

CITY OF SEBASTIAN
Comprehensive Plan
2040





PARKS, RECREATION, & OPEN SPACE ELEMENT

The City of Sebastian has a comprehensive system of public and private recreation sites including parks, natural areas, waterway access, and recreation facilities. The City makes it a priority that adequate active and passive recreation and open space is provided and distributed equitably throughout the City. The **Parks & Recreation Element** ensures that the City has a comprehensive system of public recreation and open space which meets the needs of existing and projected users and which enhances the natural resources of the City.





PARKS, RECREATION, & OPEN SPACE ELEMENT

1. Requires Level of Service (LOS) standards for parks and recreation facilities;
2. Ensures equitable distribution of parks to guarantee accessibility to recreational facilities for all residents;
3. Requires the development of a City Parks System Master Plan to identify and plan for the maintenance of existing facilities and development of new facilities;
4. Encourages the utilization of creative urban design concepts such as low impact development and Crime Prevention Through Environmental Design (CPTED);
5. Enforces the City's Integrated Pest Management Plan to encourage nature-based pest management methods;
6. Promotes the conservation of environmentally sensitive open space, environmental teaching, and sustainability efforts at parks;
7. Emphasizes bicycle and pedestrian access and the expansion of the City's trail network;
8. Promotes increased public access to the City's shorelines;
9. Encourages community outreach and promotes environmental education activities; and
10. Identifies City coordination efforts with the public and private sector in order to provide and promote recreational opportunities.





GOALS, OBJECTIVES, & POLICIES

Goal 6-1: Provide Well Planned Parks, Recreational Facilities, and Open Space.

The City’s Goal is to provide well planned, active and passive recreation and open space ensuring a comprehensive system of parks, recreational facilities, and open space that meets the health, safety and welfare needs of the City residents and visitors and which enhances the natural environment of the City.

Objective 6-1.1: Parks and Recreation System. The City shall undertake a comprehensive program to ensure that the Level of Service (LOS) for parks and recreation facilities is maintained, with a distribution of parks and recreational facilities throughout the City that meets the needs of all residents and visitors.

Policy 6-1.1.1: LOS Standards for Parks and Recreation Facilities. The City adopts the standards shown in **Tables 6-1** and **6-2** as the Recreation and Open Space LOS standards. The City shall maintain these adopted LOS standards to reflect the diverse character of Sebastian and the needs of the various age groups, social and economic groups, and recreational preferences of City residents. Facilities and their respective standards and service areas are defined as either neighborhood or community parks. Note, for the purpose of this Element, the definitions provided in the Data Inventory and Analysis (DIA) shall apply.

Table 6-1: Recreation Standards for Size and Location

Classification	Location	Acres/1,000 Residents	Size	Service Area
Neighborhood	Neighborhood area	2.0	1.0 to 5.0 acres	0.5 mile radius
Community	Group of neighborhoods	2.0	5.0 to 25.0 acres	0.5 mile to 3 mile radius





Table 6-2: Recreation Standards for Facilities

Facility	Standard
Baseball/Softball Fields	1 field per 6,000 residents
Basketball Courts	1 court per 5,000 residents
Boat Ramps	1 ramp per 12,500 residents
Equipped Play Areas (playground)	1 area per 10,000 residents
Football Fields	1 field per 20,000 residents
Golf Course	18 holes per 50,000 residents
Recreation Center & Gym	1 center per 25,000 residents
Soccer Fields	1 field per 10,000 residents
Swimming Pools	1 pool per 25,000 residents
Tennis Courts	1 court per 5,000 residents
Volleyball Courts	1 court per 8,500 residents
Bicycle Trail (paved)	1 mile per 31,250 residents
Bicycle Trail (unpaved)	1 mile per 10,750 residents
Hiking Trail	1 mile per 6,000 residents
Pickleball	1 court per 5,000 residents

Note: Standards are based on permanent population.

Policy 6-1.1.2: Public Parks. The City shall use the information and analysis developed as part of the DIA to create a Parks System Master Plan. The Parks System Master Plan shall be consistent with the Open Space LOS Standard, except as may be amended per E below, and provide additional information including development of a schedule for the:

- A. Inventory of existing facilities;
- B. Identification and maintenance of existing facilities;
- C. Development of new facilities;
- D. Criteria for the prioritization of funding for the acquisition, development and enhancement of public parks, with an emphasis on existing parks to facilitate projects to maintain adopted LOS standards for the Capital Improvements Program (CIP); and
- E. Investigate potential alternative approaches to meeting LOS through the use of a park hierarchy, differential LOS, etc. that looks at not only the inventory of facilities but also the location and proximity to users.



Policy 6-1.1.3: Capital Planning. Consistent with **Policy 6-1.1.2**, the City shall review on an annual basis the need for new recreation sites and facilities as well as the need for repair and renovation of existing facilities. These identified needs shall be incorporated into the capital improvement plan. The analysis shall be directed towards maintaining a system of recreational sites and facilities which is responsive to user needs.

Policy 6-1.1.4: Monitor and Update Recreation Demand and Supply Analysis. When a park activity threshold listed in **Table 6-2** is reached, the City shall investigate the applicability of providing such activity or facility. The investigation shall include public input and may utilize hearings and user surveys to encourage input. Periodically, the continued relevance of the facility standards to current resident needs and desires shall also be investigated in a similar manner.

Policy 6-1.1.5: Population Projections. The City, as part of the Comprehensive Plan update, shall update the population projections for the following five and ten year planning horizons and apply these projections to determine projected future demand. The City will strive to review and update the population projections on a five-year basis.

Policy 6-1.1.6: Current and Projected Unmet Park Facility Demand. Consistent with **Policy 6-1.1.10**, the City shall adopt and maintain a multi-year schedule of capital construction projects to address future projected deficit in park facilities as identified in the DIA. As part of the recommended Parks Master Plan and population projections, the City shall analyze future projected (potential) deficit in Community Park space. Projected deficits in future years shall be scheduled to be addressed prior to their projected occurrence.

Policy 6-1.1.7: Mandatory Land Dedication or Fees in Lieu Thereof. The City shall enforce provisions for the mandatory dedication of land for parks and recreation or fees in lieu thereof for all development with new dwelling units. These regulations are intended to ensure that new development provides for the necessary recreation lands, facilities, and/or fees in lieu in order to accommodate the additional demands generated by residents of the new development.

Policy 6-1.1.8: Land Dedication Enhancement. The City shall update and maintain the Land Development Code (LDC) to match the LOS standards, enhance the applicability of the dedication or fee in lieu provisions, add objective criteria for determining private recreation credits, and eliminate the ability for private recreation credits to satisfy all public recreation land dedication requirements.

Policy 6-1.1.19: Coordination with Governance & Implementation Element. The City shall schedule and incorporate such projects costing \$25,000 or more into the **Governance & Implementation Element**.

Policy 6-1.1.10: Maintenance of 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 well managed, well maintained, and that high quality recreation programs are available to all residents.

Policy 6-1.1.11: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space. All plans for development or redevelopment of park land resources involving or adjacent to environmentally sensitive lands shall incorporate creative concepts of



urban design (stormwater/low impact development) and landscape. The plans shall be designed to enhance controlled access along the shoreline and wetland systems. Active and passive recreation areas shall be planned in a manner compatible with unique natural features of the site. Where provided, the design shall provide a circulation system to minimize conflict between pedestrians and vehicles and shall seek to use necessary stormwater management areas as a beneficial feature of the design. 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 6-1.1.12: Promote Environmental Education as Part of Recreation Programs. The City shall promote environmental education and management as an integral part of park and recreation policies and programs. Support for cooperative programming between resource agencies and local educational advisors will provide park and recreation resources as an instrument for environmental teaching, and as a means for accomplishing the City's Goals and Objectives. The City shall promote the development and maintenance of the nature trail at Kildaire Park.

Policy 6-1.1.13: Promote Health Education. The City shall continue to offer community events and provide educational programming that highlights the importance of health and fitness.

Policy 6-1.1.14: Promote Sustainable Development Concepts as Part of Park Design. The City shall utilize native plants and Florida Friendly Landscape techniques when landscaping is added or updated in parks, recreation facilities, and open spaces. The City shall utilize low-impact development strategies to reduce stormwater runoff from parks and recreation facilities. The City shall utilize the 2020 Parks Integrated Pest Management Plan in maintaining parks, recreation, and open space landscapes.

Policy 6-1.1.15: Waterfront Redevelopment. Consistent with **Policy 6-1.1.3**, the City shall consider waterfront redevelopment needs, particularly the potential for new access points to the Indian River, including areas to support parking demands generated by shoreline access improvements. As such land, facility, and improvement needs are identified; the City shall investigate the potential of addressing such needs through the use of public or private not-for-profit agency resources.

Policy 6-1.1.16: Crime Prevention Through Environmental Design (CPTED). The City shall incorporate cost-efficient CPTED principles and practices into the design, construction, and operations of new park and facility construction. The City shall also begin to incorporate CPTED principles in existing properties as it becomes fiscally possible or when renovations take place.

Policy 6-1.1.17: Outings. The City shall continue to offer youth, adult, and senior recreational opportunities and outings.

Objective 6-1.2: Land Acquisition. The City shall maintain a program to continually evaluate the potential purchase of land for parks, recreation, conservation, and open space needs.

Policy 6-1.2.1: Acquisition. The City shall identify and prepare a list of possible acquisition lands for recreation or open space to meet the current and future needs of City residents, as measured by the adopted City LOS standards through 2040. The City shall add proposed land acquisition projects to the City's CIP.



Policy 6-1.2.2: Access. The City shall give priority to acquisition of lands that provide access to parks, recreation or open space areas.

