



Canal View West to the St. Johns River Corridor

Photo by Citizen Planning Committee

# West Canaveral Groves Neighborhood Action Plan 2005 - 2010 Brevard County, Florida



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## West Canaveral Groves Neighborhood Action Plan Summary

In early 2004 residents from the West Canaveral Groves Neighborhood assembled to create a neighborhood action plan that consolidated and furthered the visioning work that had taken place in the neighborhood during prior years. The top priorities of the plan center around facilitating partnerships and funding sources to improve potable water and main roadway infrastructure, protection of existing rural residential character, maintaining surface and ground water quality, and the planning and design of future uses on neighboring public lands.

The neighborhood of approximately 167 residents is located in unincorporated Brevard County north of State Route 520, south of State Route 528, west of the City of Cocoa municipal boundary, and east of the John's River Corridor. The majority of residential development is located on private roads and driveways running east and west off Satellite Boulevard that is the major roadway running north and south.

Since the late 1960's the small neighborhood has developed along the unimproved roads in the woodlands, on large lots east of the St. John's River Corridor and north of State Route 520.

The neighborhood consists of primarily single family homes whose residents have contributed to the local economy throughout the development of north and central Brevard County.

As the neighborhood has evolved the efforts of neighborhood leaders, in cooperation with local agencies and officials, has led to the improvement and maintenance of public roads, new school bus stops and a turnaround, stormwater drainage facilities, traffic safety improvements on Route 520 and the renovation and repair of residential structures.

There are still challenges facing the future of the neighborhood and all of its residents. Future goals, options, actions and coordination are detailed in the following elements of the plan.



## The West Cananveral Groves Plan Will:

- Identify and prioritize key neighborhood issues, as ranked by the residents.
- Focus resources by prioritizing needs and concerns.
- Build consensus around the County's vision and the neighborhood's plan.
- Forge a stronger partnership between neighbors, the County, civic groups and the business community.

## West Cananveral Groves Action Plan Goals

### Public Water Supply System

Goal: Install and maintain public water utilities infrastructure to preserve and enhance neighborhood health and safety.

### Satellite Boulevard Improvements

Goal: Make travel by vehicle, bicycle, horse and foot on Satellite Boulevard safer for all neighborhood residents with roadway improvements, low impact multi-purpose trails, traffic calming concepts, and traffic signal improvements.

### Future Land Use & Development

Goal: The preservation of rural residential and natural character throughout the neighborhood.

### Environment

Goal: To ensure the proper management and protection of ground and surface waters, wildlife and native vegetation for the use and enjoyment of residents.

### New Public Services

Goal: To improve the daily safety and quality of life for residents.

### Neighborhood Drainage

Goal: To protect residents, roadways, and property from future flooding events in and around the neighborhood.

### Recreation

Goal: Improve limited active and passive recreation opportunities for residents.



## The West Canaveral Groves Neighborhood Action Plan



- The following is the proposed West Canaveral Groves Neighborhood Action Plan. The West Canaveral Groves Neighborhood Planning Committee made up of West Canaveral Groves residents developed these elements in early 2004. During committee workshops information was gathered from Committee members, and by results of neighborhood survey activities, and used to develop the plan.
- The action plan elements are listed in order of importance based on a prioritization exercise conducted by residents in the neighborhood and members of the Neighborhood Planning Committee on January 14, 2004. The results of the exercises were then reviewed and discussed by the Planning Committee at public workshops on January 21, March 3, March 18, and April 15 2004. The asterisk (\*) and underline reflects a priority project as identified by the residents.
- The plan draft initiated by the West Canaveral Groves Neighborhood Association was prepared for transmittal to the Brevard Board of County Commissioners for future acknowledgement later in 2004-2005.



# Neighborhood Action Plan Coordination & Implementation 2005 - 2010

The Neighborhood Action Plan provides direction to service providers identified in each neighborhood plan section. Following the Board of County Commission's acknowledgment of this Plan, it is requested that Public agencies meet within three (3) months. At these meetings the identified Departments will provide technical assistance to the neighborhood organization to further define, detail, and cost estimate, the planned or proposed projects and services in the plan that fall within their jurisdiction or scope of services.

