

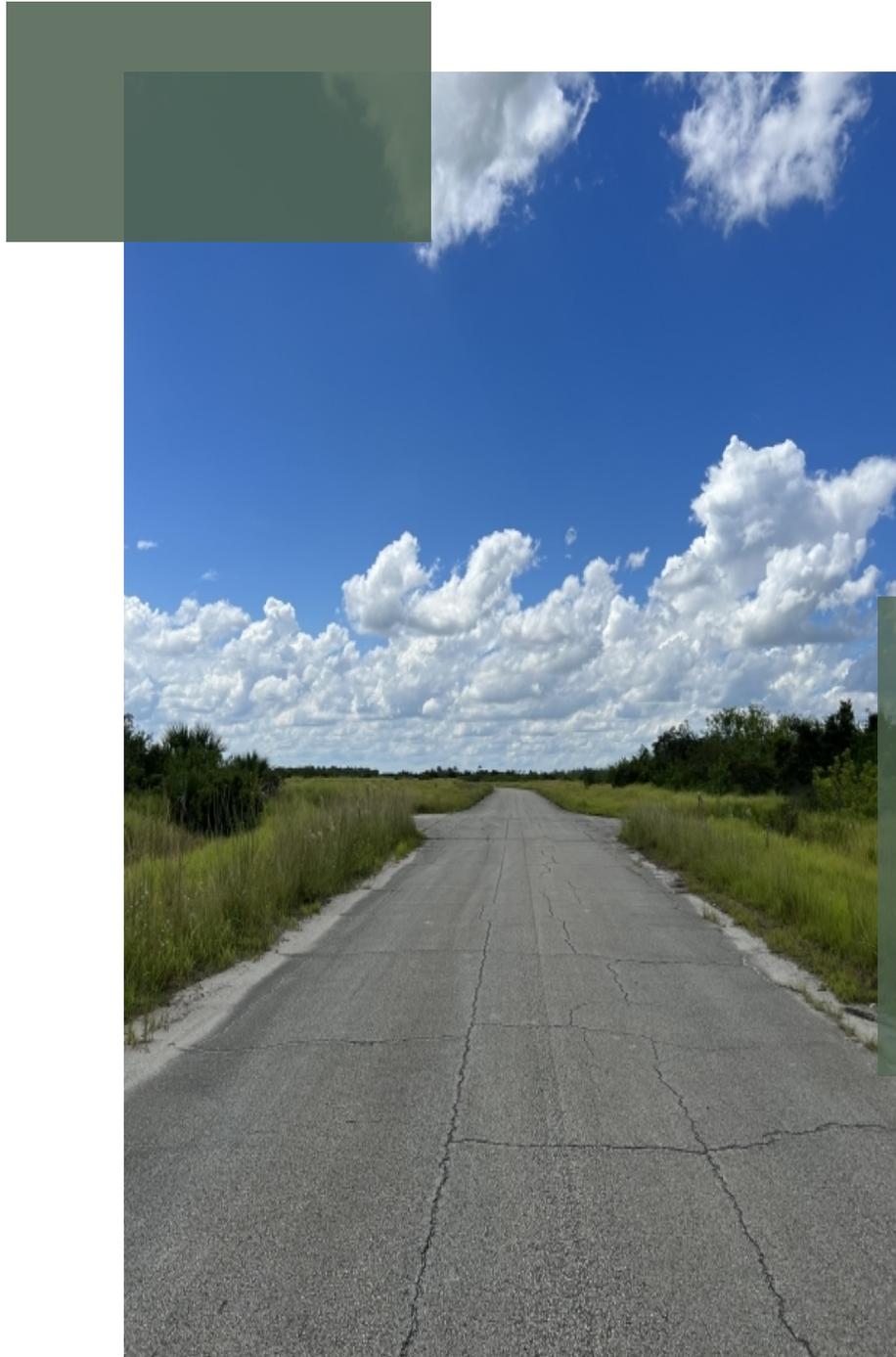
1. Brenda Defoe-Surprenant, East Central Florida Planning Council – Existing Land Use Analysis Report for the Compound.

