

1. Brenda Defoe-Surprenant, East Central Florida Planning Council – Existing Land Use Analysis Report for the Compound.

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

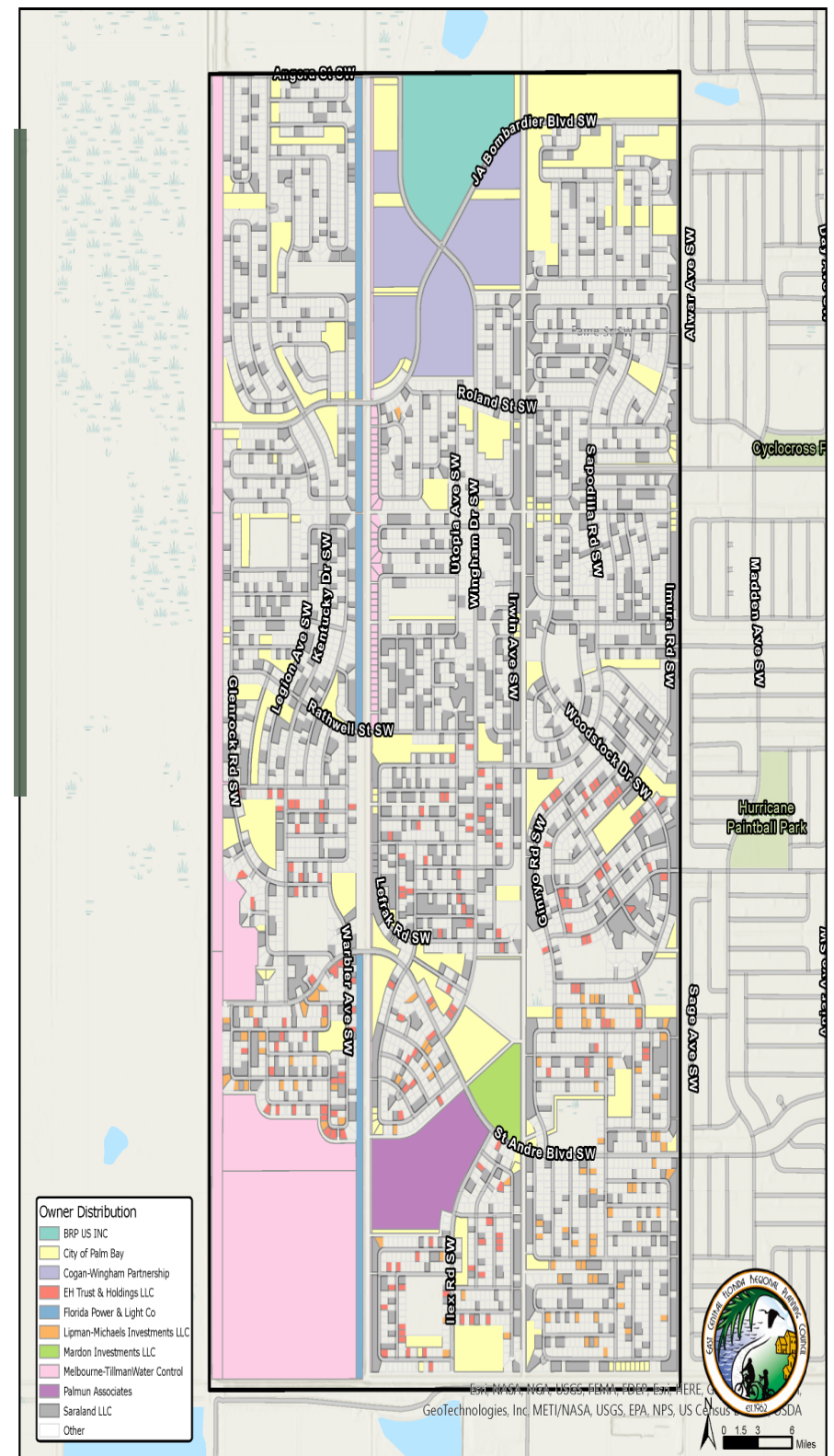
CONTEXT

