

BREVARD COUNTY COMPREHENSIVE PLAN

CHAPTER III

RECREATION AND OPEN SPACE ELEMENT

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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.

Parks and Open Space System

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 become available.

Policy 1.7

Acquire additional parks and an open space site 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:

- Regulations 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. Additional breezeway space shall be required for building heights exceeding thirty-five feet pursuant to land development regulations.
- 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 systems.

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

Land development regulations shall be maintained 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.

Policy 1.15

Brevard County shall maintain, and update as may be necessary, an inventory of County-owned or leased parks that are open to the public by park planning area. This inventory will be used to assess whether the adopted Levels of Service are being achieved and maintained. On an annual basis, the inventory of parks including any lands purchased for recreation and/or conservation purposes will be reviewed for amendment to the Future Land Use Map, as needed.

GOAL 2

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

Objective 1

To ensure that Brevard's waterways are a publicly-accessible local system of waterways linked to a larger regional system that contributes to the greatest possible

recreational and commercial access to the navigable waters of the State of Florida in a manner that does not jeopardize their environmental values.

Policy 1.1

By 2011, the County shall identify, inventory and characterize its system of waterways in terms of use, capacity and relationship to recreational and commercial working waterfronts.

Policy 1.2

By 2012, the County shall use this data when identifying future public access opportunities, for integrating waterways with recreational and commercial working waterfronts and when coordinating with other jurisdictions on the potential regional aspects.

Maintenance of Parks and Open Space System

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.

Level of Service**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.

Public and Private Partnerships

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

**Brevard County Parks and Recreation Department
Parks included in Calculation for Acceptable Levels of Service
January, 2009**

NORTH AREA PARKS OPERATIONS		
Park Name	Acreage	Park Classification
1. Bernice G. Jackson Park	21.62	Community Park
2. Blue Hole Park	.45	Neighborhood Park
3. Chain of Lakes Recreation Complex	116.10	Urban District Park
4. Cuyler Park	13.31	Community Park
5. Fay Lake Wilderness Park	192.70	Urban District Park
6. Fay Park	11.10	Community Park
7. Fox Lake Park	31.57	Urban District Park
8. Friendship Park	.96	Neighborhood Park
9. Gibson Gymnasium And Field	28.90	Community Park
10. Harry T. & Harriette V. Moore Memorial Park	11.93	Community Park
11. Hatbill Park	15.00	Boating Area
12. Holder Park	40.95	Community Park
13. Kennedy Point Park	5.38	Community River Park
14. Manatee Hammock	26.45	Urban District River Park
15. Mims Launch Ramp	.75	Boating Area
16. Nicol Park	5.27	Community River Park
17. North Brevard Senior Center	17.10	Community Park
18. Parrish Park - Scottsmoor	16.95	Neighborhood Park
19. Parrish Park - Titusville	36.60	Urban District River Park
20. Port St. John Boat Ramp	1.03	Boating Area
21. Port St. John Community Center	5.48	Community Park
22. Rotary Riverfront Park	5.79	Community River Park
23. Sandrift Recreation Center	2.40	Community Park
24. Scottsmoor Landing	3.05	Community River Park
25. Scottsmoor Meeting Hall	.46	Community Park
26. Sherwood Park	4.00	Neighborhood Park
27. Singleton Tennis Courts	4.42	Community Park
28. Six Mile Creek	4.15	Community River Park
29. Space Coast Communities Sports Complex	207.14	Regional Park
30. Stuart Park	3.00	Neighborhood Park
31. Tom Statham Park	5.15	Community River Park
32. W. W. James Park	53.17	Community Park
33. William J. Manzo Memorial Park	2.48	Community River Park
TOTAL ACREAGE	894.81	

CENTRAL AREA PARKS OPERATIONS - MAINLAND SERVICE SECTOR

Park Name	Acreege	Park Classification
1. Cocoa West Recreation Complex	19.39	Community Park
2. F. Burton Smith Regional Park	1,080.36	Regional Park
3. James G. Bourbeau Memorial Park	194.54	Community River Park
4. Lakeview Park	3.20	Community Park
5. Lee Wenner Park	11.55	Community River Park
6. Leroy Wright Recreation Area	32.65	Community River Park
7. Mclarty Park	19.85	Community Park
8. Pineda Park	8.00	Community Park
9. Riverwalk - A Family Park	6.37	Community River Park
10. Silver Pines Park	3.77	Neighborhood Park
TOTAL ACREAGE	1,379.68	