ECFRPC & THE CITY OF PALM BAY

# THE COMPOUND STRATEGIC PLAN PRESENTATION

APRIL 4<sup>TH</sup>, 2024





# AGENDA

CONTEXT

CHALLENGES

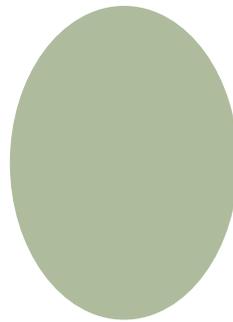
PROJECT METHODOLOGY

OPPORTUNITIES / RECOMMENDATIONS

# ABOUT ECFRPC



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



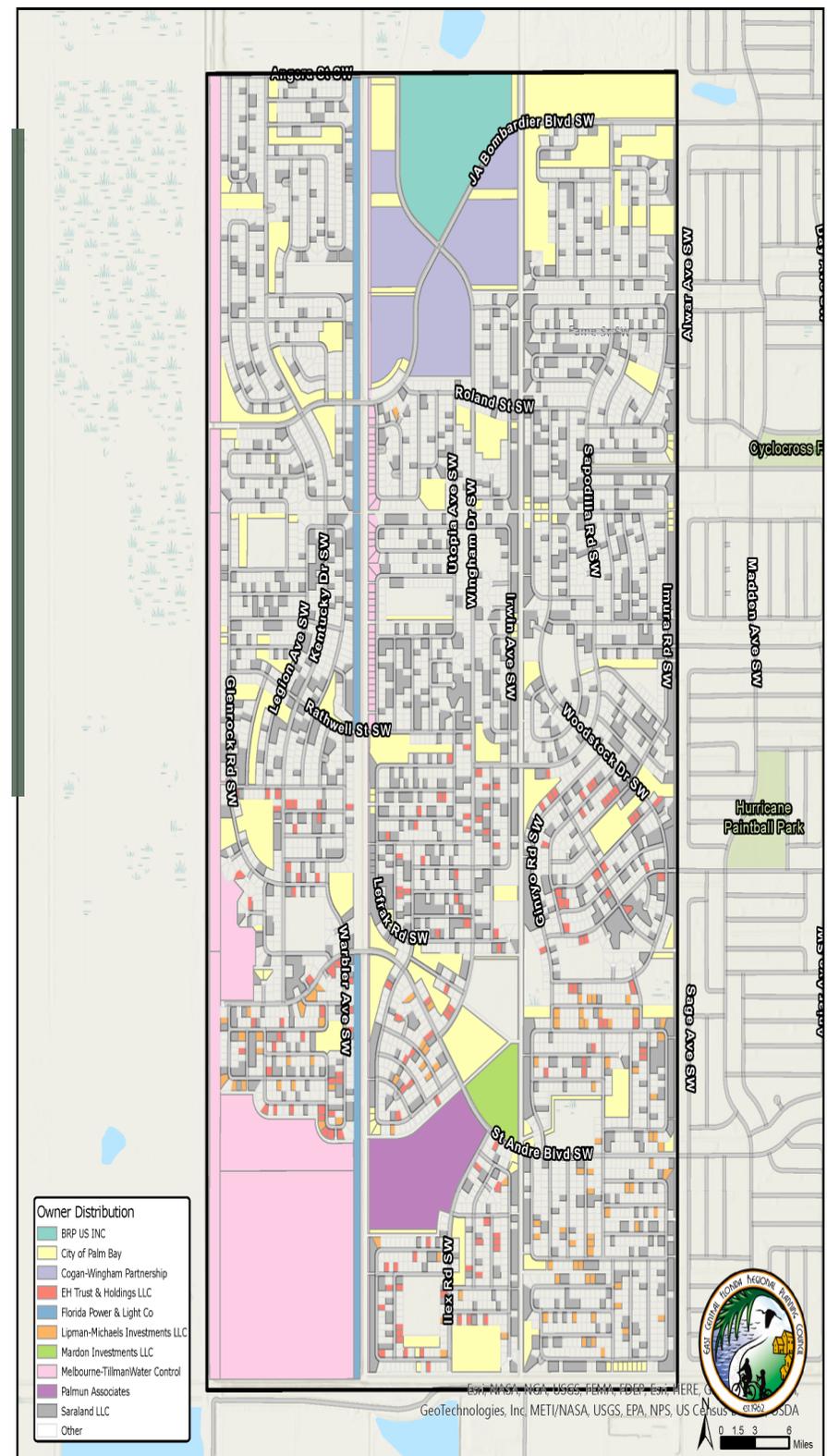
# CONTEXT

- 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

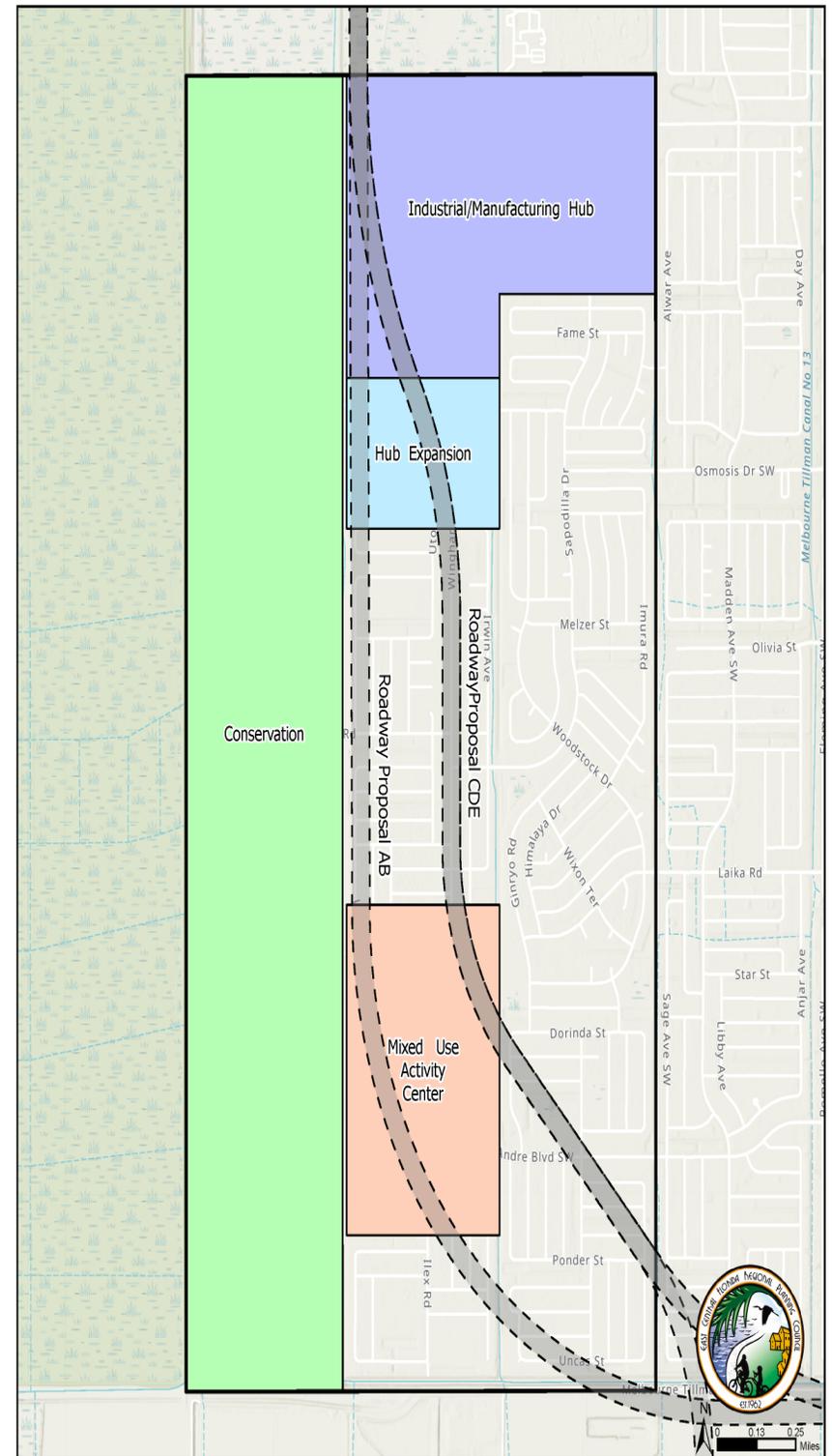
- Absence of North - South connection
- Multiple Ownership
- Curvilinear Street Pattern
- Average lot size is small