Policy 6-1.2.3: Priority. The City shall give high priority to acquisition of lands in the Coastal High Hazard Area (CHHA) and in or adjacent to jurisdictional wetlands for passive recreational purposes, provided that that the City determines that recreational use of these sites would not endanger the public health, safety, welfare or environment.

Objective 6-1.3: Protect Natural and Open Space. The City shall maintain a comprehensive LDC which includes performance criteria designed to protect lands designated as natural reserves or open space including the Indian River Lagoon, the St. Sebastian River, and their tributaries from incompatible land uses and to ensure such lands shall remain functionally intact.

Policy 6-1.3.1: Implementing the LDC. In addition to the mandatory park and recreation land and facilities regulations, the City shall enforce the LDC which includes specific open space definitions and standards addressing protection of open space, natural vegetation, landscape, and signage. Standards shall include stipulations governing the provision and use of open space for buffering, protection of natural corridors, including drainageways, as well as other commonly accepted uses. The City shall also maintain standards which include performance criteria designed to preserve public access to the Indian River Lagoon, St. Sebastian River, and their tributaries.

Policy 6-1.3.2: Standards for Review and Maintenance. The City shall maintain criteria which shall be used to review all proposals for development in existing and proposed areas designated as open space on the master drainage plan map(s) and/or the Future Land Use Map.

Policy 6-1.3.3: Preservation of Potential Sites. All sites listed in the DIA as Unimproved Future Park Sites shall be retained by the City for use as parks, recreation facilities, or nature reserves.

Policy 6-1.3.4: Incorporation of Green Infrastructure Plan. The City shall strive to incorporate a natural system of connectivity within the park and open space system. The Green Infrastructure will aid in transport of natural ecosystems, reduced flooding of developed area, and increased treatment of stormwater runoff.

Policy 6-1.3.5: Environmentally Sensitive Lands. Whenever possible, recreational sites should be established with active and passive uses to provide a range of recreational facilities and opportunities, and to ensure preservation or conservation of environmentally sensitive lands. The City shall identify those recreational sites containing environmentally sensitive lands and limit those portions to passive use recreation only; where it is determined that passive recreational use of these lands would not endanger the public health, safety, welfare, or environment.

Policy 6-1.3.6: Passive Recreation. The City may use City-owned floodplains, conservation lands or environmentally sensitive lands, and other similar areas for passive recreational land, provided that the City determines that passive recreational use of these sites would not endanger the public health, safety, welfare, or environment. The City shall partnership with local, regional, state and federal agencies in reaching this goal.



Objective 6-1.4: Public Access. Multi-modal access (i.e. pedestrian, bike, vehicular) shall be provided to all public recreation sites, with pedestrian access to all facilities at such sites. As park sites are acquired, developed, or redeveloped, all modes of access shall be considered.

Policy 6-1.4.1: Access. All future City owned parks and recreational facilities shall have direct access on a public street, right of way, or easement. The City shall not vacate necessary existing rights-of-way, easements, walkways, and other properties available for public access to parks and recreation facilities or open space.

Policy 6-1.4.2: Park and Public Space Connectivity. The City shall connect parks and public spaces through pedestrian/bike access ways including linear parks, sidewalks, bicycle lanes, trails, blueways (such as kayak trails), and greenways.

Policy 6-1.4.3: Automobile Access. The City shall ensure an appropriately scaled level of automobile access. Parks with facilities designed to appeal to a wider audience than the immediate adjacent area shall have adequate parking for the anticipated number of users. Parking areas where coverage of sod cannot be maintained due to the level of use shall have paved parking installed. Compatibility with the character of the park and surroundings shall be taken into account in designing automobile access.

Policy 6-1.4.4: Bicycle and Pedestrian Access. The City shall ensure bicycle and pedestrian access to all sites and internal pedestrian access to all recreation facilities. Whenever possible, site access shall be connected to existing sidewalks and pathways providing access to the community at large. Bicycle racks shall be provided at all parks, special facilities, and nature reserve areas.

Policy 6-1.4.5: Accessible Facilities. Recreation sites shall be connected to external accessible routes when present and shall include internal accessible routes to all facilities whenever feasible. All types of amenities shall be provided with barrier-free access in a representative quantity. The City shall identify and schedule any readily constructible barrier-free access improvements and evaluate other improvements for inclusion in the capital improvement plan. The City will provide vehicle parking, ADA-compliant parking, bicycle racks, and barrier-free access at City-owned parks and recreational facilities.

Policy 6-1.4.6: Restrooms. Parks with existing restrooms shall be evaluated for the condition of the restrooms and the level of accessibility provided. Deteriorated facilities shall be scheduled for renovation, with feasible accessibility improvements included in the scope of work.

Policy 6-1.4.7: Opportunity. Each park amenity replacement, improvement, or addition shall be recognized as an opportunity to improve access for all users, including those with special needs, through universal design.

Policy 6-1.4.8: Bicycle and Hiking Trails. The City shall pursue the expansion of the existing network of trails so that a comprehensive, connected system is created which includes integration with State and County networks.

Policy 6-1.4.9: Wayfinding and Voluntary Compliance. The City shall add wayfinding and similar signage, using consistent design themes and language, to all parks that are currently not marked and shall install park system maps at all parks as may be necessary. To improve user understanding and



compliance, and facilitate enforcement, the City shall install a park rules sign of consistent appearance at each site.

Objective 6-1.5: Coordination of Planning and Resources. The City shall coordinate planning for recreation improvements with each level of government including the State of Florida, Indian River County, the Indian River County School Board, non-profits, the private sector, and the public at large in order to provide and promote recreational opportunities, understand needs, and encourage environmental education activities all in a cost effective manner.

Policy 6-1.5.1: Joint School-Park Concept. Consistent with the **Public Schools Element**, the City shall cooperate with the Indian River County School Board to promote joint use of schools and parks for school and public recreation activities. Efforts shall be focused on the two schools within the City limits (Pelican Island and Sebastian elementary schools), however the two schools immediately adjacent to the City may be included as well (Sebastian River Middle and Sebastian River High).

Policy 6-1.5.2: Private Sector. On a continuing basis through the site plan and subdivision approval process, the City shall coordinate with private sector developers in providing needed improvements to recreation facilities by enforcing the recreation land and facility dedication or fee in lieu provisions of the LDC.

Policy 6-1.5.3: Funding Sources. The City shall pursue grants, foundations, and other public/private funding sources for the development, expansion, and maintenance of park and public space resources. The City shall seek out and obtain the advantages of all appropriate local and non-local sources of financial and technical assistance. Alternative funding sources and their operational and administrative impacts shall be regularly monitored so that evolving State and Federal assistance programs can be aggressively pursued in furtherance of the City's recreation goals and objectives while remaining cost effective and fiscally equitable.

Policy 6-1.5.4: Other Human Service Planning Efforts. The City shall create realistic plans and take responsive action to meet identified needs in a cost-effective and fiscally equitable manner by encouraging the use of local park and recreation resources for a wider range of human services delivery (i.e. health information, consumer protection, nutrition, literacy, etc.)

Policy 6-1.5.5: Cooperative Education Programs. Park and recreation resources shall be used by the City as an instrument for environmental education as well as other adaptive education programs. This effort shall facilitate the use of local parks as year-round community education and recreation facilities for all age groups.

Policy 6-1.5.6: Citizen Outreach. The City shall coordinate with local media outlets (newspaper, television, etc.) as well as use the City website and social media as appropriate to inform residents about recreation activities and events. Outreach efforts shall include targeted efforts to reach the entire community.

Policy 6-1.5.7: Volunteer Organizations. The City shall continue to support the efforts of and work closely with volunteer organizations that provide a wide range of recreation programs.



Policy 6-1.5.8: Intergovernmental Coordination. Specific Objectives and Policies regarding intergovernmental coordination and this Element are provided and identified in the **Governance & Implementation Element**.

Objective 6-1.6 Boating And Waterways. The City shall include blueways, waterways, and boating in parks, recreation, and open space planning including the identification of high priority facilities.

Policy 6-1.6.1: Schedule. The City shall develop and maintain a schedule for the assessment of high priority waterways networks, including boating, kayak and canoe trail ways, and other water transportation options including but not limited to inspections, repairs, and future capital improvements projects.

Policy 6-1.6.2: LOS. The City shall adopt LOS standards for boating and fishing facilities, such as boat ramps, kayak and canoe launches, fishing piers, and public access points.

Policy 6-1.6.3: Public Access. The City shall strive to maintain a no net loss policy for public access to waterways and shorelines and will work to maintain and/or expand the publicly accessible location throughout the City.





DATA INVENTORY AND ANALYSIS

INTRODUCTION

The City of Sebastian has a comprehensive system of public and private recreation sites, including parks, natural areas, waterway access, and recreation facilities. This Element provides a recreation inventory, analysis, and policies pursuant to the requirements of Section 163.3177(6)(e) of the Florida Statutes. In addition, current and projected needs for recreation sites, facilities, and open space are analyzed based on an assessment of existing and projected recreation demands and a plan to meet those demands provided.

DEFINITIONS

Neighborhood Park. A smaller park for diverse local recreational activities. Neighborhood parks are generally 1 to 5 acres in size and accessible by foot or bicycle with a service radius of about one-half mile and a service population of up to 5,000 persons. Typical development may include basketball and tennis courts, open play areas, play structures, picnic tables, benches, landscaping, lighting, and limited parking.

Community Park. A larger park that provides a diverse range of community-scale recreational and leisure activities or contains an area of environmental or aesthetic quality. Facilities and activities may include, but are not limited to, athletic fields and courts, swimming pools, gymnasiums, performing and fine arts centers, crafts buildings, play structures, picnic tables, benches, landscaping, lighting, and parking. A community park is typically a “drive-to” facility from 5 to 25 acres in size that services the needs of up to 25,000 people. Community parks are ideally located near collector or arterial roads to accommodate adequate access and should be well-buffered from adjacent residential areas.

