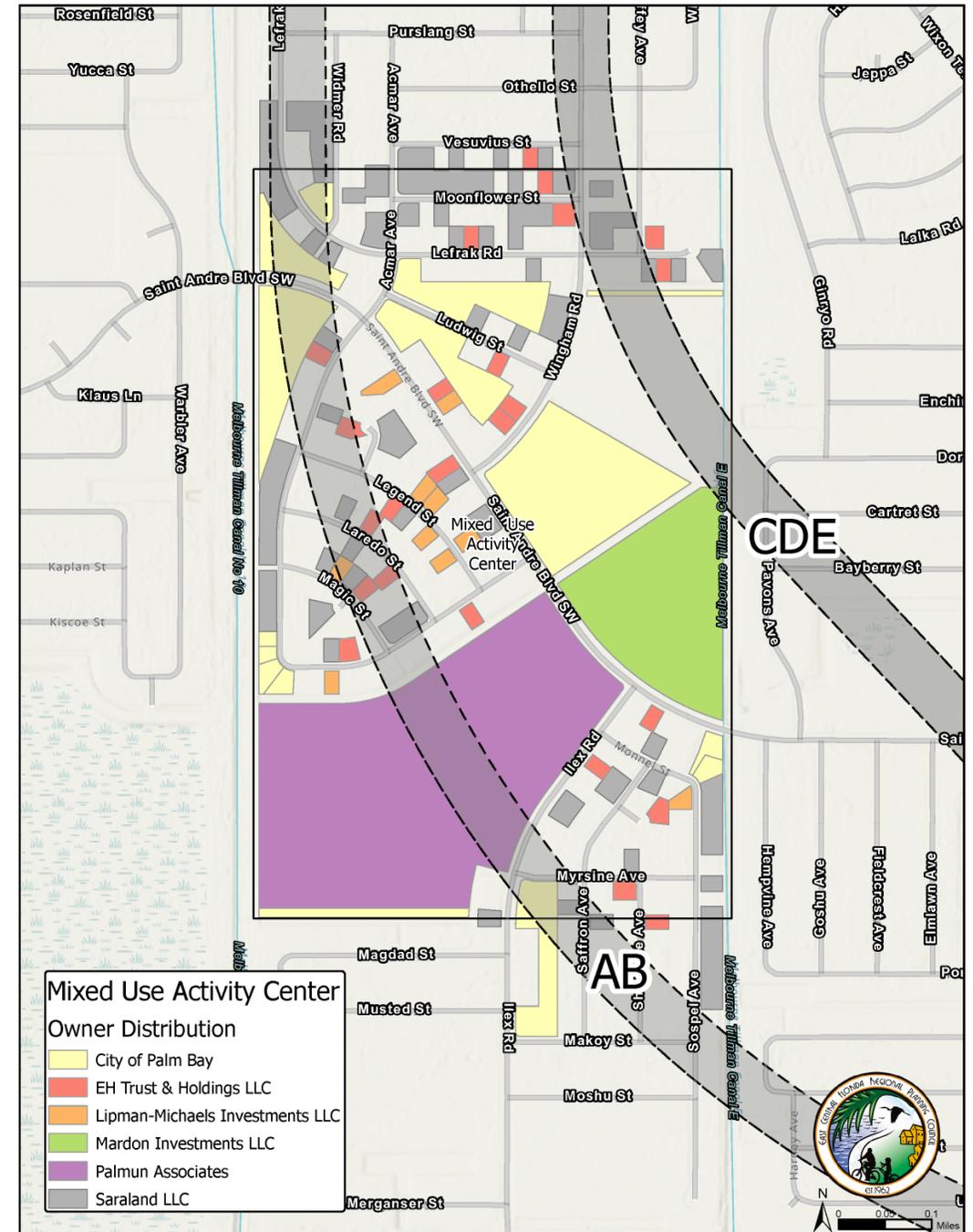
- Proximity to *Three Forks Conservation Area*
- Large parcels owned by *Melbourne Tillman Water Control District*
- Further protect sensitive environmental features
- Opportunities for more recreation such as walking trails, biking, camping



