

BREVARD COUNTY COMPREHENSIVE PLAN

CHAPTER 3

RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1

PROVIDE A PARK AND OPEN SPACE SYSTEM WHICH OFFERS OPPORTUNITIES FOR A VARIETY OF PASSIVE AND ACTIVE RECREATION, PROMOTES VISUAL APPEAL AND PROVIDES RELIEF FROM EXPANSES OF DEVELOPMENT.

Objective 1

Provide a system of parks and open space to meet the recreational needs of the public.

Policy 1.1

The Brevard County Parks and Recreation Department develops, operates and maintains the County's parks and recreational areas as well as other facilities leased from the State of Florida, Brevard County School Board and other lands leased to the County. This involves the general management of the facilities and program evaluation to identify existing deficiencies and recreational needs for future development. The Department's responsibilities extend to the construction, operation and maintenance of all county recreational facilities.

Policy 1.2

A system of parks and recreational facilities meeting the needs of the population shall be maintained to provide for the acceptable levels of service.

Policy 1.3

Brevard County establishes an acceptable level of service (A.L.O.S.) of total developed acreage of County owned or leased parks, except for the city owned and County operated parks of Titusville, Rockledge and Cocoa, at 3.0 acres per 1,000 people living in the unincorporated areas of each planning area.

Policy 1.4

Brevard County establishes four planning areas:

- North Area;
- Central Area/Mainland Service Sector;
- Central Area/Merritt Island-Beaches Service Sector;
- South Area.

Policy 1.5

Provide adequate maintenance to ensure that existing facilities remain open to the public.

Policy 1.6

Develop and enhance existing parks and open space sites to provide additional recreational facilities based on the recreational needs of the public and as funding becomes available.

Policy 1.7

Acquire additional parks and open space sites based on the recreational needs of the public and as funding becomes available.

Policy 1.8

Brevard County shall continue to identify appropriate linear open spaces for potential greenway network programming, potential acquisition, planning and development. A greenways network plan shall be created and coordinated with municipalities to promote, develop and maintain linear connections between existing and proposed parks and open spaces for pedestrian, bicycle and other non-motorized uses.

Criteria:

- A. The greenways network plan shall inventory and contain ranking criteria for appropriate properties to be considered for acquisition and greenway development. The criteria shall, among other things, prioritize sites that can be integrated into a greenway network and which preserve viable natural resources.
- B. Brevard County shall coordinate efforts with municipalities, utilities and resource management agencies to identify appropriate opportunities for the utilization of power line and drainage corridors for greenway development.
- C. The County shall seek coordination with municipalities in creating regulations and incentives for new developments, especially those falling within any planned greenway corridors, to dedicate land and easements for the creation of buffers along surface waters and for connections between existing or planned natural, recreation or other community resources.

Policy 1.9

Brevard County's Land Development Regulations shall continue to implement the following provisions:

- A Landscape Ordinance which preserves scenic vistas and establishes vegetative coverage requirements for developing and redeveloping properties; and

- Regulations concerning the provision of oceanfront and riverfront breezeways.

Policy 1.10

Oceanfront breezeways shall be provided to permit unrestricted movement of onshore breezes and preserve visual access to the ocean.

Criteria:

- A. All oceanfront property shall provide for the preservation of at least a thirty (30) percent of each property's ocean frontage as open space.
- B. An additional one (1) percent of breezeway space shall be required to the minimum (30) thirty percent for each one (1) foot of building height over thirty-five feet for all buildings subject to breezeway requirements.
- C. Construction shall be located west of Brevard County's Coastal Setback Line to maintain a corridor of open space parallel to the Atlantic Ocean.

Policy 1.11

Riverfront breezeways shall provide for a minimum thirty (30) percent breezeway, as measured along the waterfront and visual corridor of each property's river frontage.

Criterion:

Affected properties are those properties between the mean low water line of the river up to an upland distance of two hundred and fifty feet (250) or to the closest dedicated public right-of-way running parallel to the river. This policy would only affect those properties adjacent to one of the rivers associated with the Indian River lagoon and the St. John's river system.