The Board of County Commissioners is requesting technical assistance and participation from contributing agencies in the implementation of the action plan from the Brevard County Sheriff's Office, the Brevard County Metropolitan Planning Organization, The State of Florida Health Department, the State of Florida Department of Transportation, the St. Johns Water Management District, the Brevard County School Board, the Florida Power and Light Company, and other neighborhood utility providers.

The County Housing and Human Services Department and Planning and Zoning Office staff will attend and assist in arranging and facilitating these meetings with the neighborhood organizations and the identified Departments.

Within 4 months of the Board of County Commission's initial action, each County Department or contributing agency will prepare a written

report for each applicable neighborhood plan element detailing the further defined projects, priorities, cost estimates, and potential timelines for project completion, for potential inclusion in the future County Capital Improvement Plan (CIP) and Community Development Block Grant (CDBG) Budget process. This written report shall be submitted through the Housing and Human Services Department to the County Manager by each Department for transmittal to the Board of County Commissioners for review and action, and or any needed determinations within 4 months of plan endorsement by the Board.

Status reports will be submitted through the Housing and Human Services Department and the County Manager by each applicable Department for transmittal to the Board of County Commissioners for review detailing the status and measurable results of identified tasks and projects. Annual reports shall follow each fiscal year there after through 2010 on the status and progress of neighborhood projects.

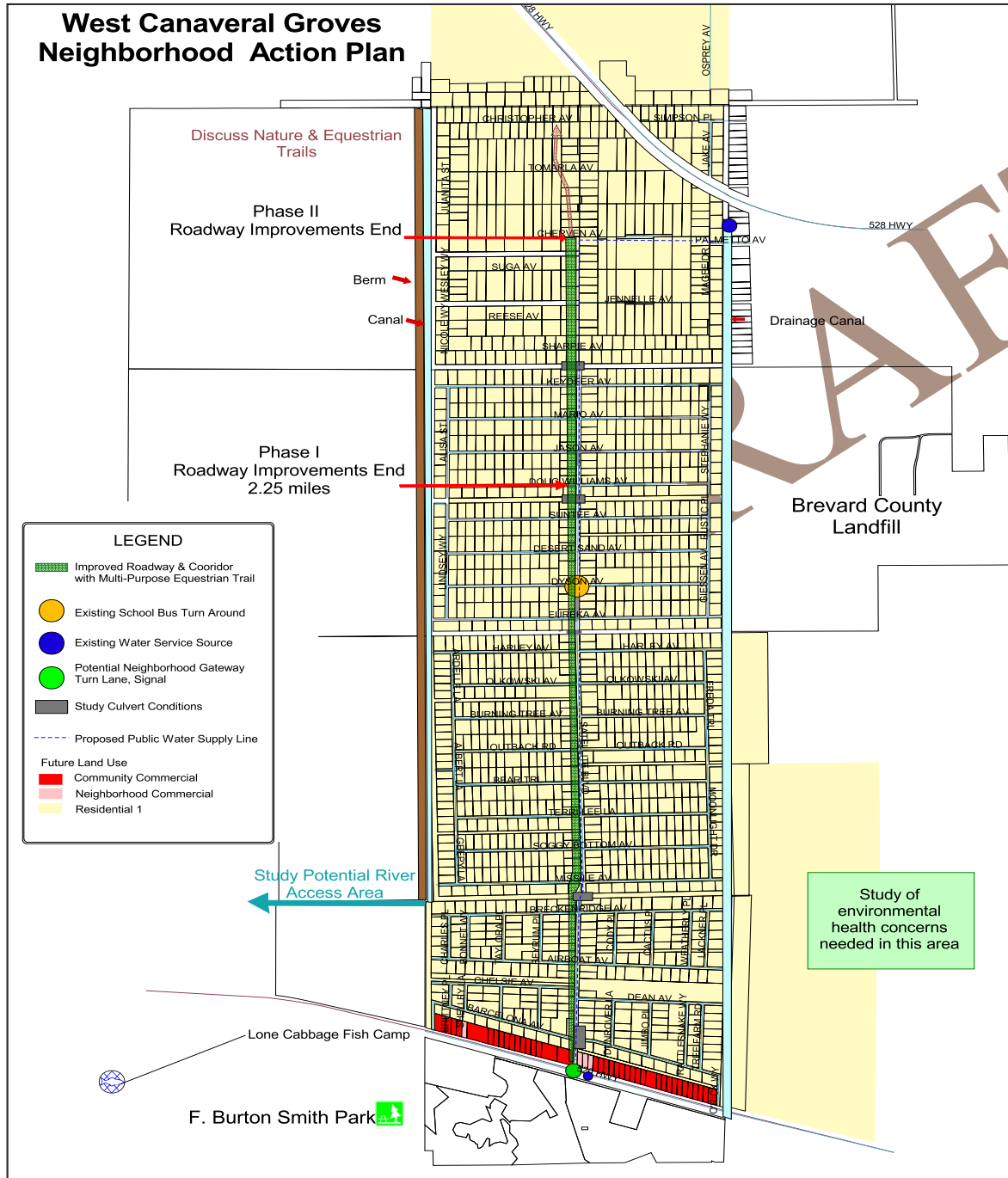
If any task, service, project or issue can be addressed by a department without any needed determination or action by the Board, these projects or services shall be initiated and those actions detailed in the 4-month and annual reports. The reports will identify potential sources or methods for project funding, and other solution oriented recommendations to meet established action plan goals related to the Department's scope of services.