- 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



CHALLENGES

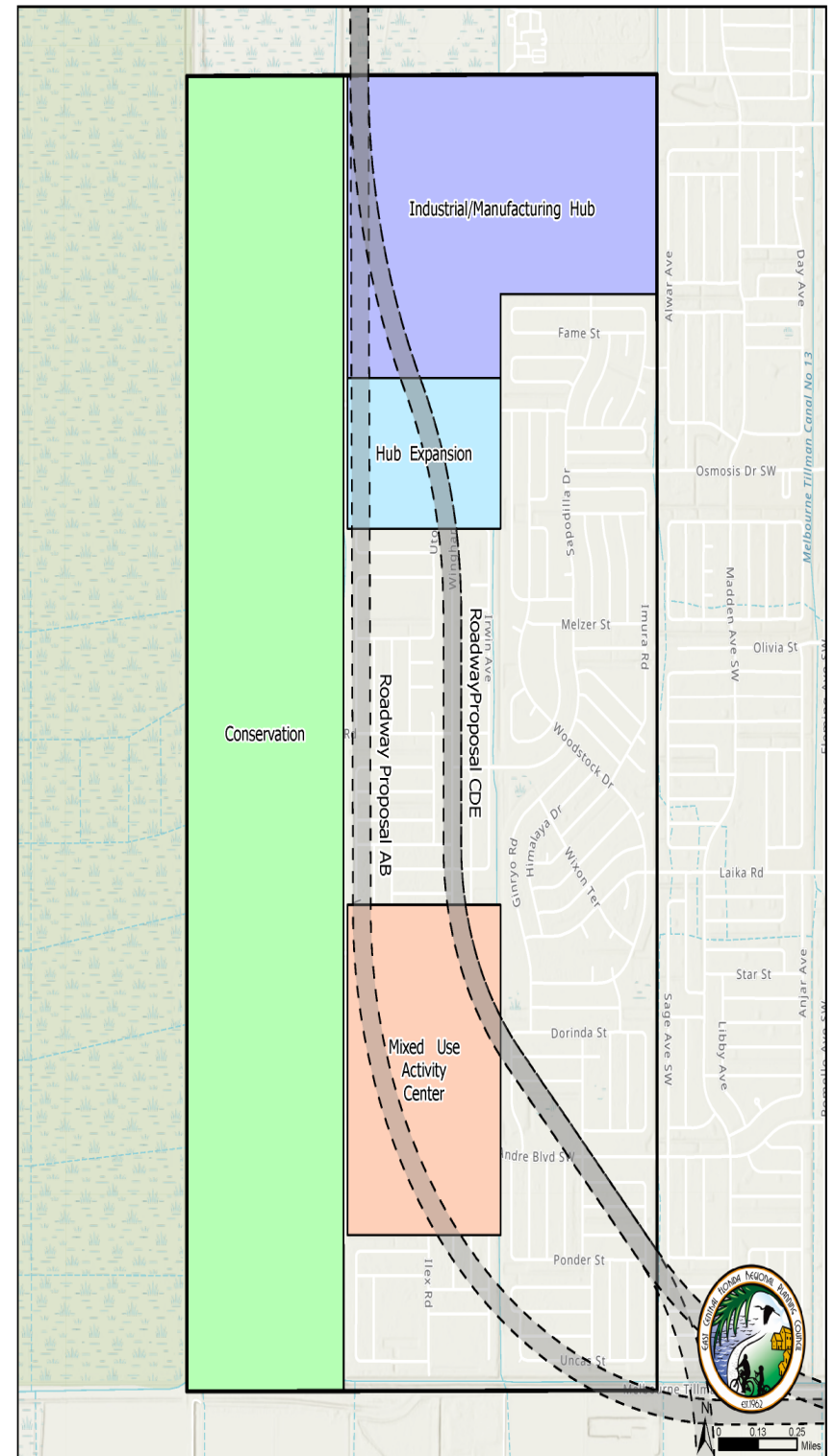
- Absence of North - South connection
- Multiple Ownership
- Curvilinear Street Pattern
- Average lot size is small