Policy 1.12

Electric utility corridors and transportation right-of-ways shall be considered as part of the integrated open space system and development regulations shall be applied which protect affected natural resources from adverse impacts of utility development, construction and design.

Policy 1.13

Site development plans shall be reviewed to ensure that development will not jeopardize vital ecological linkages between natural systems and that the integrity of the open space system will be maintained.

Criteria:

- A. Where development would jeopardize or cause irreversible damage to linkages between surrounding natural systems, development shall be subject to the criteria in the Conservation and Future Land Use Elements.
- B. Site plans should be designed to link on-site open space areas with off-site parcels of open space land, where applicable.

Policy 1.14

A Landscape Ordinance shall be adopted which establishes vegetative coverage requirements for developing and redeveloping properties in accordance with the appropriate policies in the Conservation Element.

Criteria:

- A. Developers must submit a landscape plan clearly indicating the manner in which revegetation will be accomplished prior to the issuance of the requested development order.
- B. Where redevelopment of non-residential properties, except property utilized for only residential purposes with common vehicular use areas, involves the accumulation of more than twenty-five (25) percent of the original total existing floor area, a landscaping plan must be submitted prior to the issuance of an active development order.
- C. No land clearing permit shall be required in situations where the property being cleared has an agricultural purpose as referenced in the Conservation Element.

GOAL 2

PROVIDE A COMPREHENSIVE PROGRAM OF ACTIVE AND PASSIVE RECREATION THAT MEETS THE NEEDS OF THE PUBLIC.

OBJECTIVE 2

A system of parks and recreation facilities meeting the needs of the population shall be maintained to provide for organized recreational programs and passive enjoyment of park resources.

Policy 2.1

Recreational programs shall be offered at existing facilities based on facility capacities, staff resources and the leisure pursuit interests of the public.

Policy 2.2

The County will strive to locate future parks at, nearby or adjoining existing school sites through coordination with the Brevard County School Board, where feasible.

Policy 2.3

Existing joint-use agreements with schools shall be maintained and the joint development of future school recreational areas should be coordinated between the school's administrative personnel and the County.

Policy 2.4

Adequate and qualified levels of staff shall be maintained to ensure that recreational programs are cost effective and properly administered.

Policy 2.5

The physically handicapped shall be provided access to county owned or operated recreational facilities in accordance with the Americans with Disabilities Act .

Policy 2.6

Enhance the existing public access sites to beaches, shores, parks, and conservation lands by providing additional facilities as determined by need, the character of the land, and as funding becomes available.

Policy 2.7

Brevard County shall encourage cultural and related programs .

GOAL 3

ATTAIN PUBLIC AND PRIVATE SUPPORT FOR THE ACQUISITION, DEVELOPMENT, OPERATION AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE AREAS AND FOR THE DEVELOPMENT AND OPERATION OF RECREATIONAL PROGRAMS.

OBJECTIVE 3

Provide adequate funding to achieve the appropriate levels of service in a cost effective manner.

Policy 3.1

Ad valorem taxes, dedications and fees in lieu thereof, user fees, local, state and federal grants and cooperation with the private sector shall be among the various means utilized by Brevard County to fund the acquisition and development of parks and recreational areas and to provide recreational programs.

Policy 3.2

Establish user fees and/or enterprise funds to offset costs at park sites where facilities and programs are intensive and require continued care and operational guidance.

Criteria:

- A. Where attendance figures indicate that the design capacities of those parks are being exceeded, user fees should be considered as a means of adjusting demand.
- B. User fees may be implemented through parking fees, campsite charges for vehicles, "greens fees" at golf courses, and course/program fees or other fees directly related to a recreation service being provided.

Policy 3.3

Existing joint-use and contractual agreements between the County and other governmental units should be continually monitored to ensure cost effectiveness and that County needs are served.

OBJECTIVE 4

Coordinate public and private resources to meet recreational demands.

Policy 4.1

Development of residential areas shall provide active recreation and open space areas, to augment public recreational facilities and to provide direct, convenient facilities to residents as required in the Planned Unit Development (PUD) section of the County's Zoning Regulations.