# PROJECT METHODOLOGY

The team focused on identifying the following:

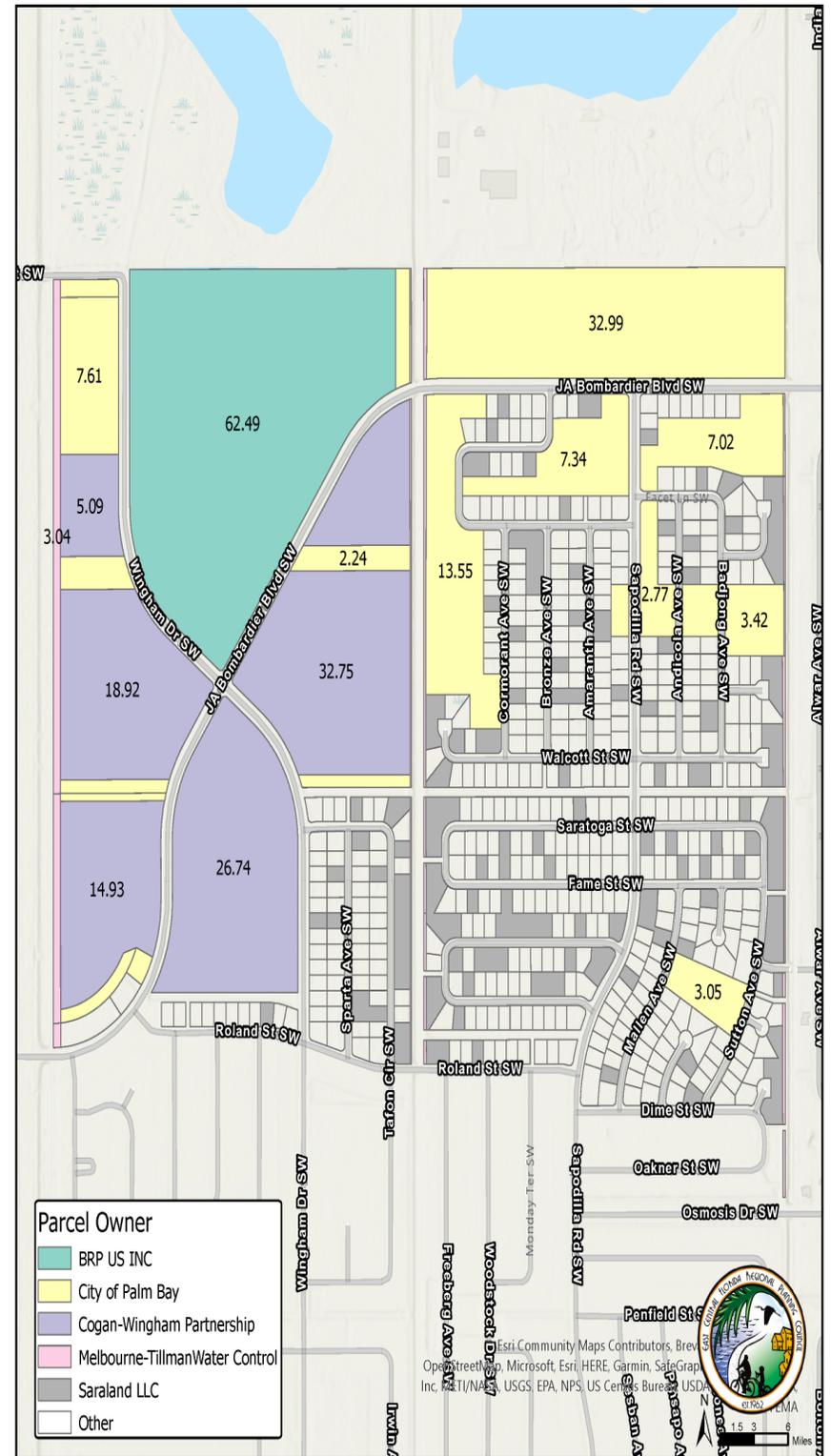
- Large Parcels
- Contiguous Property Ownership
- Existing Land Uses
- Opportunities for Infrastructure Connections



