

THE 1988* BREVARD COUNTY COMPREHENSIVE PLAN

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PREFACE

The 1988 Brevard County Comprehensive Plan was prepared in accordance with Chapter 163, Part II, Florida Statutes, "The Local Government Comprehensive Planning and Land Development Regulation Act of 1985", and Florida Administrative Code Rule 9J-5, "Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance". The 1988 Brevard County Comprehensive Plan replaces the current County Comprehensive Plan which was adopted in July of 1981 as mandated by the Local Government Comprehensive Planning Act of 1975.

It is the intent of this Plan to encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps and deal effectively with future problems that may result from the use and development of land within the unincorporated areas of Brevard County; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other services; and to conserve, develop, utilize, and protect natural resources within the unincorporated areas of Brevard County. Furthermore, mechanisms to facilitate intergovernmental coordination between the County, its municipalities, regional agencies, and state agencies for planning and development activities are presented.

The 1988 Brevard County Comprehensive Plan represents the latest major planning achievement of Brevard County. During the late 1950's, the need for land use control was recognized, and by 1958 a zoning ordinance had been developed and adopted. In 1964, the Brevard County Planning Department was established and a program of comprehensive planning was initiated. Due to the unique geographical features of Brevard County and the intense growth pressures on the Brevard Beaches, the initial comprehensive planning effort was divided into three phases: the Beaches, Merritt Island, and the Mainland. Land use plans for each of these areas were adopted in 1972, 1973, and 1974, respectively. With the adoption of the "Local Government Comprehensive Planning Act of 1975," Brevard County once again began an intense comprehensive planning effort that developed a significant data and information base unprecedented in Brevard County's history and equally unprecedented in most other Florida counties. With the preparation of the 1981 Brevard County Comprehensive Plan, the concept of growth management was introduced along with a dynamic decision making process. The 1988 Brevard County Comprehensive Plan now completes the growth management initiative started by Brevard County, by providing a direct linkage between land use decision making and the fiscal capability to provide the infrastructural support while enhancing environmental protection.