PROJECT METHODOLOGY

The team focused on identifying the following:

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



NORTH EAST QUADRANT

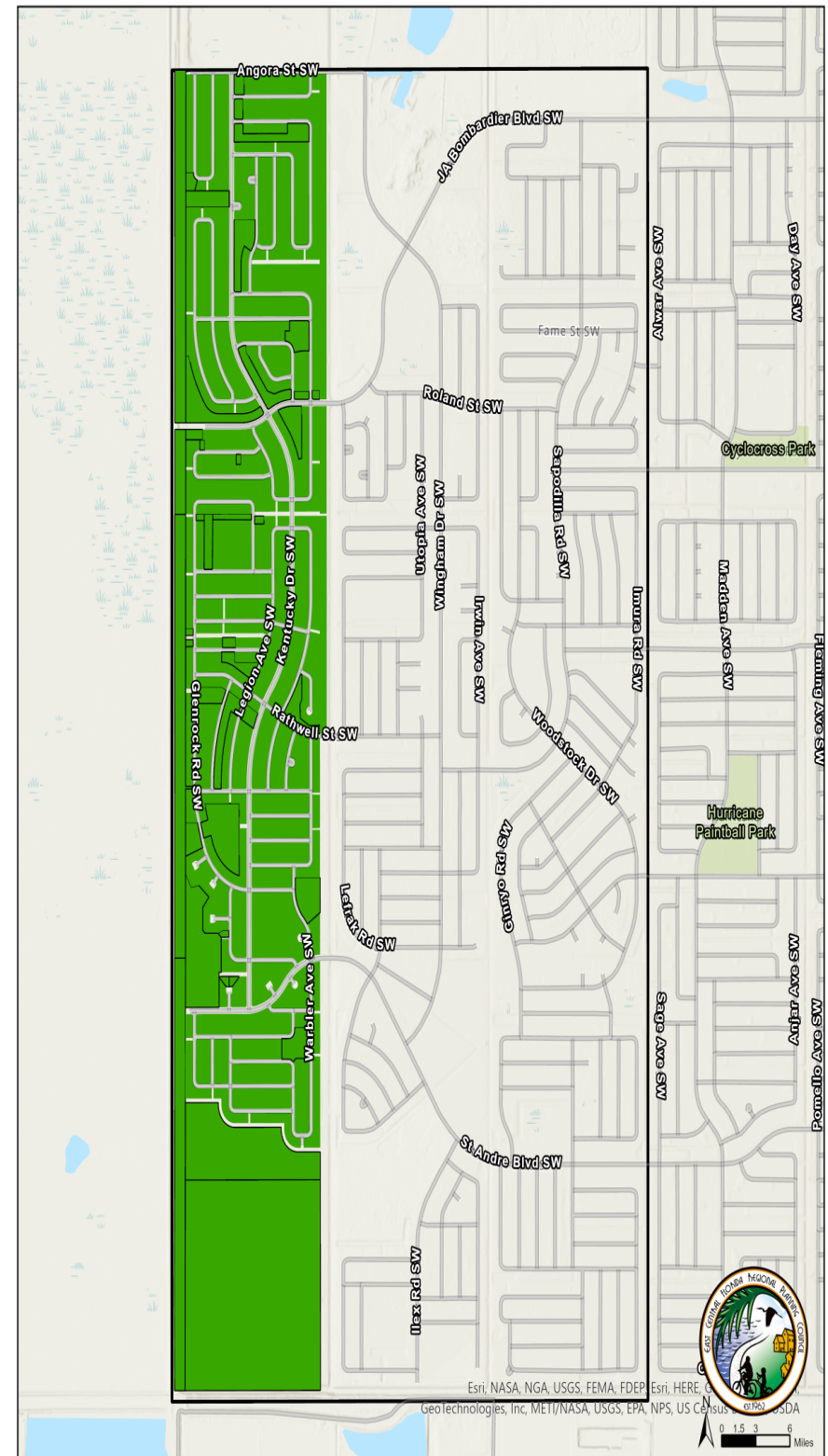
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OPPORTUNITIES