# OPPORTUNITIES

## NORTH EAST QUADRANT

- Large Properties
- Contiguous Ownership
- Proximity to BRP Inc.
- Access to J.A. Bombardier
- Proximity to utilities
- Best suited for the development of an industrial or business park

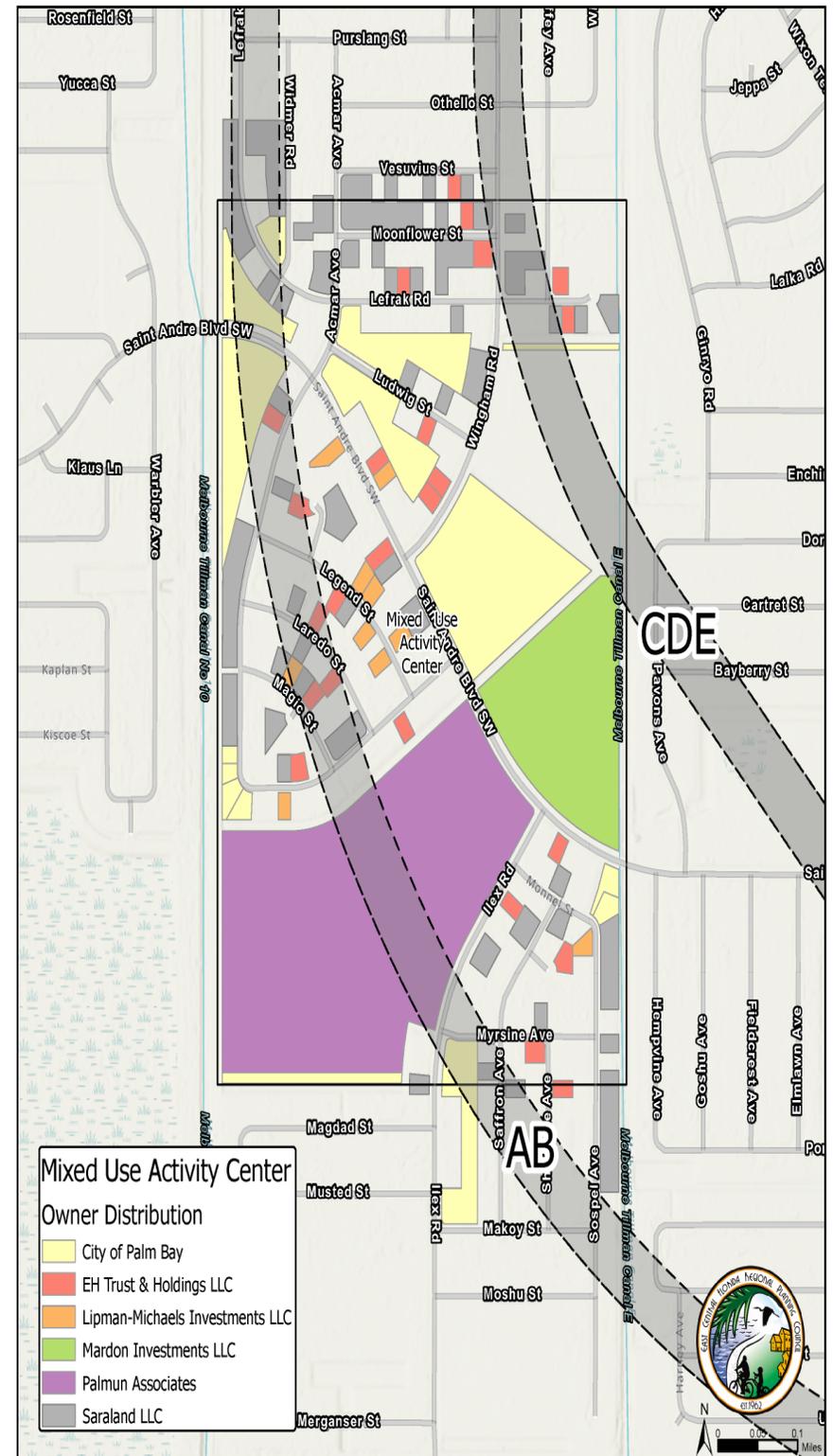




# OPPORTUNITIES

## MIXED-USE CENTER

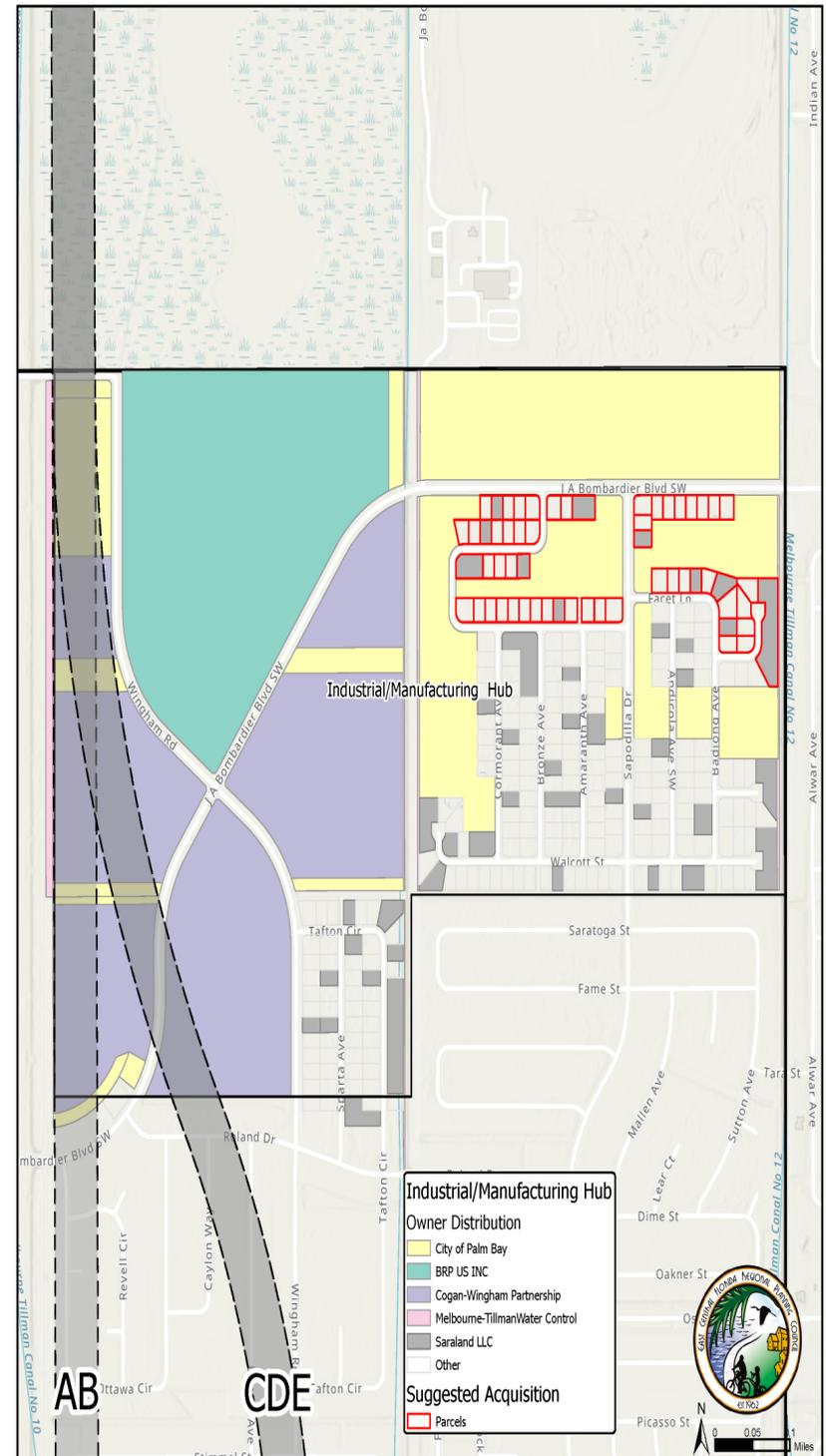
- Dependent on the development of St. John's Heritage Parkway
- Large Parcels
- Contiguous Ownership



