

**RECREATION AND OPEN SPACE ELEMENT  
DATA, INVENTORY, AND ANALYSIS**

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## RECREATION AND OPEN SPACE ELEMENT DATA, INVENTORY, AND ANALYSIS

State growth management statutes require the inclusion of a recreation and open space element as part of the comprehensive plan. Rule 9J-5 of the Florida Administrative Code (F.A.C.) does not indicate specific data to include in the analysis. Therefore, based on the general guidance contained within Florida Statute 163.3177(6)(e) this element provides the following information:

- An inventory of existing recreation and open spaces
- Analysis of the inventory of recreation and open space to establish an appropriate level of service standard
- Develops the goals, objectives, and policies in order to meet the recreational needs of all residents
- Provides guidelines for acquiring additional recreation and open space within the City to maintain a minimum level of service for the community.

### OVERVIEW OF CURRENT CONDITIONS

The City of Sanford contains numerous recreation areas for residents and visitors to the community. There are currently 50 municipal recreation sites in the City. When considering the number of non-municipal sites, including nearby County facilities, school district facilities, private residential, and private commercial sites the total increases to 108 sites. The municipal sites include 334.46 acres and the non-municipal sites include 694.1 acres for a total of 1,028.56 acres. The City classifies recreation areas using a classification system to determine the people each serve, the scale of the service area, and types of recreation opportunities provided.

**Classification System.** Recreation uses are broadly defined by two categories, activity-based recreation and resource-based recreation. Activity-based recreation include more active parks that are less about the natural experience and more about activities such as tennis, basketball and baseball. Resource-based recreations are dependent on a natural resource and provide visitors with fishing, camping and hiking opportunities. The City further breaks down recreation uses into the following classifications:

- Neighborhood Park
- Community Park
- Special Facilities
- Commercial Recreation Facilities
- District Parks
- Regional Parks

Neighborhood Park – Generally one to 15 acres and accessible by walking or bicycling, these parks are designed to serve a population within a one-half mile radius. These parks are intended to offer recreational and social activities at the neighborhood scale. Typical facilities include play areas for children, ballfields, multi-purpose courts, and passive recreation areas with picnic and/or seating areas.

Community Park – Generally 10 to 100 acres and accessible by driving, these parks are larger and provide a wider variety of recreation opportunities and athletic facilities. Community parks are typically located near collector or arterial roads. Facilities typically included are playing fields for sporting events, community civic center buildings for indoor events, swimming pools, tennis courts, racquetball courts, and play areas.

Special Facilities – These facilities differ from ordinary park space. The facilities included in this category are boat ramps, zoos, stadiums, and other single-purpose facilities.

Commercial Recreation Facilities – Commercial recreation facilities are privately operated, for-profit facilities including, but not limited to, skating rinks, bowling alleys, golf courses, amusement parks, health clubs, and riding stables. These facilities typically are developed in response to market demands.

District Park – This type of park is intended to provide recreation opportunities at a community-wide level or for multiple jurisdictions. These parks typically serve a population of up to 100,000 and are located within a 30-minute drive time of the facility users. These parks often contain natural settings, picnic areas, opportunities for field sports, natural trails, boating facilities and riding paths.

Regional Park – Regional parks constitute the largest scale of parks. They often exceed 3,000 acres in size and are located with an hour drive time of the user population. Regional parks are often run by the Florida Division of Recreation and Parks. Amenities can include camping, boating, swimming, hiking, horseback riding, picnic space and large natural settings.

The classifications of recreation areas are similar to those identified in the Florida Statewide Comprehensive Outdoor Recreation Plan (SCORP). SCORP breaks down recreation by resource and activity-based standards, and further classify uses into the following categories: equipped play and tot lot, neighborhood park, community park, urban open space, urban district park, regional park, beach access with parking, and sports complex.

**Impact Fees.** The City uses impact fees on new development to offset the cost of providing needed services to new residents and businesses. As of August 2008, the City charged an open space impact fee of \$903 per dwelling unit for new residential development (single-family, multi-family, and manufactured homes).

## IDENTIFICATION AND ANALYSIS OF EXISTING CONDITIONS

**Inventory of Facilities.** There are 35 municipal park facilities located in the City totaling 275.2 acres. Table 6-1 provides a summary of the municipal and non-municipal recreation and open space facilities.

