

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

GOAL 6-1: MAINTAIN AND INCREASE ADEQUATE RECREATIONAL OPPORTUNITIES AND OPEN SPACE FOR THE VISITORS AND RESIDENTS OF SANFORD.

Objective 6-1.1: Provide a System of Parks and Recreation. Continue to provide recreational facilities adequate to meet the recreational needs of residents and visitors consistent with the level of service (LOS) standards established in Policy 6-1.1.1.

Policy 6-1.1.1: Establish LOS Standards for Parks and Recreation Facilities. The City of Sanford shall apply the LOS standard of 4 acres per 1,000 population. This standard shall be used in reviewing proposals for development orders or permits. Additionally, the City shall review the location of facilities and the types of facilities located throughout the City to ensure that all parts of the City are served by adequate and appropriate recreation facilities.

Policy 6-1.1.2: Monitor and Update Recreation Needs. By June 1 of 2011, and every four (4) years thereafter, the City shall prepare an analysis of the use of recreational facilities including, but not limited to basketball courts, ball fields, playgrounds and tennis courts and recommend to the City Commission any additional or new recreational facilities that may be needed by the City. The analysis shall be directed toward maintaining a system of recreational sites and facilities which is responsive to user needs.

Policy 6-1.1.3: Maintain Recreation Impact Fees for Recreation Improvements. The City shall maintain a recreation impact fee program to ensure that private residential development contributes to recreation, park and open space demand generated by the respective developments.

Policy 6-1.1.4: Program Future Recreation Capital Improvements. Recreation improvements needed for the City to maintain adopted LOS standards shall be scheduled and incorporated as capital projects in the Capital Improvements Plan.

Policy 6-1.1.5: Maintain Existing Recreation Land and Facilities. The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques. The City shall ensure that recreation facilities are properly managed, well maintained, and that quality recreation programs are available to all residents.

Policy 6-1.1.6: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space. All plans for development or redevelopment of parkland resources shall incorporate creative concepts of urban design and landscape. The plans shall be designed to preserve existing areas of unrestricted access along the shoreline of Lake Monroe and prevent "walling-off" views of the water. Active and passive recreation areas shall be planned in a manner compatible with unique natural features of the site. Park development plans shall be designed to preserve resource protection areas. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Adequate landscape and screening shall be integrated into park development plans to minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

Policy 6-1.1.7: Promote Environmental Concern as Part of Recreational Programs. The City shall provide environmental education and management as part of park and recreation policies and

programs, in concert with environmental interest groups such as the local Audubon Society. Support for cooperative programming between resource agencies and local educational advisors will provide park and recreation resources as an instrument for environmental teaching. The City shall develop educational nature trails along environmentally unique segments of Lake Monroe to provide opportunities for environmental education.

Policy 6-1.1.8: Designate or Acquire Open Space and Natural Reservations. The City shall enforce performance criteria designed to protect and preserve wetlands, wetland transition areas and water management areas. The City shall enforce its stormwater management and wetland preservation regulations to provide for the dedication of conservation easements or reservations where the City finds that the dedication is reasonable in order to protect the value and function of a wetland or to further the objective of stormwater management plan.

Policy 6-1.1.9: Enhance the Waterfront. The City shall continue efforts to enhance recreational opportunities along the Lake Monroe Waterfront and monitor opportunities for the development of public spaces in this area. Improved accessibility to the waterfront via sidewalks and trails will continue to be explored.

Objective 6-1.2: Protect Wetland and Drainage Conditions. The City shall continue to protect wetlands and natural drainage patterns and minimize development impacts to the environment.

Policy 6-1.2.1: Require Wetland Buffers. The City shall protect wetlands by requiring that new development institute wetland buffers to comply with specified design and performance criteria. The following wetland buffers shall be required: Wetland buffer of twenty-five (25) feet in width shall be provided adjacent to wetlands that are five (5) acres or less; a wetland buffer of fifty (50) feet in width shall be provided adjacent to wetlands that are greater than five (5) acres. The applicable area shall include all contiguous wetlands located on the site and adjacent to the site. The width of the wetland buffer shall be measured and provided parallel to the edge of the wetland in question. The required wetland buffer shall, unless otherwise provided for in this ordinance, be planted and maintained in landscaping materials including ground cover, shrubs, hedges or trees.