<b>Reporting Sequence</b>	
Initial Four Month Report Mar-Apr	2005
Year 1	2006
Year 2	2007
Year 3	2008
Year 4	2009
Year 5	2010



# West Canaveral Groves Neighborhood Action Plan



### OUR VISION

A COMMUNITY WHICH EXCELS AND IS RECOGNIZED FOR...

- + PROVIDING FOR THE HEALTH, SAFETY, EDUCATION AND SOCIAL NEEDS OF OUR COMMUNITY.
- + PROTECTING THE ENVIRONMENT AND CONSERVING OUR VALUABLE NATURAL RESOURCES.
- + BUILDING A DIVERSE, STRONG ECONOMIC BASE WITH THE NEEDED INFRASTRUCTURE TO SUPPORT A QUALITY LIFESTYLE.
- + CREATING COOPERATIVE PARTNERSHIPS BETWEEN GOVERNMENT, BUSINESS, COMMUNITY ORGANIZATIONS AND OUR RESIDENTS.
- + MAXIMIZING PERFORMANCE AND COMMUNICATIONS TO PROVIDE EXCELLENT SERVICE TO OUR CUSTOMERS.

### OUR MISSION

CONTRIBUTE TO ENHANCING AND ENSURING BREVARD'S QUALITY OF LIFE... TODAY AND ALWAYS.

### OUR VALUES

- |           |              |                  |
|-----------|--------------|------------------|
| + HONESTY | + LEADERSHIP | + ACCOUNTABILITY |
| + OPENESS | + QUALITY    | + INNOVATION     |

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## Priority Projects Summary