OPPORTUNITIES

MIXED-USE CENTER

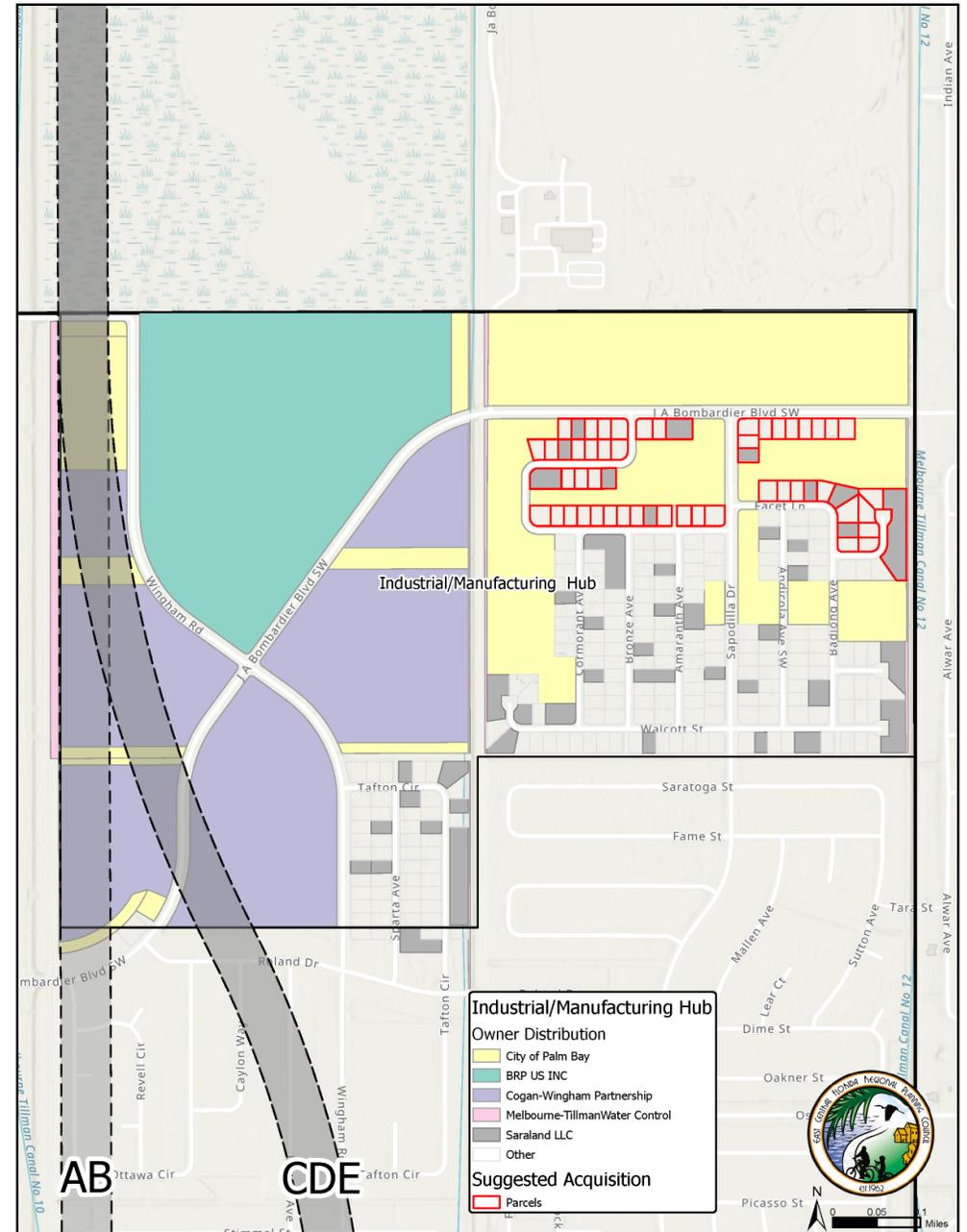
- Dependent on the development of St. John's Heritage Parkway
- Large Parcels
- Contiguous Ownership