CONSERVATION

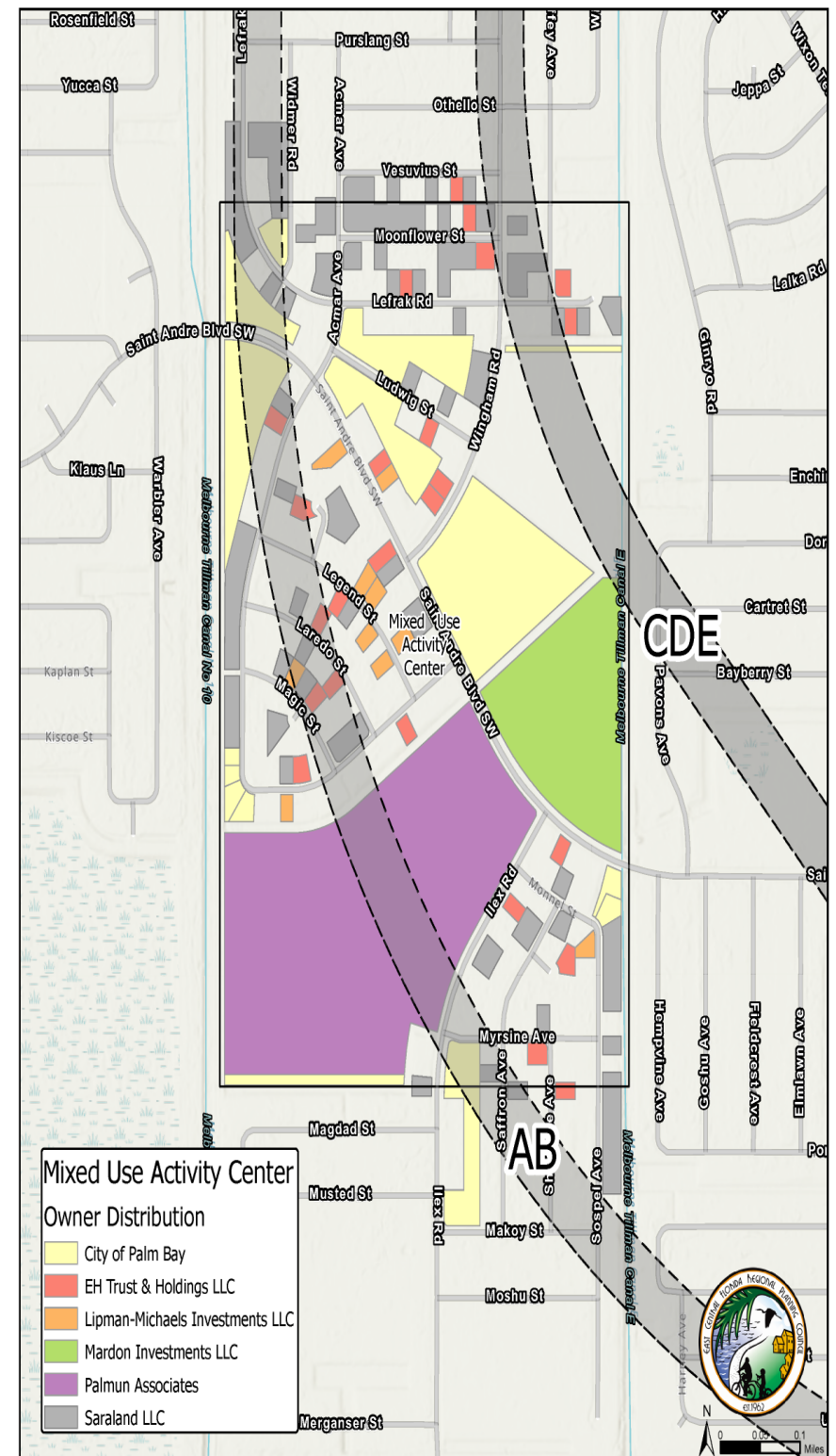
- Proximity to *Three Forks Conservation Area*
- Large parcels owned by *Melbourne Tillman Water Control District*
- Further protect sensitive environmental features
- Opportunities for more recreation such as walking trails, biking, camping