Special Facilities. Special recreation facilities are generally identified as unique in their nature and purpose. Special facilities are exemplified by golf courses, community centers, boat ramps, zoos, stadiums, and other single-purpose facilities. While development standards are available for such facilities, the provision of special facilities is typically based more on the desires or unique characteristics of a community rather than numerical standards.

District Park. A major or district park is usually designed to provide recreation opportunities to more than one community or an entire county. These sub-regional parks are often based on a resource or scale that cannot be provided by a community park. District parks can serve populations of about 100,000 people and are typically located within 30 minutes driving time of the users. These parks may provide ample contact with natural aspects of the setting and include large picnic areas, areas for field sports, nature trails, boating facilities, and riding trails.

Regional Park. Regional parks function primarily to provide special natural resource use to people of all ages. They are generally more than 3,000 acres in size and within an hour’s driving time of the population they serve. Activities available at a typical regional park include boating, swimming, hiking, horseback riding, picnicking, overnight camping, and nature appreciation.

Nature Reserve Area. Areas primarily designed with consideration for outdoor recreation and nature preservation, including but not limited to, areas for viewing and studying land, aquatic, or avian wildlife;



conservation activities; swimming; hiking; camping; trail facilities; nature centers; or botanical gardens. Service area radius and desirable acreage vary. A nature reserve area may be one of the following:

Conservation / Open Space Area. Are preserved and managed to protect its natural environment or aesthetic quality or to protect health, safety, and welfare by providing open spaces between roadways or development, with recreation and leisure activity serving as a secondary function.

Linear Recreation Area. Area developed to provide travel routes for one or more types of recreational or human operated vehicles such as horseback riding, bicycling, hiking, or jogging.

RECREATION AND OPEN SPACE INVENTORY

This section presents an inventory of park sites, existing resource-based and activity-based recreational facilities and open space, and identifies parks, playgrounds, and beaches accessible to the public within the vicinity of Sebastian. The inventory also indicates the type of improvements (amenities) developed on the sites. Included in the inventory are city, county, and state parks. Recreational facilities at school sites, though only potentially available for public use when classes are not in session, represent another resource included in the inventory.

The inventory provides an emphasis on recreation space within the city limits of Sebastian. However, Indian River County and the State of Florida maintain an abundance of district and regional parks and open space throughout the area in the northern part of Indian River County that are available to and frequented by Sebastian residents and these have been inventoried. Smaller scale county parks immediately nearby Sebastian are also mapped. Recreation facilities that are owned and operated by the private sector which may be available at a private club or as an amenity provided by a housing development are not included due to their restricted access.

A. Classification

Since recreation space provided by the City differs according to purpose, function, and activity, a regimen of recreation space classification was developed and used to profile the existing recreation system. As a design guide helpful to measure the adequacy of future recreation resources and needs, this classification system defines recreation space according to service area and function. Service area classifications include neighborhood and community parks as well as natural areas and special facilities. In addition, recreation areas can be classified into two broad categories: active-based and passive-based recreation activities. Most public parks and open spaces can be classified as either active- or passive-based recreation depending on the facilities and natural resources located at the park site. These terms are defined as follows:

1. **Active-Based.** Active-based recreation activities involve the pursuit of physical exertion that raises the heart rate to a level significantly above the resting level. This may be achieved through participation in a variety of activities such as team sports like baseball and football, as well as individual activities including jogging, bicycling, hiking, swimming, or playground activity. The main benefits of such recreation uses are increased cardiovascular fitness and improved mental health through release of energy and/or tension.

Active-based recreation activities rely on the presence of recreational facilities that enable certain activities to function. Without the provision of such facilities, the activity would either be limited in quality or altogether eliminated. Active-based recreation areas may include open space areas which allow for

unprogrammed play of a variety of sports. Active-based recreation activities are further divided into two categories:

- a. **User Oriented.** User-oriented activities can be provided anywhere, if funding and space are available. Activities include: baseball, football, basketball, golf, and tennis. User-oriented facilities generally are man-made, and should be located to best serve the population of the community.
 - b. **Resource Based.** Resource-based activities are those activities that can only occur in certain environments. This includes all water related activities, hiking trails, hunting, and camping. Resource-based activities are designed to make maximum use of the natural resources, such as waterways, woodlands, and wetlands since the resource is not present in all communities.
2. **Passive-Based.** Passive-based recreation involves activities that do not necessarily raise the heart rate significantly above the resting level, but rather provide refreshment through furnishing visual and/or psychological release from the pressures of everyday urban life. In passive-based recreation facilities, emphasis is placed on enjoyment of a natural resource or an activity and not on participation. The passive-based recreation facilities category includes picnic tables, observation areas, botanical gardens, historical or archaeological sites, and park benches. Passive recreation activities include sunbathing at the beach, walking through a scenic area, or a visit to a local historical site.

Passive-based recreation areas are often referred to as open spaces and preserves. Open spaces include: fields, walking trails, scenic view points, and greenbelts. Generally, open space areas have minimal facilities. Open space can also be used to enhance urban areas by providing relief from intense or monotonous development.

B. Inventory of Parks and Recreation Areas

The City has a total of approximately 584 acres of developed, city-owned recreation land and other undeveloped recreation land. Within and immediately adjacent to the City are public school sites with recreation areas that can be available to the public. In addition, state and county owned lands available for recreation use are located near the City in the unincorporated portion of Indian River County. Below is a listing of the recreation sites and open space areas within the City of Sebastian and the nearby unincorporated area, including a listing of amenities, organized by type and shown on the associated maps.

1. **Neighborhood Parks** (See **Table 6-3** and **Map 6-1**)
2. **Community Parks** (See **Table 6-4** and **Map 6-2**)
3. **Special Facilities** (See **Table 6-5** and **Map 6-3**)
4. **Nature Reserve Areas** (See **Table 6-6** and **Map 6-4**)
5. **Unimproved Future Park Sites** (See **Table 6-7** and **Map 6-5**)
 - a. The City of Sebastian obtained a number of unimproved park sites as part of the settlement with General Development Corporation (GDC). These former GDC sites total 52.36 acres of land which can be used in the future for neighborhood parks, community parks, special facilities, or nature reserves depending on their size and location and the community's needs.
6. **School Sites** (See **Map 6-6**). The Indian River County School Board has two schools within the City of Sebastian as well as two schools immediately abutting City limits. These schools provide areas which could be made available for recreation use by nearby residents.
 - a. **Sebastian Elementary.** This 40 +/- acre school is located within the City on CR 512 east of the Florida Power and Light Company easement at 400 Sebastian Boulevard in the northern part of the



City. Facilities include a baseball field, outdoor playground, basketball courts, and open space for passive recreation.

- b. **Pelican Island Elementary.** This 32.23 +/- acre school is located within the City at the corner of Schumann Drive and Barber Street at 1355 Schumann Drive in the south portion of Sebastian Highlands. Facilities include a baseball field, an all-purpose field, basketball courts, an outdoor playground, and open space for passive recreation.
- c. **Sebastian River Middle.** This 43 +/- acre school is located on CR 512 immediately west of the City limits at 9400 CR 512. Facilities include a baseball field, a football/soccer field, and four tennis/basketball courts.
- d. **Sebastian River High.** This 78 +/- acre school is located on 90th Avenue south of CR 512 immediately west of the City limits at 9001 90th Avenue. Facilities include a football stadium with running track, three football/soccer fields, baseball field, softball field, two basketball courts, and eight tennis courts.

7. **Indian River County Parks.** The County's Parks Department operates the following in the northern portion of Indian River County:

- a. **Amber Sands Beach Access.** This 3.38 acre site is located along the Atlantic Ocean within the Archie Carr National Wildlife Refuge at 12566 North A1A. Amenities include a beach access boardwalk and unpaved parking.
- b. **Dale Wimbrow Park.** Sharing a 74 acre site with Donald McDonald Park west of the City limits, between the Sebastian River and the Airport, this park is located at 11805 Roseland Road. Amenities include a playground, picnic pavilions, an event pavilion, boat launch, fitness trail, fishing access, BBQ grills, restrooms, and paved parking.
- c. **Donald McDonald Park.** Sharing a 74 acre site with Dale Wimbrow Park west of the City limits, between the Sebastian River and the Airport, this park is located at 12315 Roseland Road. Amenities include 29 primitive campsites, 1 campsite with electricity, an observation boardwalk, boat launch, fire pits, picnic tables, restrooms with showers, and a ranger's office with a multi-purpose room.
- d. **Golden Sands Beach Park.** This 15.42 acre site is located along the Atlantic Ocean at 10350 North A1A. Amenities include beach access with lifeguards, a playground, picnic pavilions, restrooms with showers, and paved parking.
- e. **Kiwanis Hobart Park.** This site is located southeast of the City at 5790 77th Street. Amenities include 2 baseball fields, basketball court, playground, 2 large pavilions, covered picnic tables, horseshoe pits, and restrooms.
- f. **North County Regional Park.** This site is adjacent to the west side of the City at 9450 CR 512 within the St. Sebastian Buffer Preserve State Park. Amenities include a swimming pool, waterpark, 4 baseball fields, 4 soccer fields, playground, and restrooms.
- g. **Roseland Ballfield (Helen Hanson Park).** This 1.93 acre site is north of the City limits at 8020 129th Court. Amenities include a baseball field, playground, halfcourt basketball court, and restrooms.
- h. **Roseland Community Center and Park.** This 0.72 acre site is located along the Sebastian River north of the City limits at 12925 83rd Avenue. Amenities include a community building, river access boardwalk, pavilion, playground, and BBQ grill.
- i. **Seagrape Trail Beach Access.** This 0.76 acre site is located along the Atlantic Ocean on the east side of North A1A and north of Marbrisa Drive. Amenities include boardwalk beach access and paved parking.