**CENTRAL AREA PARKS OPERATION - MERRITT ISLAND/BEACHES
SERVICE SECTOR**

Park Name	Acreege	Park Classification
1. Beach Access Sites	3.64	Beach Access Sites
2. Cherie Down Park	6.99	Community Beach Park
3. Dolphin Park	.72	Neighborhood Park
4. Harbor Point Park	.09	Neighborhood River Park
5. Intracoastal Waterway Park	8.50	Community River Park
6. Kelly Park	15.37	Community River Park
7. Kelly Park West	40.93	Community River Park
8. Kings Park	240.00	Community River Park
9. Kiwanis Island Park	18.38	Community River Park
10. Lori Wilson Park	32.43	Regional Beach Park
11. Manatee Cove	29.49	Community River Par
12. Margaret & Danny Strickland Park	.14	Neighborhood River Park
13. Mitchell Ellington Park	114.15	Urban District Park
14. Osteen Park	3.80	Community River Park
15. Pineview Park	4.74	Neighborhood Park
16. Robert P. Murkshe Memorial Park	2.50	Community Beach Park
17. Rotary Park Merritt Island	37.77	Community Park
18. Ulumay Wildlife Sanctuary	436.53	Conservation Area
19. Veterans Memorial Park	2.63	Community River Park
20. Watts Park	2.07	Neighborhood River Park
21. Woody Simpson Park	12.00	Community Park
TOTAL ACREAGE	1,012.87	