OPPORTUNITIES

MIXED-USE CENTER

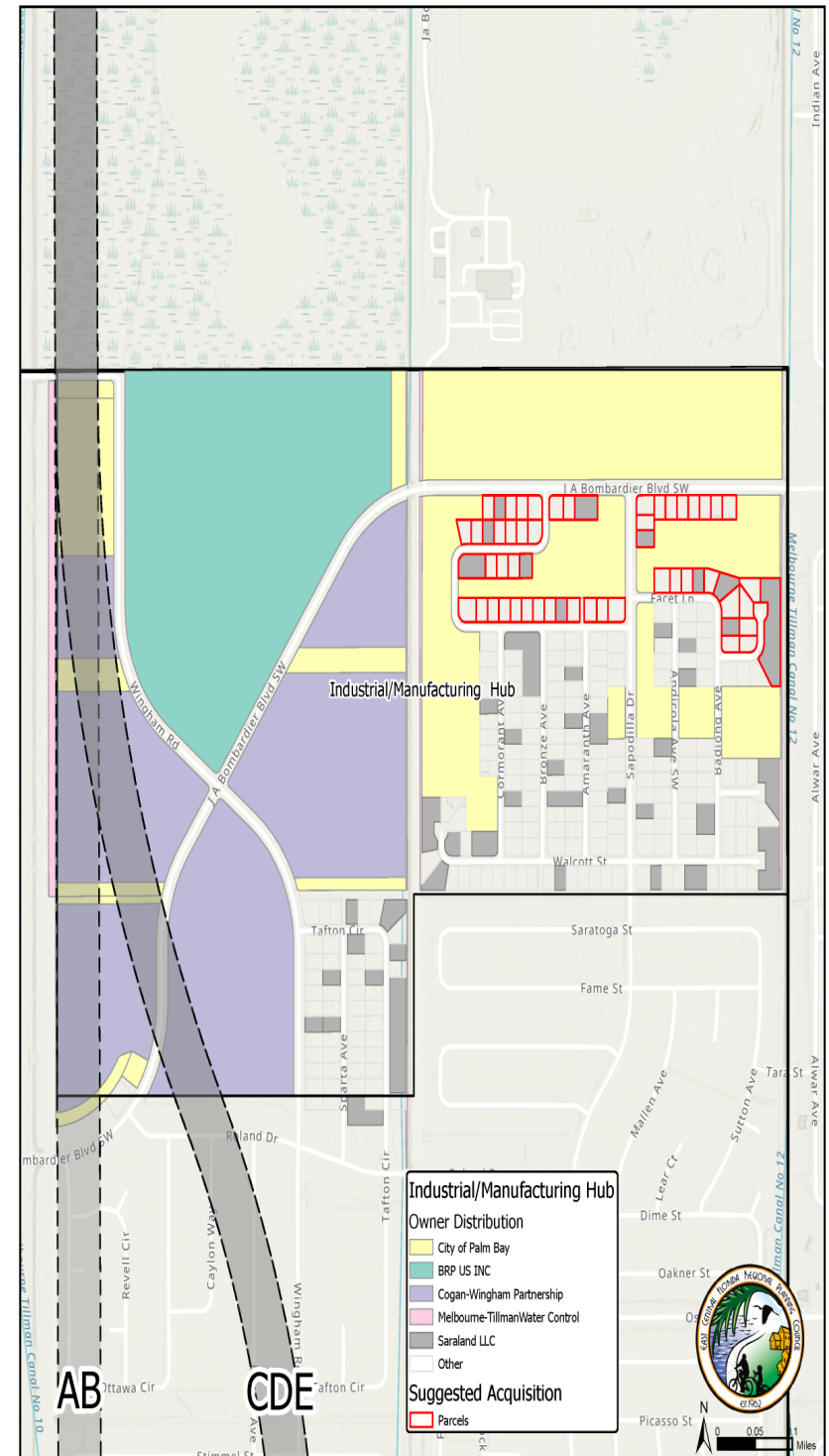
- Dependent on the development of St. John's Heritage Parkway
- Large Parcels
- Contiguous Ownership