- j. **Treasure Shores Beach Park.** This 20.8 acre site is located along the Atlantic Ocean at 11300 North A1A. Amenities include beach access, a playground, walking trails, restrooms with showers, and parking.
- k. **Turtle Trail beach Access.** This 1.16 acre site is located along the Atlantic Ocean on the east side of North A1A and north of River Club Drive. Amenities include boardwalk beach access and paved parking.
- l. **Wabasso Beach Park.** This 1.32 acre site is located along the Atlantic Ocean at 1820 Wabasso Beach Road. Amenities include beach access with lifeguards, restrooms with showers, and paved parking.
- m. **Wabasso Causeway Park.** This 0.46 acre site is located on the Indian River Lagoon southeast of the City limits at 3105 Wabasso Bridge Road. Amenities include a boat launch, canoe launch, picnic tables, pavilions, restrooms, and paved parking.
- n. **West Wabasso Park.** This 10 acre site is adjacent to the south side of the City at 8900 64th Avenue. Amenities include 1 baseball field, 2 basketball courts, a tennis court, playground, 2 pavilions, and restrooms.
- o. **Indian River County Conservation Areas.** The County maintains a number of conservation areas in the northern portion of Indian River County within or adjacent to Sebastian:
- p. **Ansin Riverfront Conservation Area and Canoe Launch.** This 123 acre site northeast of the intersection of CR 512 and CR 510 is partially in an unincorporated pocket along the west side of the City and partially in the City. The site contains a walking trail and mature live oak habitat. Also, at 9800 Canoe Launch Cove, are a canoe launch, 2 pavilions, and parking. The site augments the protection of the St. Sebastian River and provides a pedestrian connection and greenway between CR 512, the Trans-Florida Central Railroad trail grade (Fellsmere Rail Trail), and the 22,000 acre St. Sebastian River Preserve State Park.
- q. **North Sebastian Conservation Area.** This 407 acre site is in the northern portion of the City, with general access from Friendship Park at 1225 Main Street and equestrian access from further west on Main Street. The conservation area contains numerous habitats: xeric oak scrub, sand and pine scrub, sand pine forest, scrubby flatwoods, mesic pine flatwoods, wet flatwoods (osprey nesting area), freshwater marsh, upland hardwood forest, wetland forested mix, shrub, brushland, and freshwater ponds and lakes. The area is a key mitigation tract for the Florida Scrub-Jay Habitat Conservation Plan, and is accessible to the public through over 5 miles of hiking, off-road bicycling, and horseback trails; fishing; a boardwalk; kayak launch; and horse trailer parking and corrals.
- r. **Sebastian Scrub Conservation Area.** This 9.94 acre site is located at 1258 Schumann Drive within the City limits and near the Englar Drive Stormwater Park. It provides oak scrub and scrubby flatwoods habitat for the Florida Scrub-Jay.
- s. **Sebastian Harbor Preserve.** This 163 acre site is located on Englar Drive across the street from the Englar Stormwater Park and (in combination with the abutting Sebastian Scrub Conservation Area) forms part of a large contiguous area of habitat preservation.
- t. **Wabasso Scrub Conservation Area.** This 111 acre site along CR 510 west of 58th Avenue adjacent to the south side of the City primarily consists of sand pine / scrub oak habitat. It is an important component of the Florida Scrub-Jay Habitat Conservation Plan and is also being utilized for gopher tortoise relocations.

In addition, there are other conservation areas maintained by the County in the vicinity of Sebastian that are not listed because they are not open to the public.



8. State Parks

- a. **Pelican Island and Indian River Spoil Islands.** The 4,760 acre Pelican Island wildlife sanctuary is the nation's first designated wildlife sanctuary. Wildlife enthusiasts frequent this area in boats to observe a wide variety of water fowl and marine life. In addition, the various spoil islands within the Intracoastal Waterway offer a number of recreational opportunities, including camping, fishing, swimming, water skiing, and shellfishing. A total of 19 spoil islands are located within the waterway spanning from the Brevard County line to the Wabasso Causeway. These islands range in size from 0.5 to 4 acres and are undeveloped.
- b. **Sebastian Inlet State Park.** This 1,000 acre site spans Indian River and Brevard counties, stretching over 3 miles of the barrier island east of Sebastian. The main entrance is at 9700 South State Road A1A in Melbourne Beach. Amenities include beach access, boat rental, canoe and kayak rental, boat launch, improved campsites, pavilions, picnic areas, a playground, and restrooms. Activities include fishing, hiking, biking, and wildlife watching. A unique feature of the park is the treasure museum commemorating the sunken Spanish treasure off shore.
- c. **St. Sebastian River Preserve State Park.** This 22,000 acre site is located in both Indian River and Brevard counties and is adjacent to the City across the Sebastian River. The main entrance is at 1000 Buffer Preserve Drive in Fellsmere. The park protects a longleaf pine forest and native plants and animals. Amenities include horseback and hiking trails, primitive campsites, and picnic areas. Activities include canoeing, boating, fishing, and wildlife watching.

9. **Private Recreation.** Private recreation areas and facilities provided within Sebastian reduce the need for the City to provide such facilities. A wide assortment of recreation opportunities are made available to the residents of Sebastian through private recreation resources both within and outside the City. Active recreation opportunities include outdoor sports and athletics such as golf, fishing, and boating. Indoor activities include gymnastics, weight training, aerobics, karate, and yoga. Since a significant portion of the City's population has access to these private recreation offerings, the City's obligation to provide land area and facilities is reduced and was taken into consideration in the recreation supply and demand analysis in the next section.

Table 6-3: Neighborhood Parks

ID	Name	Active/ Passive	Size in Acres	Basketball Courts	BBQ Grills	Benches	Bicycle/Walking Trail (paved) miles	Bicycle/walking Trail (unpaved) miles	Equipped Play Area (playground)	Open Play Field	Dock	Pavilion	Picnic Tables (covered)	Picnic Tables (uncovered)	Racquetball courts	Shuffleboard courts	Tennis Courts	Volleyball Courts	Restrooms (male and female)	Trash Receptacles	Dog Waste Pick-up Stations	Bicycle Racks	Parking (regular) (paved)	Parking (regular) (unpaved)	Parking (handicap) (paved)
1	Blossom Street 940 Cody Avenue	Active	2.68			5			1			2								1	1			8	
2	Bryant Court 117 Bryant Court	Active	3.55			2	.07		1	1		2								1				4	
3	Cheltenham Lake, Cheltenham Street & Cownie Lane	Passive	2.51			2														2	1				
4	Easy Street 458 Easy Street	Active	6.94		1	13	.21		1	1		2	2							4	2			4	1
5	Filbert Street 170 Filbert Street	Active	9.08			2			1	1		1	1							2	1			10	
6	Garden Club 1028 Barber Street	Passive	8.32			12	.09					1								1				3	
7	George Street 1270 George Street	Active	2.27			3			1	1			2							2	1			6	
8	Historical Schumann Drive	Passive	2.49							1															
9	Periwinkle 444 Periwinkle Drive	Passive	4.42			3							2							2	1			6	
	Total		42.26		1	42	.30	.07	5	5		2	7	7						15	7			41	1

Inventory as of May 2020



Parks & Recreation

Table 6-4: Community Parks

ID	Name	Active/ Passive	Size in Acres	Baseball/Softball Fields	Basketball Courts	BBQ Grills	Benches	Bicycle/Walking Trail (paved) (miles)	Bicycle/walking Trail (unpaved) miles	Canoe/Kayak Launch	Dock Day Slips	Equipped Play Area (playground)	Fishing Pier	Multi-Purpose Athletic Fields	Open Play Field	Pavilion	Picnic Tables (covered)	Picnic Tables (uncovered)	Racquetball courts	Shuffleboard courts	Swimming Pools	Tennis Courts	Pickleball Courts	Volleyball Courts	Dog Park	Restrooms (male and female)	Trash Receptacles	Dog Waste Pick-up Stations	Bicycle Racks	Parking (regular) (paved)	Parking (regular) (unpaved)	Parking (handicap) (paved)
1	Barber Street Sports Complex 1101 and 1121 Barber Street	Active	22.54	4	2		1					2		3		1	3							1		3	13		1	122	128	18
2	Bark Park 245 Keen Terrace	Active	7.43				8	0.2							1	2	5	2							1	1	5	5		17		2
3	Friendship Park 1225 Main Street	Active	18.14	1	1		8	.35	0.2			1		1		1	7			4		4		1		1	5			34		4
4	Hardee Park 530 Barber Street	Active	19.72				10		0.6			1			1											1	3	2		13		1
5	Riverview (includes Twin Piers) 600 US Highway 1	Active	12.21				11	.27		1	26	2	3		1	3	11	1						2		1	16	6		67	130	9
6	Schumann Drive 1096 Schumann Drive	Active	4.08		2		9					1			1	2	4	1								1	3			38		2
8	Pickleball Complex 160 Airport Drive East	Active	1.3				4									1	2									1	2		1	22		1
	Total		85.42	5	5		51	.82	0.8	1	26	7	3	4	4	10	35	6		4		10	10	4	1	9	47	13	2	313	258	37