# RECOMMENDATIONS

## NORTHEAST CORRIDOR

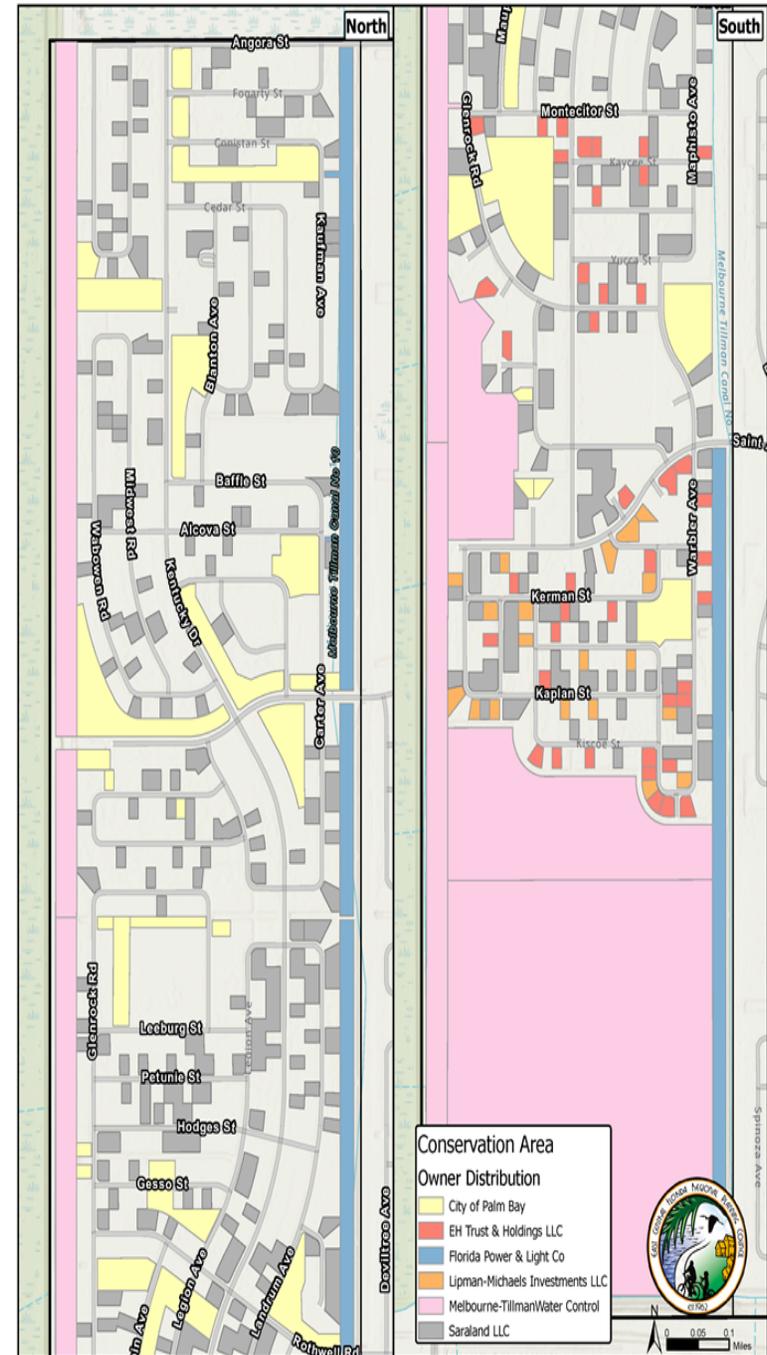
- Land entitlement changes
- City-initiated administrative rezoning of parcels
- Land acquisition along J.A. Bombardier Blvd. SW
- Targeted investment in infrastructure along J.A. Bombardier Blvd. SW
- Coordinate with the ECFRPC on a brownfields grant
- Leverage City land to recruit a development firm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