RECOMMENDATIONS

NORTHEAST CORRIDOR

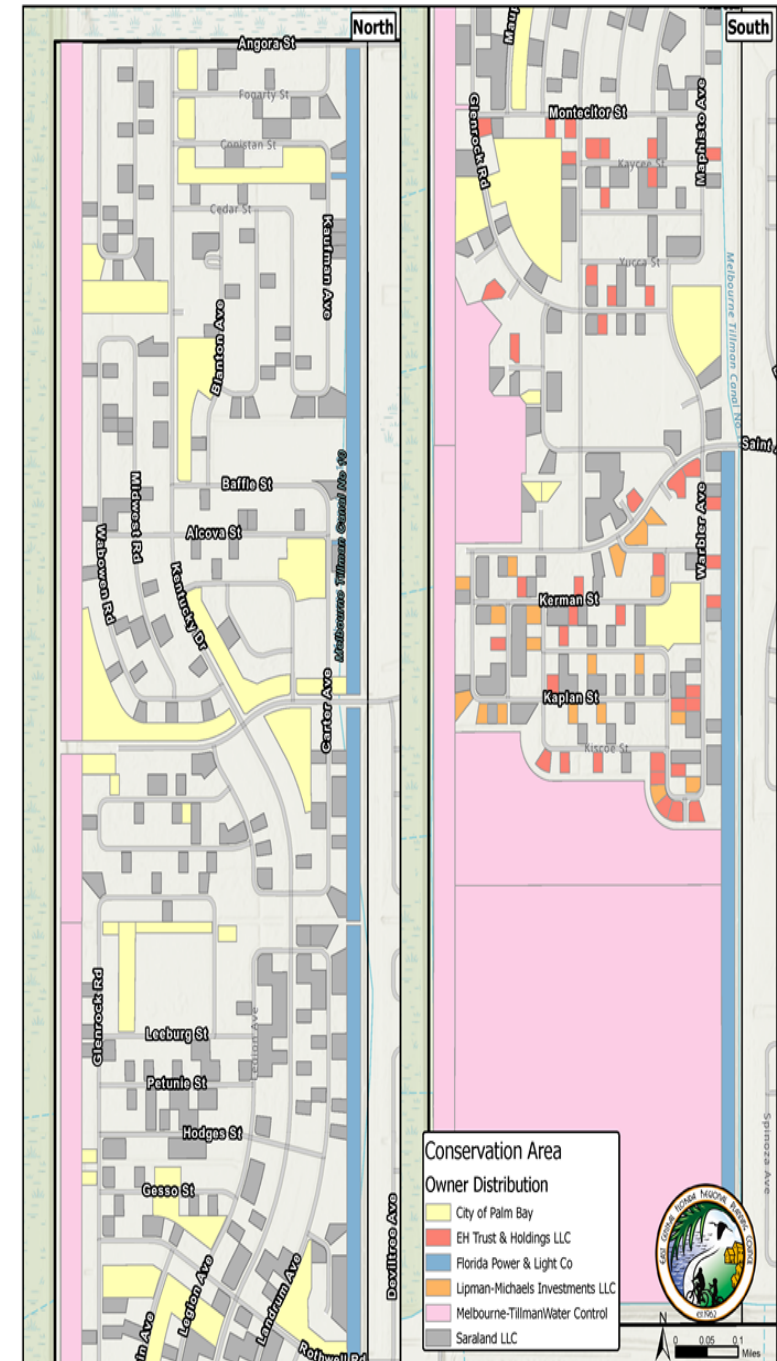
- Land entitlement changes
- City-initiated administrative rezoning of parcels
- Land acquisition along J.A. Bombardier Blvd. SW
- Targeted investment in infrastructure along J.A. Bombardier Blvd. SW
- Coordinate with the ECFRPC on a brownfields grant
- Leverage City land to recruit a development firm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