Policy 4.2

Brevard County may acquire lands, funds, or both, to gain additional neighborhood or community parks necessary to support new residential development.

Criteria:

- A. An equivalent value of land may be donated to serve as a neighborhood or community park or a substantial portion thereof, that meets local level park needs dictated by the appropriate standard for neighborhood or community parks as established by "Recreation Site Development and Operational Guidelines", or 2 acres of land for every one thousand (1,000) potential residents anticipated to occupy the development.
- B. Or an equivalent value of money may be deposited in a non-lapsing Trust Fund, administered by the Brevard County Finance Department in cooperation with the Parks and Recreation Department, equal to or exceeding the value of the dedicated land. The Brevard County Property Appraiser's office assessed value of the land may be presumed to be the actual value in the absence of certified appraisal information.
- C. Monies deposited pursuant to the requirements of this subsection shall be expended for the sole purpose of providing, maintaining and managing a neighborhood or community park to be located not greater than a 5 mile radius from the residential development; reference "Recreational Site Development and Operational Guidelines".
- D. These donations shall be a precondition to final subdivision plat approval.
- E. These neighborhood or community parks shall be developed in a manner consistent with the adopted standards for neighborhood or community parks as defined in "Recreational Site Development and Operational Guidelines".
- F. The subject neighborhood or community park shall be established within the boundaries of the residential development and under the responsibility of a Homeowners Association, or equivalent body, for the purpose of assuming the long term maintenance and operation of the park. Recorded covenants running in perpetuity with the land shall restrict the use of the land to park and recreation purposes. Approval of the subdivision plat shall require depiction of the community park area and the presence of Home Owner Association Documents.

APPENDIX A
LIST OF TABLES

Table	Title
1.	Park Inventory by Planning Area

TABLE 1
PARK INVENTORY BY PLANNING AREA

BREVARD COUNTY PARKS & RECREATION DEPARTMENT
NORTH AREA PARKS OPERATIONS

COUNTY OWNED/OPERATED DEVELOPED PARKS
INCLUDED IN ALOS

Park Name	Acreage
1. BLUE HOLE PARK46
2. COMMUNITY CENTER AT CORTO ROAD.....	5.48
3. CUYLER PARK	11.86
4. DUNN AIRPARK SOCCER FIELDS	18.00
5. FAY LAKE WILDERNESS PARK	192.70
6. FAY PARK	11.10
7. FOX LAKE PARK	31.57
8. FRIENDSHIP PARK96
9. GIBSON GYMNASIUM AND FIELD.....	8.00
10. HARRY T. & HARRIETTE V. MOORE MEMORIAL PARK.....	11.93
11. HATBILL PARK	15.00
12. HOLDER PARK	39.83
13. KENNEDY POINT PARK	5.38
14. MANATEE HAMMOCK	26.45
15. MIMS LAUNCH RAMP80
16. NICOL PARK	5.03
17. OFF ROAD VEHICLE PARK	202.54
18. PARRISH PARK - SCOTTSMOOR	5.00
19. PARRISH PARK - TITUSVILLE	36.60
20. PORT ST. JOHN BOAT RAMP	1.17
21. ROTARY RIVERFRONT PARK	5.79
22. SANDRIFT RECREATION CENTER	1.50
23. SCOTTSMOOR LANDING	3.05
24. SHARPES COMMUNITY PARK	4.60
25. SHERWOOD PARK	4.00
26. SINGLETON TENNIS COURTS	4.42
27. SIX MILE CREEK	4.15
28. SPACE VIEW PARK	2.63
29. STUART PARK	3.00
30. TOM STATHAM PARK	5.15
31. WILLIAM J. MANZO MEMORIAL PARK	2.48
32. W. W. JAMES PARK	12.70
TOTAL ACREAGE	683.33

