




**Planning & Development Department**


2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940

**BOARD OF COUNTY COMMISSIONERS**

**TO:** Frank Abbate, County Manager

**THRU:** John Denninghoff, Assistant County Manager, Development and Environmental Services Group

**FROM:** Tad Calkins, Director, Planning and Development Department 

**SUBJECT:** Citizen Efficiency and Effectiveness Recommendation (CEER) #2024037 

**DATE:** April 1, 2024

---

CEER #2024037 was received by the County from Sandra Sullivan.

**Citizen Statement:**

Brevard is experiencing rapid growth and parks are crowded, i.e. Viera due to growth. This is a burden to fund new park facilities as Parks and Rec is underfunded. The funds raised by the ad-valorem tax is insufficient even for our existing parks hence why Brevard keeps giving away our parks.

**Citizen Recommendation:**

Brevard needs to add an impact fee for parks so that developers are paying their share for this added growth. Yes, I realize this gets passed onto the new homebuyer in these new areas.

Other Counties, like Fort Lauderdale, have this impact fee. In this way, developers would be contributing to the added cost of parks needed for the rapid development Brevard is experiencing.

**Staff Analysis:**

As the problem statement associated with this request mentions Viera, it should be noted that the infrastructure requirements associated with the need for parks as the DRI develops is addressed through Development Order. As of the 2022 status report, the developer had donated 161.7 acres for parks west of I-95. An additional 208 acres may be donated under the Order as development benchmarks are met.

The County's Policy as it relates to the acceptable level of service for total developed acreage of County owned or managed parks is governed by Chapter 3, Policy 1.3 of the Comprehensive Plan. It states that there should be 3 acres per 1,000 people living in unincorporated Brevard County. The County currently exceeds this target. Additionally, the imposition of an impact fee is governed by statutory requirements. See e.g. Fla. Stat. Sec. 163.31801. In order to impose an impact fee related to Parks, the County would need to demonstrate a need.



**Planning & Development Department**

2725 Judge Fran Jamieson Way

Building A, Room 114

Viera, Florida 32940

**BOARD OF COUNTY COMMISSIONERS**

Any impact fee imposed as a result of a study demonstrating a need would need to be "proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction."

The Parks and Recreation Department continues to improve annually with increasing maintenance and capital expenditures, included in each year's budget since 2017/2018, the County has invested \$90.8 million in over 150 Capital Improvement Projects across the County Park system, including playgrounds, field renovations, field lighting, pavilions and crossovers, docks, and boardwalk replacements.

**Staff Recommended Action:**

It is recommended that the Board of County Commissioners reject the recommendation.

Recommendation Details

Contact Information

**Full Name:** Sandra I Sullivan **Email Address:** s2sully@gmail.com  
**Mailing Address:** 165 Dorset Lane **Alt Email Address:** sandra@sandrasullivan.com  
South Patrick Shores fl 32937 **Phone Number:** 954-224-8624  
**Group/Organization:** WAVESaction LLC **Recommendation Information:**

**Recommendation Title:** Impact Fee for Parks  
**Areas Affected:**

**Department:** PARKS AND RECREATION DEPARTMENT

Brevard is experiencing rapid growth and parks are crowded, i.e. Viera due to growth. This is a burden to fund new park facilities as Parks and Rec is underfunded. The funds raised by the ad-valorem tax is insufficient even for our existing parks hence why Brevard keeps giving away our parks.

**Problem Description:**

Brevard needs to add an impact fee for parks so that developers are paying their share for this added growth. Yes, I realize this gets passed onto the new homebuyer in these new areas.

**Recommendation Description**

Other Counties, like Fort Lauderdale, have this impact fee. In this way, developers would be contributing to the added cost of parks needed for the rapid development Brevard is experiencing.

Attachments

There are no attachments for this recommendation.

Administrative Action

Evaluation

Recommendation Timeline

User	Status	Date	Remarks
CEER WebUser	Citizen Submitted	Dec 30, 2023	

User	Status	Date	Remarks
Karen Conde	Department Assigned	Jan 3, 2024	PLANNING AND DEVELOPMENT DEPARTMENT Assigned

Awaiting action from department director