# RECOMMENDATIONS

## CONSERVATION

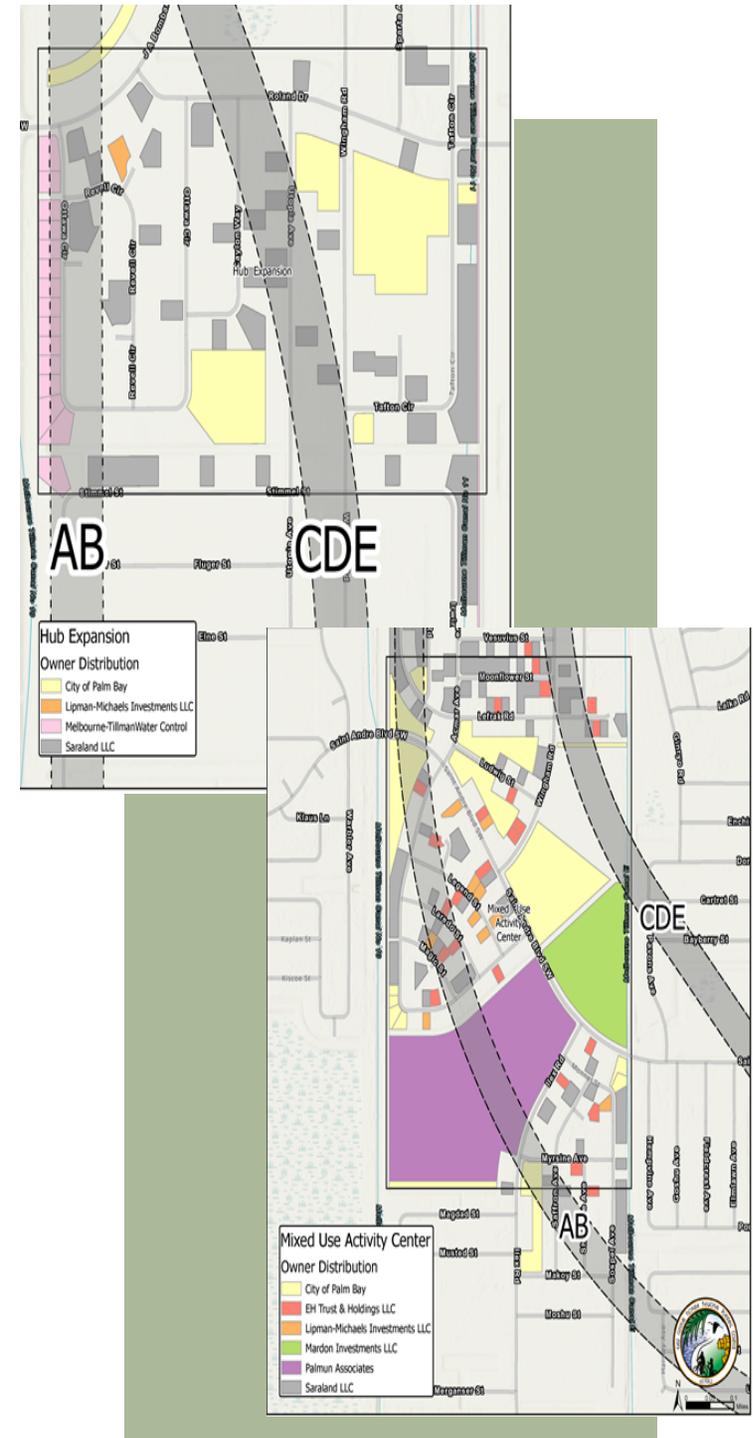
- Incorporate the western most segments of the Compound in the Parks Master Plan for meeting recreation and open space requirement of the City's Comprehensive Plan
- Adoption of a Transfer of Development Rights Ordinance



# 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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