RECOMMENDATIONS

NORTHEAST CORRIDOR

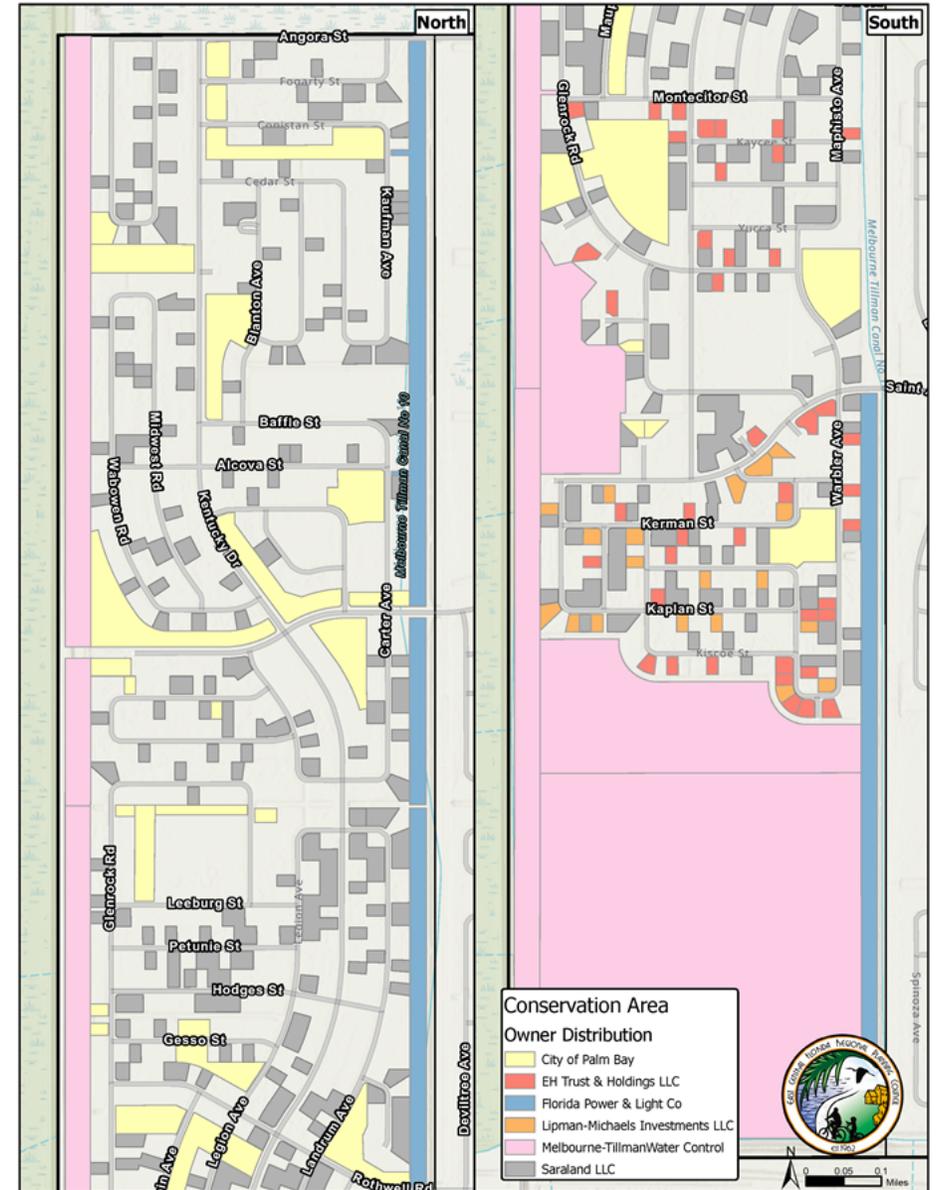
- Land entitlement changes
- City-initiated administrative rezoning of parcels
- Land acquisition along J.A. Bombardier Blvd. SW
- Targeted investment in infrastructure along J.A. Bombardier Blvd. SW
- Coordinate with the ECFRPC on a brownfields grant
- Leverage City land to recruit a development firm to create and operate an industrial park



RECOMMENDATIONS

CONSERVATION

- Incorporate the western most segments of the Compound in the Parks Master Plan for meeting recreation and open space requirement of the City's Comprehensive Plan
- Adoption of a Transfer of Development Rights Ordinance



QUESTIONS?

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