- 1.00 \*Install public water line along Satellite Boulevard and associated roadway corridors. Pursue feasibility study and finalize funding sources.
- 1.05 \*Explore and evaluate the options to facilitate the installation of water supply lines along side roads for residents interested in water service.
- 1.10 \*Identify potential project funding sources for water supply systems.
- 1.15 \*Install fire hydrants along Satellite Boulevard.
- 2.00 \*Improvement of the roadway surface and associated drainage - Phase I, 2.25 Miles. Further neighborhood wide public workshops on the final design and nature of improvements is needed and requested. The future workshops shall explore alternative rural road designs, the use of different traffic calming measures in roadway design, and the design of a multi-purpose and low impact equestrian trail along the roadway corridor.
- 2.05 \*Construction of turning lanes at the intersection of Satellite Boulevard and Route 520.
- 2.10 \*Investigate the installation of a traffic/warning signal at the intersection of Satellite Boulevard and Route 520.
- 2.15 \*Improvement of roadway surface and associated drainage - Phase II.
- 3.00 \*Limit residential lot size to a minimum of one acre for single family homes throughout the neighborhood. Ensure that the County land development regulations require a minimum residential lot size of one acre.
- 3.05 \*Ensure future public meetings will be held with neighborhood residents and Brevard County on the existing and proposed improvements and activities on county land associated with the landfill operation.
- 4.00 \*Begin long term study and monitoring of neighborhood ground and surface water quality to establish a baseline of data.
- 4.05 \*Conduct a study on the future maintenance needs of existing drainage canals.
- 5.00 \*Establish additional school bus stops and shelters on Satellite Boulevard.
- 5.05 \*Establish daily mail delivery on Satellite Boulevard at trailheads.



# Section 1

## Public Water Supply System

*Goal: Install and maintain public water utilities infrastructure to preserve and enhance neighborhood health and safety.*

### Actions:

- 1.00 \*Install public water line along Satellite Boulevard and the McGee, Palmetto and Chervin roadway corridors using a loop system concept. Conduct final feasibility study and hold future neighborhood workshops on options and costs. Pursue and finalize funding sources.
- 1.05 \*Explore and evaluate the options to facilitate the installation of water supply lines along side roads for residents interested in water service.
- 1.10 \*Identify potential project funding sources.
- 1.15 \*Install fire hydrants along Satellite Boulevard.



## Section 2

### Satellite Boulevard Improvements

*Goal: Make travel by vehicle, bicycle, horse and foot on Satellite Boulevard safer for all neighborhood residents with roadway improvements, low impact multi-purpose trails, traffic calming concepts, and traffic signal improvements.*

#### Actions:

- 2.00\* Improvement of the roadway surface and associated drainage - Phase I, 2.25 Miles. Further neighborhood wide public workshops on the final design and nature of improvements is needed and requested. The future workshops shall explore alternative rural road designs, through drainage, the use of different traffic calming measures in roadway design, maintaining the school bus turn around, and the design of a multi-purpose and low impact equestrian trail along the roadway corridor.
- 2.05\* Construction of turning lanes at the intersection of Satellite Boulevard and Route 520.
- 2.10\* Investigate the installation of a traffic/warning signal at the intersection of Satellite Boulevard and Route 520.
- 2.15\* Improvement of roadway surface and associated drainage - Phase II.
- 2.20 Study the establishment of a posted speed limit for the improved roadway.
- 2.25 Study the establishment of vehicle size, weight, and type restrictions on neighborhood through roads for large commercial trucks and all terrain vehicles (ATVS).
- 2.30 Investigate the installation of streetlights at very limited locations along the roadway corridor for residents that are interested.





### **Section 3**

## **Future Land Use & Development**

*Goal: The preservation of rural residential and natural character throughout the neighborhood.*

#### **Actions:**

- 3.00\* Limit residential lot size to a minimum of one acre for single family homes throughout the neighborhood. Ensure that the County land development regulations require a minimum residential lot size of one acre
- 3.05\* Ensure that future public meetings will be held with neighborhood residents and Brevard County on the existing and proposed improvements and activities on County land associated with the landfill operation.
- 3.10 Ensure that the County land development regulations do not allow higher density small lot residential developments in the neighborhood
- 3.15 Limit new commercial business development in the neighborhood to properties along the Route 520 corridor. Adult entertainment uses are not desired in the corridor abutting the neighborhood.
- 3.20 Limit the placement of new cell towers in the neighborhood.
- 3.25 Ensure that home occupations and agricultural uses are allowed.