Policy 6-1.2.2: Regulate Permissible and Prohibited Uses within Wetlands. The following uses shall be permissible within a wetland buffer:

- Required project improvements;
- Permitted public service structures;
- Walkways with pervious surfaces; and
- Required landscaped areas.

The following uses shall be prohibited within a wetland buffer:

- Vehicular use areas, off-street parking and/or loading and service areas; and
- Buildings.

In addition, all off-street parking spaces located adjacent to wetland buffer shall be provided with appropriate tire stops, curbs or other vehicular bumper guards designed to prevent any encroachment of vehicles upon the required buffer.

Policy 6-1.2.3: Retain Natural Drainage Characteristics. Natural surface water patterns shall be maintained. Post-development drainage conditions shall approximate pre-development drainage conditions. The velocity of water flowing through wetlands shall remain approximately the same before and after development.

Policy 6-1.2.4: Minimize Alteration or Modification. No land use or development shall be permitted that would result in the elimination of any beneficial function of a wetland. If permitted, any alteration or modification of wetlands shall be the minimum necessary to conduct the use or activity.

Policy 6-1.2.5: Regulate Stormwater Conditions. The use of cypress, hardwood swamp, bayhead, and hydric hammock wetlands for water retention shall be permitted when utilized to decompose dissolved organics and when such wetlands are not connected to surface waters. Stormwater detention basins shall screen, filter, trap and/or otherwise prevent sediment and debris and minimize the amount of chemicals entering wetlands. Channelization of water to or through a wetland shall not be permitted.

Policy 6-1.2.6: Require Minimum Ground Floor Elevation. When structures intended for human habitation are proposed to be located in wetlands that are not regulated by the provisions of Ordinance No. 1859, the Administrative Official shall be authorized to establish and require a minimum ground floor elevation sufficient to prevent future flood damage of buildings on the parcel and any surrounding buildings impacted by the development.

Objective 6-1.3: Protect Open Spaces Systems. The City shall preserve open space for recreation activities, for utilitarian uses, and for purposes of conserving resource protection areas.

Policy 6-1.3.1: Establish Open Space Preservation Criteria. The City of Sanford identifies three types of open space: utility open space, conservation open space, and recreation open space. The following policies establish the definition and criteria for preservation of each of these types.

Policy 6-1.3.2: Define Utility Open Space. Utility open space includes the following:

- Transportation Corridors;
- Potentially Incompatible Land Use Buffer Areas;
- Stormwater Retention Areas.

Policy 6-1.3.3: Define Conservation Open Space. Conservation open space includes the following areas identified as resource protection areas:

- Wetlands and Aquatic Habitats - Preserved through the Resource Protection designation of the Future Land Use Map;
- Floodways and Drainage Ways - Preserved through the Resource Protection designation on the Future Land Use Map;
- Aquifer Recharge Areas and Wellfield Protection Areas - Preserved through the Resource Protection designation on the Future Land Use Map;

- Upland Wildlife Habitats - Protection measures of these habitat areas shall be involved as a condition of site plan review; and
- Floodplains - The areas identified on the Future Land Use Map series shall be protected.

Policy 6-1.3.4: Define Recreation Open Space. This classification consists of city parks and recreation areas. These lands are preserved pursuant to the Parks, Recreation and Open Space designation on the Future Land Use Map.

Policy 6-1.3.5: Ensure Compatibility with Natural and Open Space Systems. The City shall ensure that all new development is designed in a manner compatible with natural system and shall not encroach upon open space systems. The City shall require dedication of open space systems and/or conservation easements in order to implement this policy where such action is consistent with the public health, safety, and welfare and does not impose a "taking" without just compensation.

Policy 6-1.3.6: Regulate Park Conversions. The City may consider the allocation of existing park land for another use provided that all three (3) of the following conditions are met and the conversion is expressly for the public's well being:

- The proposed use is consistent with the goals, objectives, and policies of this Comprehensive Plan;
- The facilities located within that park can be provided at another park within the City (i.e., no net loss of recreation facilities); and
- The resulting level of service for park land is not less than the adopted LOS of 4.0 acres/1,000 people.