**Table 6-1  
Total Recreation and Open Space**

<b>Classification</b>	<b>Number of Sites</b>	<b>Acreage</b>
<b>Municipal</b>		
Park Facilities	35	275.20
Open Space Facilities	5	3.00
Future Park Facilities	9	56.26
<i>Total Municipal</i>	<i>50</i>	<i>334.46</i>
<b>Non-Municipal</b>		
Seminole County	8	609.5
Seminole County School Board	10	61.5
Private Residential	36	20.7
Private Commercial	4	2.4
<i>Total Non-Municipal</i>	<i>58</i>	<i>694.1</i>
<b>Total</b>	<b>108</b>	<b>1,028.56</b>

Of the 35 park facilities in the City, 20 are classified as neighborhood parks, nine as special facilities, four as community parks and two are other (a small pocket park and the Riverwalk). The largest facility identified is the Mayfair Golf Club, a course that is open to the public and offers additional activities, including a driving range. In addition to recreation uses offered to all residents, the site provides a large area of open space character to the southwestern portion of the City. The City's largest park is Ft. Mellon Park, located on the shores of Lake Monroe in the historic downtown portion of the City. Funding for phase I of the Ft. Mellon Park improvements have been budgeted for FY2008/2009. Phase I improvements will consist of an interactive fountain, a Fort themed playground area, basketball courts, a pavilion, rest rooms, a park office and pump room, a curved shade structure and a centrally located promenade. Table 6-2 provides a list of all of the 35 municipal park facilities.

**Table 6-2  
Municipal Park Facilities**

<b>Park Name</b>	<b>Address</b>	<b>Acres</b>	<b>Park Type<sup>a</sup></b>
Academy Manor	152 Academy Manor Avenue	4.5	N
Bay Avenue	2430 Bay Avenue	2.5	N
Bentley-Wilson	701 Orange Avenue	0.5	N
Centennial	400 S. Park Avenue	1.6	S
Chase	1500 Celery Avenue	6.8	C
Coastline	900 W. 9 <sup>th</sup> Street	7.9	N
Derby	1801 Lowe Avenue	25.0	S
French Avenue	1800 French Avenue	16.9	S
Ft. Mellon	600 E. 1 <sup>st</sup> Street	23.7	C
George Starke	1501 W. 3 <sup>rd</sup> Street	5.0	N
George Touhy	601 Elm Avenue	2.5	N
Groveview	306 Springview Drive	7.0	N
James L. Dunn	2200 Bel Air Boulevard	3.6	N
Jenkins Circle	112 W. Jenkins Circle	1.9	N
Lee. P. Moore	106 Sweet Bay Drive	12.0	C
Magnolia Ave.	2951 Magnolia Avenue	1.5	N

Park Name	Address	Acres	Park Type <sup>a</sup>
McKibbin	1201 W. 25 <sup>th</sup> Street	7.0	N
Mayfair Golf Club	Country Club Road	128.0	S
Memorial	400 N. Park Avenue	1.5	S
NAS Sanford Memorial Park	1200 Red Cleveland Boulevard	4.0	S
Park on Park	800 Park Avenue	1.5	N
Paulucci	1st St. and Sanford Avenue	0.2	(1)
Paw Park	427 French Avenue	1.6	S
Pinecrest	140 Pinecrest Drive	2.4	N
Pinehurst	1000 W. 24 <sup>th</sup> Street	10.0	C
Red Barber	13 <sup>th</sup> & Magnolia Avenue	2.5	N
Speer	1830 Mellonville Avenue	1.6	N
Washington Oaks	101 Sterling Avenue	0.6	N
Westside Boys & Girls Center	919 Persimmon Avenue	2.4	S
Woodmere	2801 Grove Avenue	0.6	N
Wynnwood	2401 Summerlin Avenue	0.7	N
Sanford Memorial Stadium	1201 Mellonville Avenue	6.8	S
Larry Dale Municipal Pool	2703 Ridgewood Avenue		S
Riverwalk	Seminole Boulevard.; U.S. 17-92	1.5	(2)
Harbor Isle Marina	Palmetto Avenue		S
<b>Total</b>		<b>295.8</b>	

Source: SCORP park inventory and data provided by the City of Sanford

Notes: (a) N: Neighborhood Park; C: Community Park; S: Special Use

(1) Small pocket park located at an intersection

(2) The Riverwalk located along Lake Monroe

### RECREATION AND OPEN SPACE ANALYSIS

This section analyzes recreation and open space conditions in a larger context and review potential sources for continued expansion and enhancement of the recreation and open space system. In addition to recreation areas in the City, there are five open space sites throughout the City. These sites comprise another three acres of the City's land area. Table 6-3 identifies these sites.

**Table 6-3  
Open Space Sites**

Facility	Location	Acres
Escambia	830 Escambia Dr.	1.00
Hibiscus Court	2000 Hibiscus Ct.	0.70
Lily Court	2000 Lily Ct.	0.40
Elliot Avenue	500 Elliot Ave.	0.81
Magnolia Heights	20th St.	0.09
<b>Total</b>		<b>3.00</b>

Source: City of Sanford Planning and Development Services Department

The City contains nine sites that are currently undeveloped but are planned as future park sites. Upon development, these sites will add approximately 36.5 additional acres of parkland for the City. These sites are identified in Table 6-4.