**BREVARD COUNTY PARKS & RECREATION DEPARTMENT
CENTRAL AREA PARKS OPERATIONS
MAINLAND SERVICE SECTOR**

**COUNTY OWNED/OPERATED DEVELOPED PARKS
INCLUDED IN ALOS**

Park Name	Acreage
1. B. A. MORSE PARK	1.94
2. COCOA WEST RECREATION COMPLEX	19.39
3. F. BURTON SMITH PARK	1,080.36
4. HOO HOO PARK	6.37
5. JAMES G. BOURBEAU MEMORIAL PARK	52.00
6. LAKEVIEW PARK	3.20
7. LEE WENNER PARK	11.55
8. McLARTY PARK	19.85
9. PINEDA LANDING	4.58
10. PINEDA PARK	8.00
11. ROTARY PARK AT SUNTREE	10.36
12. SENATOR WILLIAMS HISTORIC HOUSE	1.51
13. SILVER PINES PARK	3.77
14. STOSBERG PARK	<u>24.06</u>
TOTAL ACREAGE	1,246.94

**BREVARD COUNTY PARKS & RECREATION DEPARTMENT
CENTRAL AREA PARKS OPERATION
MERRITT ISLAND/BEACHES SERVICE SECTOR**

**COUNTY OWNED/OPERATED DEVELOPED PARKS
INCLUDED IN ALOS**

Park Name	Acreage
1. BANANA RIVER WAYSIDE PARK	2.00
2. CHERIE DOWN PARK	6.99
3. DANNY STRICKLAND PARK14
4. INTERCOASTAL WATERWAY PARK	8.50
5. KELLY PARK	15.37
6. KELLY PARK WEST	40.93
7. KINGS PARK	240.00
8. KIWANIS ISLAND PARK	18.38
9. LORI WILSON PARK	32.43
10. MANATEE COVE	29.49
11. OSTEEN PARK	3.80
12. PINEVIEW PARK	4.74
13. ROBERT P. MURKSHE MEMORIAL PARK	2.50
14. ROTARY PARK - MERRITT ISLAND	37.77
15. ULUMAY WILDLIFE SANCTUARY	436.53
16. VETERANS MEMORIAL PARK	2.63
17. WATTS PARK	2.07
18. WOODY SIMPSON PARK	<u>12.00</u>
TOTAL ACREAGE	896.27

**BREVARD COUNTY PARKS & RECREATION DEPARTMENT
SOUTH AREA PARKS OPERATIONS**

**COUNTY OWNED/OPERATED DEVELOPED PARKS
INCLUDED IN ALOS**

Park Name	Acreage
1. BONSTEEL PARK	2.34
2. CANOVA BEACH PARK	12.40
3. COCONUT POINT PARK	36.90
4. EAU GALLIE CAUSEWAY BOAT RAMP	1.40
5. ERNA NIXON PARK	53.93
6. FIRST STREET BOAT RAMP54
7. FISHERMAN'S LANDING	7.48
8. FLUTIE ATHLETIC COMPLEX	29.00
9. HIGHTOWER PARK	2.00
10. JOHN JORGENSEN'S LANDING49
11. KIWANIS PARK AT GEIGER POINT	7.00
12. LAKE SHEPARD BOAT RAMP12
13. LAKE WASHINGTON PARK	25.96
14. LONG POINT PARK	84.50
15. MAX K. RODES PARK	18.18
16. MELBOURNE RIVERVIEW PARK	16.00
17. MICCO PARK	9.32
18. PALM BAY REGIONAL PARK	200.00
19. PARADISE BEACH PARK	12.04
20. POLICE FOUNDATION PARK	6.34
21. S.P.R.A. PARK83
22. SEAGULL PARK	1.60
23. SOUTH PATRICK COMMUNITY PARK	8.12
24. SPESSARD HOLLAND NORTH BEACH PARK	4.53
25. SPESSARD HOLLAND SOUTH BEACH PARK	6.50
26. WICKHAM PARK	391.04
TOTAL ACREAGE	<u>938.56</u>

APPENDIX B

LIST OF MAPS

Maps	Title
1	Park Locations
2	Beach Access
3	Campgrounds and R. V. Parks
4	Public Schools
5	Golf Courses