SOUTH AREA PARKS OPERATIONS

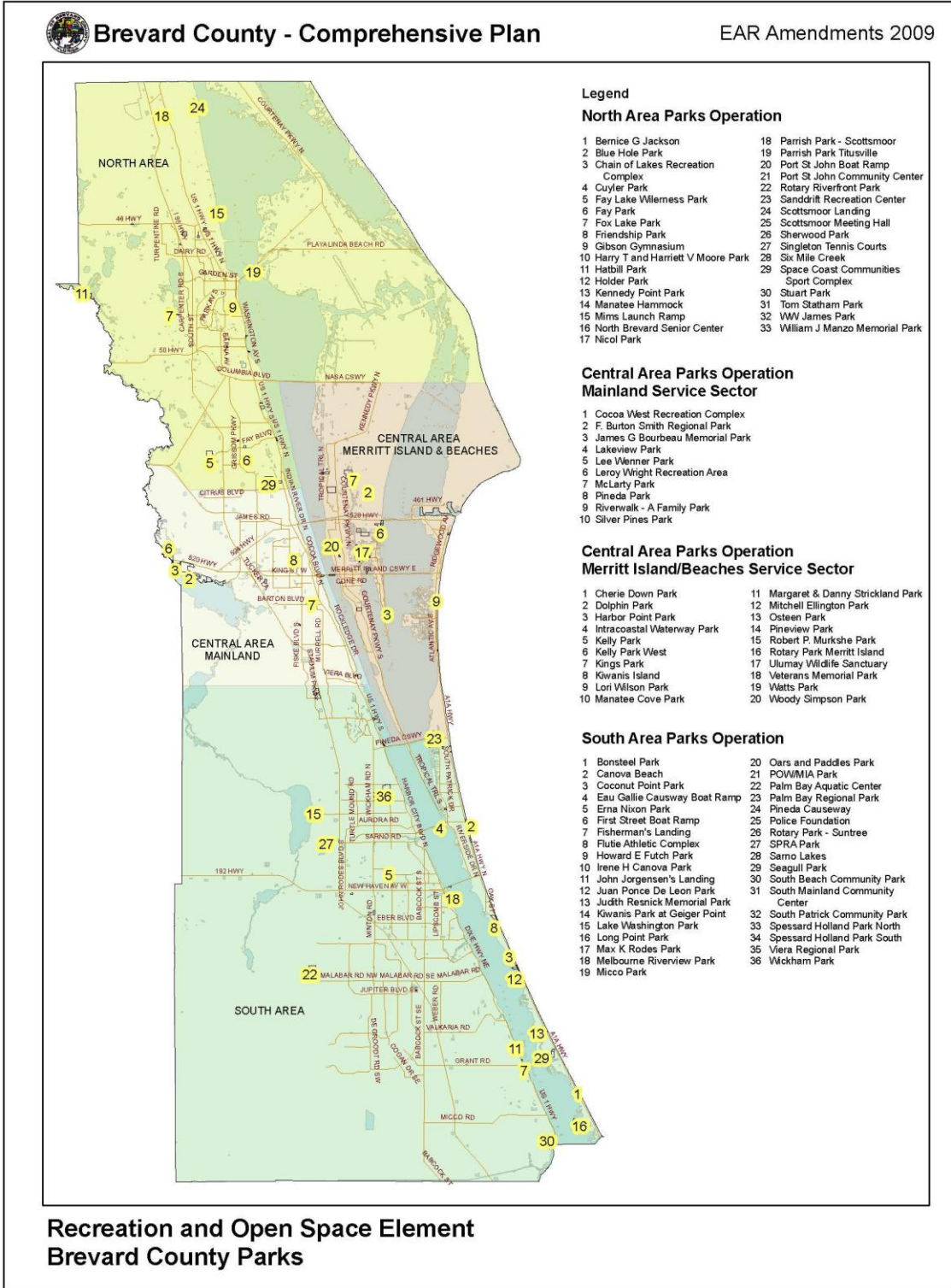
Park Name	Acreege	Park Classification
1. Beach Access Sites	5.57	Beach Access Sites
2. Bonsteel Park	2.34	Community Beach Park
3. Canova Beach Park	9.10	Community Beach Park
4. Coconut Point Park	36.90	Community Beach Park
5. Eau Gallie Causeway Boat Ramp	1.40	Boating Area
6. Erna Nixon Park	53.93	Community Park
7. First Street Boat Ramp	.54	Boating Area
8. Fisherman's Landing	7.48	Community River Park
9. Flutie Athletic Complex	29.00	Community Park
10. Howard E. Futch Memorial Park	12.39	Regional Beach Park
11. Irene H. Canova Park	3.30	Community River Park
12. John Jorgensen's Landing	.49	Boating Area
13. Juan Ponce Deleon Park	25.57	Community Beach Park
14. Judith Resnick Memorial Park	10.06	Community Beach Park
15. Kiwanis Park At Geiger Point	7.00	Community River Park
16. Lake Washington Park	25.96	Community River Park
17. Long Point Park	84.50	Urban District River Park
18. Max K. Rodes Park	18.18	Community Park
19. Melbourne Riverview Park	16.00	Community River Park
20. Micco Park	9.32	Community Park
21. Oars And Paddles Park	4.27	Community River Park
22. Palm Bay Aquatic Center	2.80	Community Beach Park
23. Palm Bay Regional Park	200.00	Regional Park
24. Pineda Causeway	.20	Boating Area
25. POW/MIA Park	4.58	Community River Park
26. Police Foundation Park	6.34	Neighborhood Park
27. Rotary Park At Suntree	10.36	Community River Park
28. Sarno Lakes	45.00	Community Park
29. Seagull Park	1.60	Neighborhood Beach Park
30. South Beach Community Park	67.22	Community Park
31. South Mainland Community Center	10.38	Community Park
32. South Patrick Community Park	8.12	Neighborhood Park
33. Spessard Holland North Beach Park	4.53	Community Beach Park
34. Spessard Holland South Beach Park	6.50	Community Beach Park
35. S.P.R.A. Park	.83	Neighborhood Beach Park
36. Viera Regional Park	117.62	Regional Park
37. Wickham Park	391.04	Regional Park
TOTAL ACREAGE	1,240.42	

APPENDIX B
LIST OF MAPS

Maps Title

- 1** Park Locations
- 2** Beach Access

Map 1 Park Locations



Map 2 Beach Access Locations