**Table 6-4  
Undeveloped Park Sites**

Facility	Location	Acres
Country Club Manor	20th St.	2.00
Hovnanian Park	2141 W. 25th St.	11.70
13th Street	800 W. 13th St.	3.50
Kiwanis Park	701 E. 25th Pl.	11.60
Bel Air 1	1800 Palm Way	1.13
Bel Air 2	1801 Palm Way	1.13
Groveview Village	143 Anthony Dr.	5.40
<b>Total</b>		<b>36.46</b>

Source: City of Sanford Planning and Development Services Department

There are a significant number of County parks that, although not in the City limits, are in close proximity to the City. For example, Roseland Park is not listed in the City's inventory of recreation facilities when determining the LOS standard, but it is surrounded by the City limits to the north, east and west. The park is within walking distance of some of the City's residents. Table 6-5 identifies County parks that are in close proximity to the residents of the City. These facilities provide another 609.5 acres of parks for residents to use, with some located less than a quarter mile from the City limits.

**Table 6-5  
County Recreation Facilities Near Sanford**

Site	Acres	Type
Central Florida Zoo	122.0	Special Use
Sylvan Lake Park	126.0	Community Park
Lake Monroe Wayside	3.5	Special Use
Sunland Park	15.0	Neighborhood Park
Roseland Park	1.0	Neighborhood Park
Bookertown	4.0	Neighborhood Park
Soldier's Creek	315.0	Community Park
Lake Dot	15.0	Neighborhood Park
Midway Park	2.0	Neighborhood Park
Lake Jessup	6.0	Special Use
<b>Total</b>	<b>609.5</b>	

Source: Seminole County Parks Department

Another source of recreation and open space is the Seminole County School facilities located in the City. Playgrounds and athletic fields at the seven elementary schools, two middle schools and one high school in the City provide 61.5 acres of additional recreation uses. These uses consist of playgrounds at the elementary schools and athletic fields at the middle and high schools. These facilities are available for community use when not being utilized by the schools.

Taking into account municipal park facilities, open space sites, undeveloped park sites, private residential and commercial recreation space, and school facilities, there are 1,028.56 acres. Applying this acreage to the City 2005 population would provide a recreation and open space LOS of 20.88 acres/1,000 people.

**Recreation and Open Space Need.** The City of Sanford contains 295.8 acres of developed municipal parkland. Based on the 2007 population projection of 52,618 (see table 6-6), 197 acres would be needed to meet the City’s adopted LOS standard. The level of service standard is determined by calculating the recreational and open space acreage for every 1,000 residents.

The City has adopted an LOS standard of 4.0 acres/1,000 residents. For Sanford, there are approximately 5.62 acres of developed parklands per 1,000 residents. This figure does not include open space sites, undeveloped parks, and recreation facilities provided at the public schools in the City.

A significant portion of recent growth has been occurring in the western portion of the City. It is important that decisions on new park placement take into account where future population is expected to be concentrated in addition to the needs of the existing community. By identifying these areas prior to development, the City can purchase sites that would be appropriate for park development. The City should continue to have developer’s provide park and open space within new developments to serve residents.

**LEVEL OF SERVICE STANDARD**

**Future Recreation and Open Space Need.** Based on the LOS for recreation and open space of 4 acres per 1,000 population, the City complies with the adopted LOS standard through 2020. After 2020, the City exceeds the adopted LOS. However, the City owns over 35 acres of undeveloped parkland (see table 6-4) and, therefore, has adequate acreage and adequate time to develop additional recreational facilities to meet future demand. Some of the specific facility types are not meeting the adopted Level of Service. As previously discussed, the City is going to limit the LOS standard to overall acreage, and not specify specific facility types. These needs should be identified through community interaction and the development of a Park and Open Space Master Plan. Facility type demands will continue to change as the City grows and shifts demographically. Table 6-6 projects the recreation and open space needs of the City based on the projected population.

**Table 6-6  
Projected Recreation & Open Space Need**

	2005	2010	2015	2020	2025
Projected Population <sup>(1)</sup>	49,251	57,203	64,837	72,068	78,611
Acres Required <sup>(2)</sup>	197.00	228.81	259.35	288.27	314.44
Acres (2007)	295.80	295.80	295.80	295.80	295.80
Surplus/(Deficient) Acres	98.8	66.99	36.45	7.53	-18.64

Notes: 1) Projected Population Estimates from Florida Housing Data Clearinghouse, 2008  
2) Based on a level of service standard of 4.0 acres of per 1,000 residents

### SUMMARY

The City of Sanford is currently exceeding the adopted LOS standard, with 5.62 acres/1,000 residents. However, after 2020, the City will exceed the adopted LOS and will need to develop its undeveloped park sites with additional recreational facilities. When taking into account nearby County parks, school facilities, open sites and undeveloped future parks, the City has a good network of recreation and open space for residents. As population growth continues, the City will need to continue to identify prime locations for new parks and maintain existing parks.