Inventory as of May 2020



Parks & Recreation

Table 6-5: Special Facilities

ID	Name	Active/ Passive	Size in Acres	BBQ Grills	Benches	Bicycle/Walking Trail (paved) (miles)	Bicycle/Walking Trail (unpaved) (miles)	Boat Ramp	Commercial Boat Slips	Community Building	Dock	Equipped Play Area (playground)	Fishing Pier	Golf Course (18 holes)	Walking Trail (paved) miles	Historical Marker	Picnic Tables (covered)	Picnic Tables (uncovered)	Skateboard Ramps	Splash Pad	Restroom (male and female)	Trash Receptacles	Dog Waste Pick-up Stations	Bicycle Racks	Bicycle Repair Station	Parking (regular) (paved)	Parking (regular) (unpaved)	Parking (handicap) (paved)	Parking (boat trailer) (unpaved)	Parking (boat trailer) (handicap) (paved)
1	Airport Observation 100 East Airport Drive	Passive	0.15													1										38		2		
2	Riverfront Walkway	Active	1.6 mi.		20	1.6								1.6	2	4						4		1	1					
3	Community Center 1805 Central Avenue	Active	1.07		2					1		1						1						1		36		2		
4	Fisherman's Landing Working Waterfront 1540 N. Indian River Drive	Active	2.19		4				11		1		1								1	1					60	3	10	
5	North County Greenway	Active	--			3.1																								
6	Golf Course 100 Brush Foot Drive	Active	154										1								3	?				116	18	6		
7	Main Street Boat Ramp 1302 US Highway 1	Active	3.19		5			1			2		1			2					1	7	1			33		3	27	1
8	Sebastian Yacht Club 820 Indian River Drive	Active	0.72		4			1		1	2		1			3					1	5				14		7	38	2
9	Sebastian Historical Museum at Friendship Park	Passive	Note 2							1											1					178		9		
10	Senior & Art Center at Friendship Park	Passive	Note 2							2											1									
11	Skate Park at Barber Street Park	Active	Note 2		2														3		1	1				1		2		
12	Splash Pad at Riverview Park	Active	Note 2		7											5				1	1	3				26		2		
13	Veterans Memorial at Riverview Park	Active	Note 2		5																									
	Total		161.47		49	4.7		2	11	5	5	1	3	1	1.6	4	15	1	3	1	10	21	1	2	1	442	78	36	75	3

1. **Inventory as of May 11, 2020**
2. **Acres included with host park**
3. **Trailer Parking for Sebastian Yacht Club is at Riverview Park**
4. **Senior & Art Center, Sebastian Historical Museum, and City Hall shared parking**
5. **Fisherman's Landing Working Waterfront includes fish market, fish cleaning and weighing area, and public observation benches**



Table 6-6: Nature Reserve Areas

ID	Name	Active/ Passive	Size in Acres	BBQ	Benches	Boat Ramp	Canoe/Kayak Launch	Dock	Hiking Trail (miles)	Open Play Field	Picnic Tables (uncovered)	Trash Receptacles	Dog Waste Pick-up Station	Bicycle Rack	Parking (regular) (paved)	Parking (regular) (unpaved)	Parking (handicap) (paved)
1	Englar Stormwater Englar Drive	Passive	178.9		10				4.7			2	2			14	
2	Kildare Kildare Drive & Bailey Drive	Passive	37.2			1		1	1.0	1		1				10	
3	Stonecrop Sunport Road	Passive	28.14				1		0			1					
	Total		244.24		10	1	1	1	5.7	1		4	2			24	

Inventory as of May 2020



Table 6-7: Unimproved Future Park or Nature Reserve Sites

ID	Name	Location	Parcel Number	Size In Acres
10	100 Main Street	Main Street	31380100002000800000.0	1.03
2	Adams Street	Adams Street/Acorn Terrace/Barber Street	31382500001000100001.0	3.81
3	Carnival Terrace	Carnival Terrace/Caravan Terrace/Periwinkle Drive	31382500001282000000.1, and .2	2.05
5	Concha Drive	Concha Drive/Horizon Terrace/Ocean Cove Street	31382500001347000000.1	2.93
6	Empress Avenue	Empress Avenue	31391900001001700001.0	1.72
7	Kildare Drive	113 Kildare Drive/High Drive	31391800003001600001.0	1.6
8	Manly Avenue	Manly Avenue/Donna Lane	31391800001000100002.0	0.68
9	Melrose Lane	Melrose Lane/Crown Street/Celtic Ave.	31381300002193000000.0	1.9
10	Newhall Terrace	Newhall Terrace/Rosebush Terrace	31382400001267000000.1	2.24
11	Tracy Drive	Northwest of Keystone Drive & Bristol Street at 134, 136, 138, 140, 142 & 144 Tracy Street	31391900001000900001.0 and 31391900001570000009.0, 10.0, 11.0, 12.0, 13.0 and 14.0	35.33
12	Tuxedo Terrace	Tuxedo Terrace/Surrey Terrace	31382400001211000000.1	2.49
13	US 1 Green Area	1401 US Highway 1	31390600003002000001.0	0.06
14	Wimbrow Drive	Wimbrow Drive	31390700001000000000.3	4.62
TOTAL				60.46

Inventory as of October 6, 2017

RECREATION ANALYSIS

A. Summary of Inventory

The recreation and open space inventory indicates that the City of Sebastian contains 584.3 acres dedicated for public recreation, which includes 126.38 acres of developed park land, 244.24 acres of nature preserve, 52.36 acres of unimproved future park sites, and 161.32 acres for the public golf course and other special facilities. Based on the April 1, 2017 estimated resident population of 24,192 for Sebastian, this total parks acreage represents 24.15 acres per 1,000 residents. The population estimate is provided by the Bureau of Economic and Business Research (BEBR) at the University of Florida, which is the official population estimate recognized by the State.

B. Demand Methodology

Current and future demands for recreation space were determined by applying recreational space standards to population estimates and projections for the City of Sebastian. Standards for developed park area acreage and service area are established by policy as a Level of Service standard and are shown in **Table 6-8**. Standards for types of amenities were determined by utilizing the existing statewide provided average Level of Service provided by the Florida Department of Environmental Protection in their publication Outdoor Recreation in Florida – 2013 (the Statewide Comprehensive Recreation Plan). Also utilized was an average of the Regional, Population, and Jurisdiction Type benchmarks from the 2017 NRPA (National Recreation and Parks Association) Agency Performance Review as well as standards established by Indian River County.

C. Current Recreation Demand

1. **Acreage Demand.** For each park classification, a minimum amount of area is required to satisfy space requirements needed to support those facilities that are demanded by residents living within that service area.

Table 6-8: Recreation Standards for Size and Location

Classification	Location	Acres/1,000 Residents	Size	Service Area	Existing LOS	Surplus/(Deficit)
Neighborhood	Neighborhood area	2.0	1.0 to 5.0 acres	0.5 mile radius	3.04 ac.	1.04 ac./1,000
Community	Group of neighborhoods	2.0	5.0 to 25.0 acres	0.5 mile to 3 mile radius	2.19 ac.	0.19 ac./1,000

Notes: Based on Policy 6-1.1.1; Existing LOS as of October 6, 2017 based on April 1, 2017 population of 24,192 per BEBR and inventory Tables 6-3 and 6-4.

Park acreage standards were compared to Sebastian's April 1, 2017 population to estimate current demand for park area. **Table 6-8** identifies existing demand for the Neighborhood and Community park classifications and demonstrates that the City has no existing deficiencies.

Facility Demand. Recreational facility demands shown in **Table 6-9** represent the minimum level of service to be provided within the City to meet the resident population's basic facility needs. Other facilities not included in the minimum facilities list may be provided at the City's discretion and facilities may be provided before the population threshold is reached (the existing golf course for example) if the City determines it is in the best interest of the residents to do so.



Table 6-9: Recreation Standards for Facilities

Facility	Standard	Demand	Existing	Surplus/ (Deficit)
Baseball/Softball Fields	1 field per 6,000 residents	4	5	1
Basketball Courts	1 court per 5,000 residents	4	4	
Boat Ramps	1 ramp per 12,500 residents	1	3	2
Equipped Play Areas (playground)	1 area per 10,000 residents	3	13	10
Football Fields	1 field per 20,000 residents	1	2	1
Golf Course	18 holes per 50,000 residents	–	1	1
Recreation Center & Gym	1 center per 25,000 residents	–	0	
Soccer Fields	1 field per 10,000 residents	2	1	(1)
Swimming Pools	1 pool per 25,000 residents	–	0	
Tennis Courts	1 court per 5,000 residents	4	10	6
Volleyball Courts	1 court per 8,500 residents	2	3	1
Bicycle Trail (paved)	1 mile per 31,250 residents	–	0	
Bicycle Trail (unpaved)	1 mile per 10,750 residents	2.3 miles	0	(2.3)
Hiking Trail	1 mile per 6,000 residents	4.0 miles	unknown	unknown
Pickleball	1 court per 5,000 residents			

Notes: Demand based on April 1, 2017 population of 24,192 per BEBR; Existing as of October 6, 2017.

Recreation facility standards were compared to Sebastian’s April 1, 2016 population to estimate current demand for recreational facilities. **Table 6-9** identifies existing demand for those facilities included in the list and shows that the City has existing deficiencies for soccer fields (1 field). Strong consideration should be given to how to address these deficiencies and /or whether other County facilities open to the general public meet the need.

Regarding unpaved bicycle trails and hiking trails, the City’s unpaved trails have all been categorized as hiking trails though they can also be used by suitable off-road bicycles.



D. Future Recreation Demand

Tables 6-11 and 6-12 identify future park land and amenity demands based on the rates established above and the City’s projected population in five and ten years as shown in Table 6-10.

Table 6-10: Projected Population

	April 1, 2017	2020	2021	2025	2026	2030
Indian River County	148,962	156,600	158,960	168,400	170,380	178,300
City of Sebastian	24,192	25,381	25,762	27,285	27,607	28,895

Notes: Current (April 1, 2017) population per BEBR; Indian River County projected population figures for 2020, 2025, and 2030 are BEBR “medium,” other years are extrapolated; City of Sebastian projected population figures are based on utilizing the same growth percentage as Indian River County projections by BEBR.