## Section 4

### Environment

*Goal: To ensure the proper management and protection of ground and surface waters, wildlife and native vegetation for the use and enjoyment of residents.*

**Actions:**

- 4.00\* Begin long term study and monitoring of neighborhood ground and surface water quality. There is a concern about impacts from sewage disposal practices on nearby land. Study monitoring options and methodologies for surface waters. Explore the use of water monitoring and data by neighborhood volunteers.
- 4.05\* Conduct a study on the future maintenance needs of existing drainage canals. Not all canals may need maintenance. The study should address maintenance easements and property surveys needed. Environmental impact analysis should be undertaken and any needed permits applied for and received.
- 4.10 Conduct a future workshop with County staff to clarify and receive information on existing land clearing regulations for developed home sites and disturbed areas.
- 4.15 Conduct a future workshop with County staff to clarify and receive information on existing environmental conditions maps for wetlands, floodplains, uplands, disturbed or developed areas, and exotic vegetation.
- 4.20 Receive information on methods to encourage wildlife management and conservation and the protection of native vegetation in the neighborhood.
- 4.25 Study and evaluate the opportunities available for the permanent preservation of rural and natural lands in and around the neighborhood.



## Section 5 New Public Services

*Goal: To improve the daily safety and quality of life for residents.*

### Actions:

- 5.00\* Establish additional school bus stops and shelters on Satellite Boulevard.
- 5.05\* Establish daily mail delivery on Satellite Boulevard at trailheads.



## Section 6 Neighborhood Drainage

*Goal: To protect residents, roadways, and property from future flooding events in and around the neighborhood.*

### Actions:

- 6.00 Consider conducting a master drainage study with neighborhood wide participation in workshops.





## Section 7 Recreation

*Goal: Improve limited active and passive recreation opportunities for residents.*

**Actions:**

- 7.00 Study the establishment of a boat landing or other type of river corridor access for non - motorized watercraft in the neighborhood. Study potential locations, design methods, and potential funding sources.
- 7.05 Study the future need for a small neighborhood playground facility.
- 7.10 Investigate and consider the future creation of a Canaveral Groves Community Center.



# Brevard County Neighborhood Planning Program

## THE NEIGHBORHOOD PLANNING PROCESS

The process provides an organized and focused way to help neighborhood residents plan for the future. By identifying and prioritizing current and long-range needs, challenges and strengths, the neighborhood planning process will help neighborhood associations create a neighborhood action plan to reach their goals.

The County Planning and Zoning Office, in cooperation with the Housing and Human Services Department, staff will facilitate the neighborhood planning process, allowing the opportunity to create specific neighborhood plans that reflect the Vision Statement of Brevard County. The following provides a more detailed description of the Neighborhood Planning Process.

## WHAT IS NEIGHBORHOOD PLANNING?

The County will facilitate Neighborhood Planning by working with neighborhoods to form a Planning Team consisting of county staff and the neighborhood's planning committee. This team will coordinate the development of a neighborhood plan that will identify and prioritize immediate and long-range projects based on the neighborhood's strengths and challenges. The Planning Team and appropriate County Agencies will be responsible for annually translating these priorities into ongoing departmental operating and capital budget planning. The Planning Team will work with the neighborhood to identify funds for priority projects and coordinate with non-county agencies and resources that may, or can be undertaking projects in each neighborhood. The Planning Team will also work on-site in participating neighborhoods, facilitate neighborhood planning workshops, conduct training workshops and help residents create specific, prioritized neighborhood action plans.

## HOW NEIGHBORHOODS BENEFIT FROM PARTICIPATION

Many benefits will accrue to neighborhoods that participate in this process. Some benefits may consist of infrastructure and physical improvements, while other benefits may be less tangible, but equally important. The Neighborhood Planning process intends to:

- Focus the attention of County policymakers and staff on the key issues of the neighborhood.
- Increase access to resources by prioritizing needs and concerns.
- Build consensus around the County's vision and the neighborhood's plan as well in increasing internal cohesion.
- Forge a stronger partnership between neighbors, the County, civic groups and the business community.