RECOMMENDATIONS

CONSERVATION

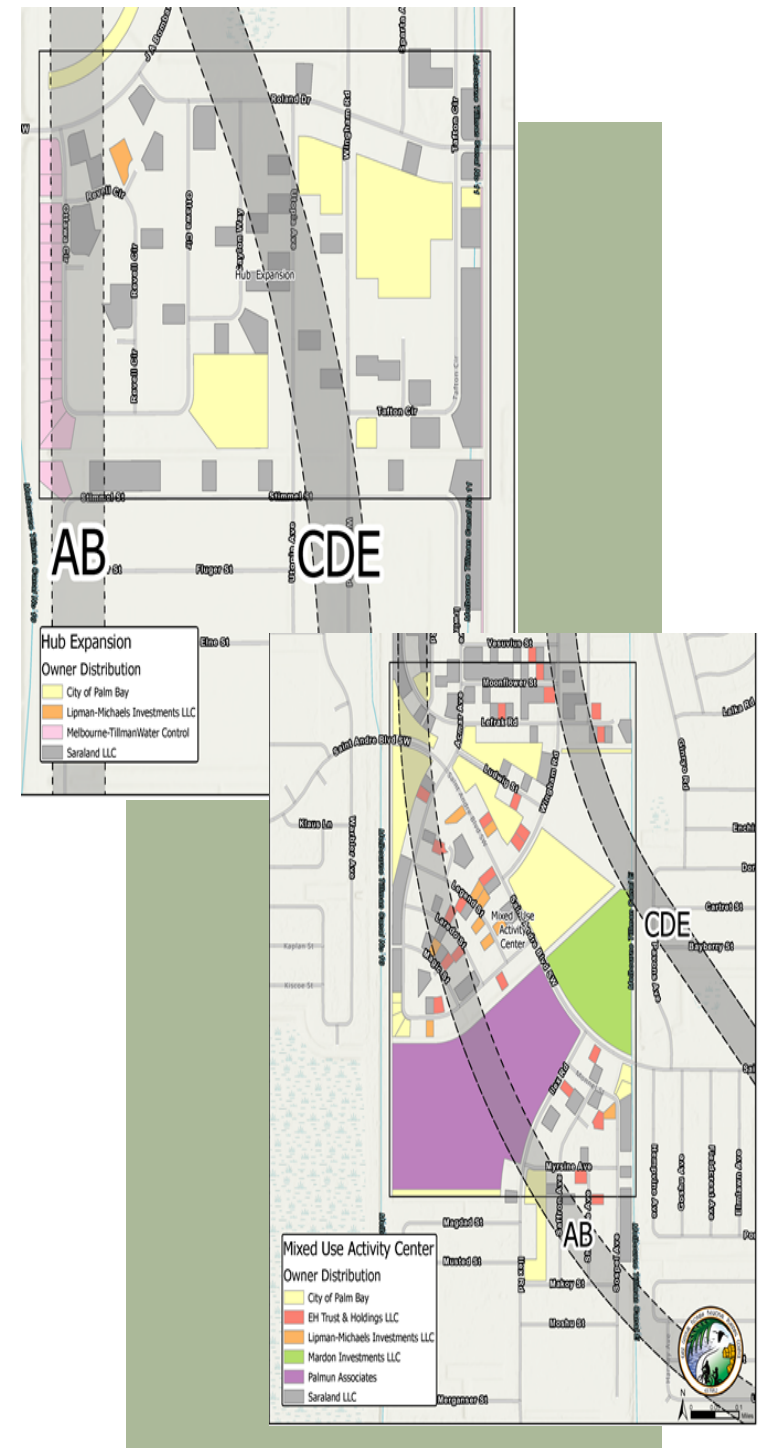
- Incorporate the western most segments of the Compound in the Parks Master Plan for meeting recreation and open space requirement of the City's Comprehensive Plan
- Adoption of a Transfer of Development Rights Ordinance



RECOMMENDATIONS

MIXED-USE & EMPLOYMENT CENTER EXPANSION

- Continue/fast-track coordination with Florida Department of Transportation and Space Coast Transportation Planning Organization for the future SJHP
- Dedication of land for a future FPL substation
- Establish a Special Assessment or Community Development District



QUESTIONS?

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