1. Future Park Area Demand. The demand for park land in the future is based upon two factors: the future population and the adopted Level of Service. Through **Policy 6-1.1.1**, the City has adopted a Level of Service of 2 acres per 1,000 population for neighborhood parks and 2 acres per 1,000 population for community parks. The demand is determined by dividing the future population by 1,000 and then multiplying it by 2 acres for each classification. Beginning in 2023, the City will begin to experience a deficit in the Community Park classification while still exhibiting a surplus on an overall basis.

Table 6-11: Projected Park Acreage Demand

Year	Classification	Population	Adopted LOS (Acres/1,000 Population)	Demand Acres	Existing Acres	Surplus/ (Deficit)
2017	Neighborhood	24,192	2.0	48.38	73.49	25.11
	Community		<u>2.0</u>	<u>48.38</u>	<u>52.89</u>	<u>4.51</u>
	Total		4.0	96.76	126.38	29.62
2021	Neighborhood	25,762	2.0	51.52	73.49	21.97
	Community		<u>2.0</u>	<u>51.52</u>	<u>52.89</u>	<u>1.37</u>
	Total		4.0	103.04	126.38	23.34
2026	Neighborhood	27,607	2.0	55.21	73.49	18.28
	Community		<u>2.0</u>	<u>55.21</u>	<u>52.89</u>	<u>(2.32)</u>
	Total		4.0	110.42	126.38	15.96

Notes: Adopted Level of Service based on Policy 6-1.1.1. Existing acres based on inventory in Tables 6-3 and 6-4 as of October 6, 2017.

2. Future Park Facility Demand. The demand for park facilities in the future is based upon the same two factors as the future land demand: the future population and the adopted Level of Service. Through **Policy 6-1.1.1**, the City has adopted the Level of Service rates shown below in Table 6-12. The demand is determined by dividing the future population by the various rates, with a result less than 1 meaning that no such facility is yet required and all other results being rounded down to the nearest whole number.



Currently, the City is deficient in the provision of soccer field facilities and this is projected to worsen with the addition of basketball courts, recreation center/gym, and swimming pool facilities to the deficiency list during the 10-year planning period.

Table 6-12: Projected Park Facility Demand

Facility	Adopted LOS Residents/Facility	Demand			Existing	Surplus/(Deficit)		
		2017 (24,192)	2021 (25,762)	2026 (27,607)		2017	2021	2026
Baseball/Softball Fields	6,000	4	4	5	5	1	1	0
Basketball Courts	5,000	4	5	5	4	0	(1)	(1)
Boat Ramps	12,500	1	2	2	3	2	1	1
Equipped Play Areas (Playground)	10,000	3	3	3	13	10	10	10
Football Fields	20,000	1	1	1	2	1	1	1
Golf Course (18 holes)	50,000	-	-	-	1	1	1	1
Recreation Center & Gym	25,000	-	1	1	0	0	(1)	(1)
Soccer Fields	10,000	2	2	2	1	(1)	(1)	(1)
Swimming Pools	25,000	-	1	1	0	0	(1)	(1)
Tennis Courts	5,000	4	5	5	10	6	5	5
Volleyball Courts	8,500	2	3	3	3	1	0	0
Bicycle Trail (paved) (mile)	31,250	-	-	-	0	0	?	?
Bicycle Trail (unpaved) (mile)	10,750	2.3 miles	2.3 miles	2.5 miles	0	(2.3)	(2.3)	(2.5)
Hiking Trail (mile)	6,000	4.0 miles	4.2 miles	4.6 miles	unknown	unknown	unknown	unknown

Notes: Adopted Level of Service based on Policy 6-1.1.1; Existing facilities based on inventory in Tables 6-3 and 6-4 as of October 6, 2017.

E. Extrajurisdictional Recreation Demand

Parks provided by the City of Sebastian can be used by City residents as well as by residents of other municipalities and unincorporated Indian River County. In a similar manner, parks and open space provided by Indian River County can be used by City residents. Other municipalities are not anticipated to be a significant factor because those near Sebastian are smaller in population and not particularly close geographically. In considering the effects of population growth in unincorporated Indian River County on the City’s parks, it is noteworthy that the population of the City and the County as a whole are growing at the same rate. In addition, both the City and the County have established the same Level of Service of 2.0 acres per 1,000 population for neighborhood parks and 2.0 acres per 1,000 population for community parks. The County has an overall Level of Service for parks of 6.61 acres per 1,000 population, which is greater than the City’s overall standard of 4.0 acres per 1,000 population. The County’s Level of Service for various park amenities approximates the City’s, with most standards the same or more stringent than the City’s. Therefore, the impacts of population growth in the County are not anticipated to be disproportionate or a significant detriment to the City’s park system.



RECREATION PLAN

This section describes several alternative ways to provide recreation space and facilities to meet the current and future demands identified above and how to meet the desires of Sebastian's population in the future.

A. Park Area Supply

The future supply of park land is based upon the existing improved park acreage and the current supply of unimproved park land. The deficit identified in **Table 6-11** above could be addressed by reclassifying an existing Neighborhood Park (with appropriate changes to the amenities) into a Community Park. This would need to be coupled with ensuring that the Neighborhood Park category is also kept in compliance with the Level of Service standard. There may also be operational or programmatic needs (field space, parking, etc.) that may trigger the need to expand one or more of the existing Community parks which would also address the projected deficit. In addition, as shown in **Table 6-7**, there are 52.36 acres of unimproved vacant park land distributed across 7 sites in the City that could be used to meet the deficit if appropriately sized and located. The unimproved park land could also be used as nature reserves, open space, or for as-yet undetermined needs and should be retained.

Most neighborhoods are within close proximity to parks within Sebastian. Access for all ages is improved when residents can reach recreation opportunities by walking or biking rather than driving, therefore good geographic distribution of parks is an important consideration for future supply. To maintain this important relationship between residents and recreation, parks may need to be added to serve locational needs that are in excess of the numerical demand calculated above.

Critical to ensuring that the park acreage Level of Service is met is ensuring that the recreation demand created by new development is fully met through the use of the recreation land dedication and fee-in-lieu provisions in the LDC. The dedication requirement should be set the same as the established Level of Service so that new development does not exacerbate any existing or pending shortfalls. Appropriate use of the fee-in-lieu provisions will ensure that impacts are addressed in the most efficient and fairest manner to serve the whole community since a series of small land dedications would be less beneficial than consolidated park sites of appropriate size that could be adequately designed and provided with useful amenities.

B. Park Facility Supply

The future supply of park facilities is based upon the existing improved park sites and the City's ability to add amenities to existing park sites and/or develop new park sites with new amenities. The deficits identified in **Table 6-12** above could be addressed through either of those means by utilizing existing City recreation impact fee funds and fee-in-lieu funds from new residential development. There may also be as-yet unidentified facilities that the community may desire or current recreation activities that fall out of favor and whose facilities can be converted to other uses. The best matching of resident desires and facilities provided is an ongoing process, and the City's Parks and Recreation Advisory Committee and City staff can play a useful role in this effort.

C. Quality

The service that recreational facilities provide should be measured not only by the quantity available but also by the quality of the facility as well. Facilities that are in disrepair should be repaired as soon as possible since they discourage participation and reduce the level of service provided by the City. Deteriorated facilities also promote unwanted activities by sending a message that the area is not monitored. Recreational facilities that



are underdeveloped also limit use by the community. Amenities which provide for a more fulfilling and enjoyable park visit (restrooms, picnic tables, lights, etc.) should be provided to the extent desired by the community even though there is no established numerical standard.

D. Open Space

The City has a robust inventory of open spaces and natural areas, which provide a remarkable balance and boundary to the suburban development of the City. These natural areas should be celebrated and preserved, including enhancing public use to reinforce public appreciation and support.

E. Special Groups

The provision of recreational facilities should consider the needs of special groups such as the elderly, individuals with disabilities or special needs, and children. These groups require special planning in the provision and design of parks and recreation facilities.

1. Individuals with Disabilities. Parks and recreational facilities should be designed to accommodate the needs of those residents with disabilities and/or special needs. Parking facilities at parks should include ADA compliant parking spaces and active recreation facilities such as football and baseball fields should contain accessible routes utilizing ramps as necessary to enable passive participation or spectating at events. In addition, accessible routes should be provided to all types of amenities within a park to the extent feasible. Special consideration should be given to improving access, including restroom design, whenever work is done to renovate or expand a park since this benefits all users of the park.

2. Seniors. The recreational interests of seniors may vary from those of more active age groups. Ensuring an adequate mix of active and passive recreation opportunities is an important way to satisfy the needs of all age groups in the City.

3. Children. Young children lack the size and strength to actively participate in certain recreational activities, but can do so where special facilities are provided. For example, shallow wading pools located immediately adjacent to swimming pools allow them to safely enjoy water activities. Playgrounds should also include equipment designed for various youth age groups when space allows, and accessibility should be provided and improved whenever possible.

F. School Sites

The use of school recreation sites for public recreation represents an efficient use of these facilities and, ultimately, efficient use of public tax expenditures. After the school day and any school-sponsored afterschool activities, and when school is not in session, these facilities are left unused when not made available to the public. The creation and maintenance of a joint-use agreement between the City and the Indian River County School Board would be a means to enhance recreation opportunities and meet the demands identified in **Tables 6-11** and **6-12** above.

G. Coordination with Indian River County

A portion of the park and open space area within and surrounding the City is owned and maintained by Indian River County. Therefore, the City should coordinate future recreation plans with the County, especially specialized facilities or those that serve a larger than neighborhood scale population.

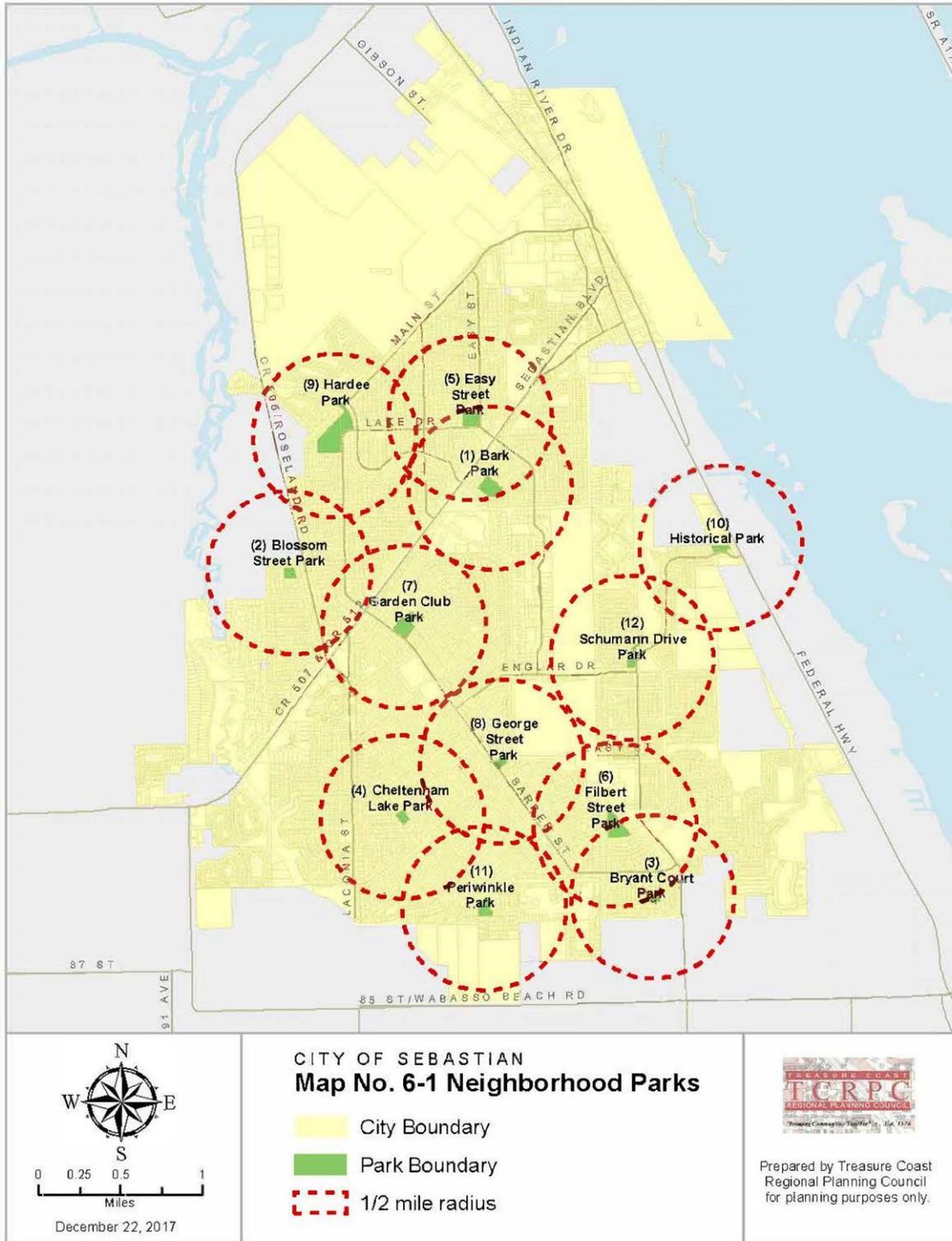


H. Private Recreation

Some existing developments provide private on-site recreation for their residents. While this does help to reduce the demand on public parks, it is important to recognize that the amenities are not always comparable and the provision of recreation in the public realm where all residents can come together is key to a sense of community identity and pride. The private on-site recreation provided in residential developments is also not typically of the same scale as public recreation (private neighborhood playgrounds vs. large community public ballfields for example). Accordingly, new developments which provide their own on-site recreation may be granted partial but not total credit towards the recreation land dedication requirements through careful application of the LDC.

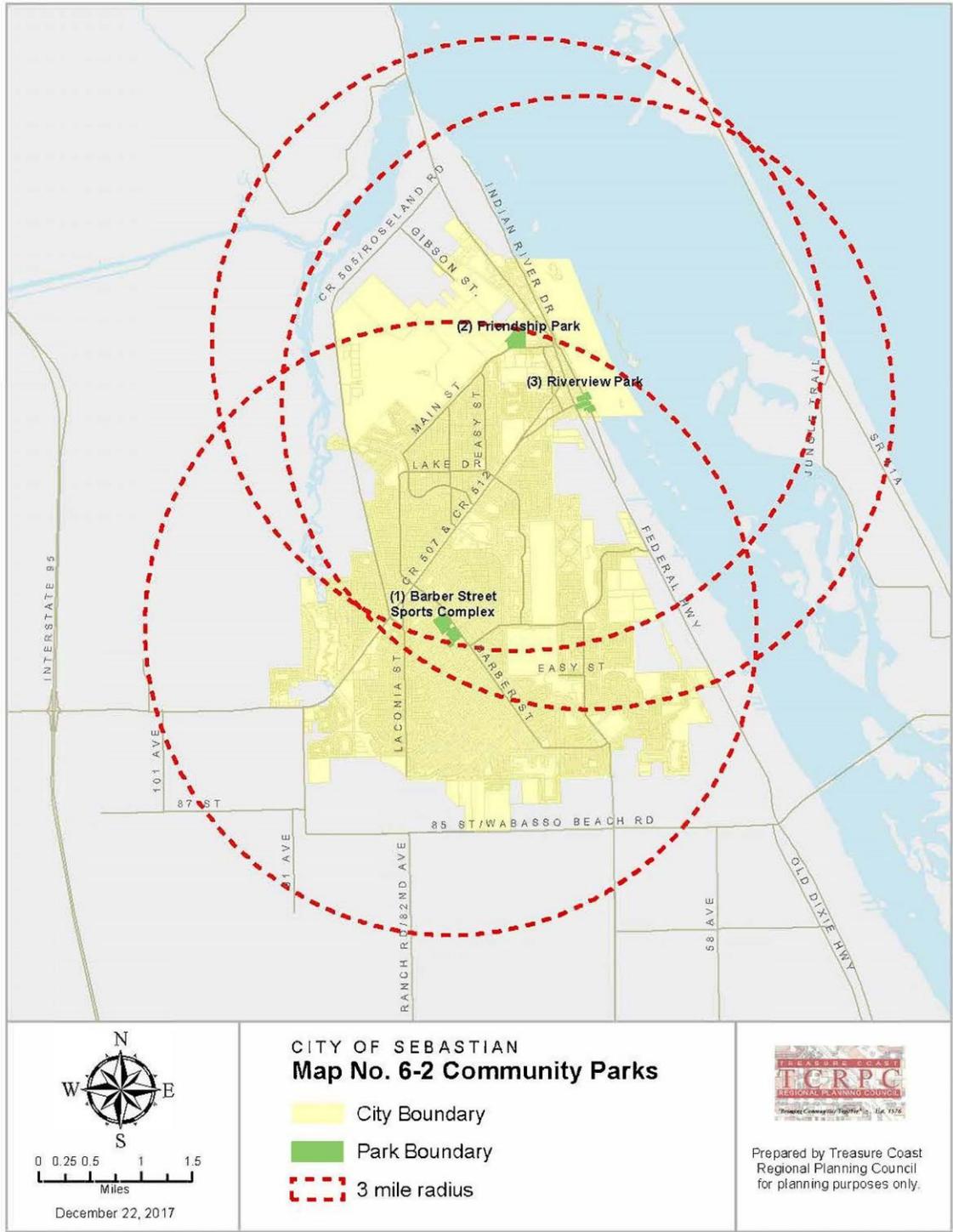


Map 6-1: Neighborhood Parks



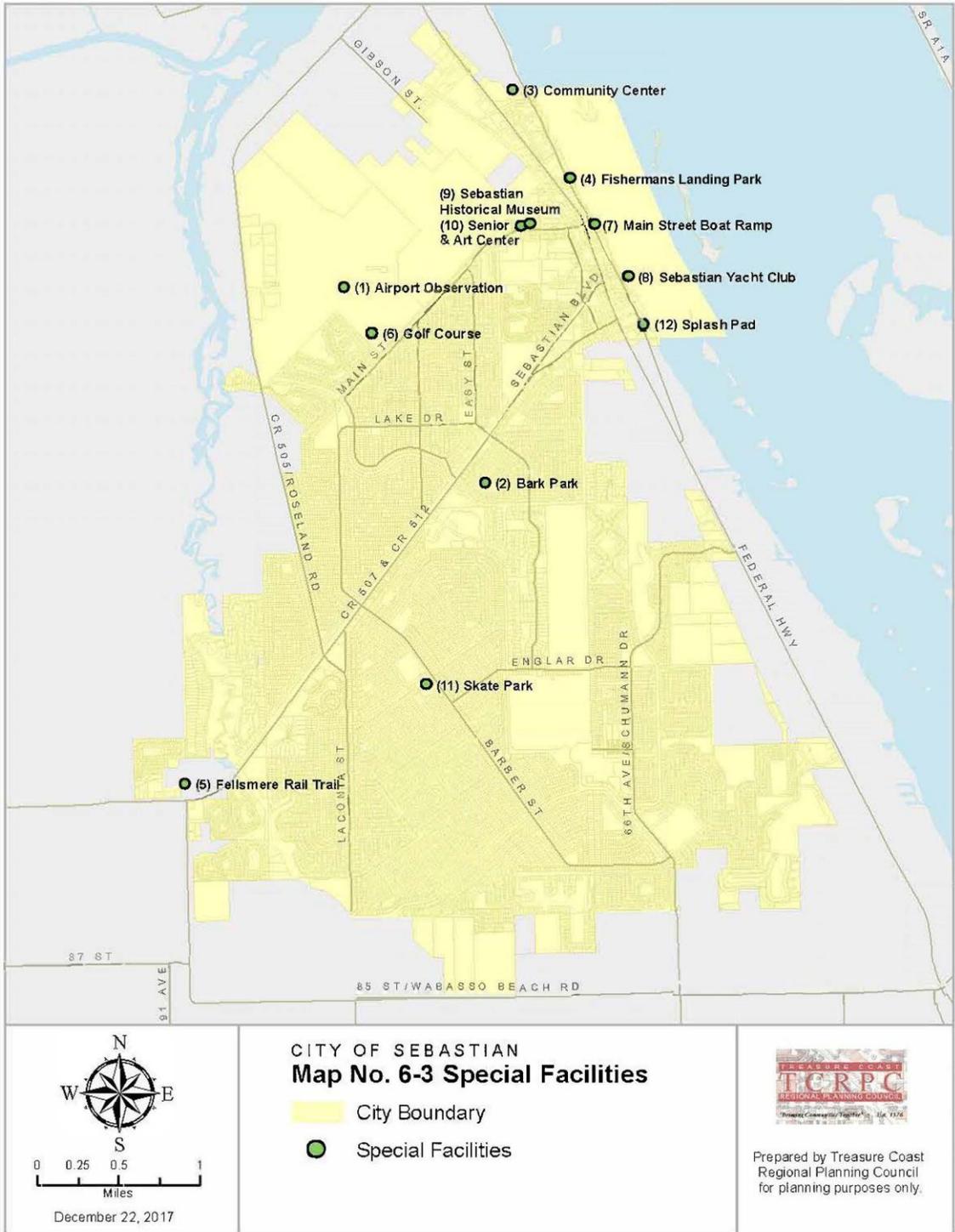


Map 6-2: Community Parks



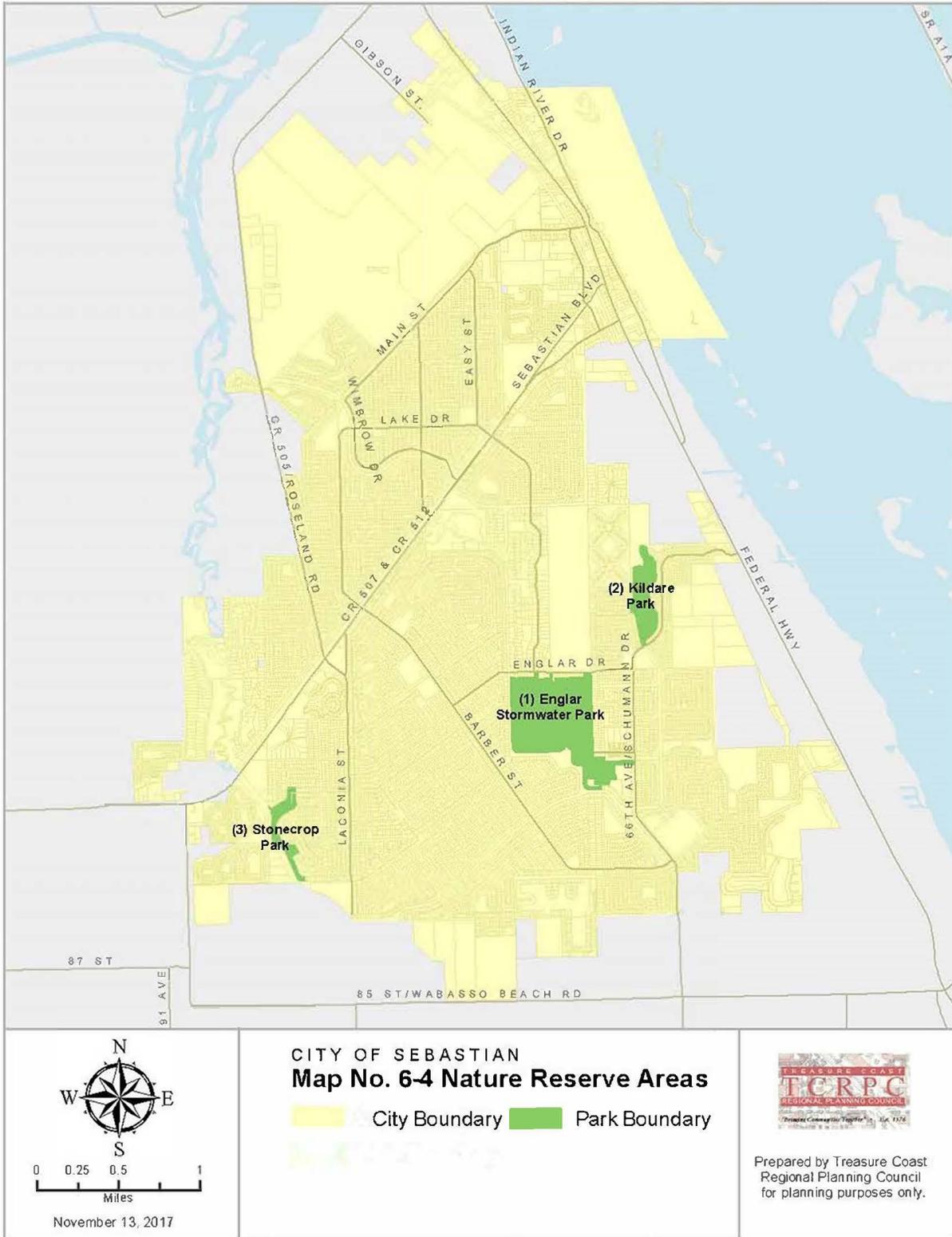


Map 6-3: Special Facilities



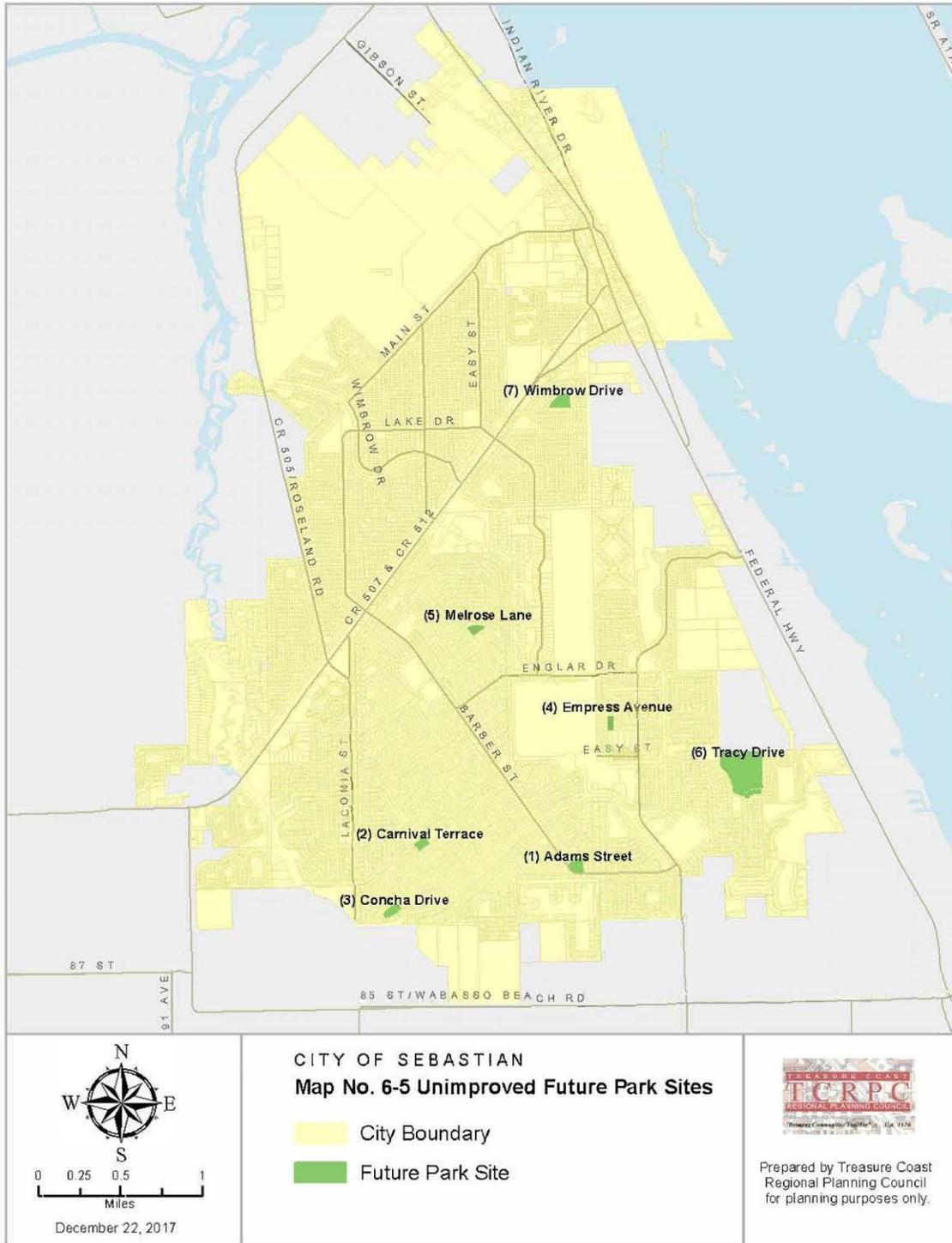


Map 6-4: Nature Reserve Areas





Map 6-5: Unimproved Future Park Sites





Map 6-6: School Locations

