

RESOLUTION NO. 2000-16
OF THE
BOARD OF COUNTY COMMISSIONERS
ST. JOHN COUNTY, FLORIDA

WHEREAS, the residents of Mid-Anastasia Island, within St. Johns County District 5, have worked together to develop a VISION, and

WHEREAS, this VISION reflects a future for the Mid-Anastasia Island community that displays desired aspects and attributes that the residents wish for their future, and

WHEREAS, many of the Objectives and Actions identified within this VISION can only be accomplished by St. Johns County, and

WHEREAS, the Board of County Commissioners recognizes that many of the proposals within the VISION are indeed meritorious.

THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida that the Board of County Commissioners accepts the VISION for the Mid-Anastasia Island community and directs that it be utilized within St. Johns County as a working guide for decisions affecting the Mid-Anastasia Island community, in part or in whole.

PASSED AND ADOPTED, this 8th day of February, 2000, by the Board Of County Commissioners of St. Johns County, Florida.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
Chairman

Attest: Cheryl Strickland, Clerk

BY: Patricia De Grand
Deputy Clerk



**MID-ANASTASIA ISLAND
ST. JOHNS COUNTY, FLORIDA**

**A COMMUNITY VISION FOR THE
NEXT MILLENNIUM**

**Resolution 2000-16
February 08, 2000**

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INTRODUCTION

Simply stated, the **Vision** for the Mid-Anastasia Island community is that of a seaside community containing safe, pleasing and desirable residential developments, appropriately scaled inns and hotels, restaurants and neighborhood serving commercial establishments, and a mix of recreational opportunities, including beach and waterway uses. All of these activities should be supported by the best possible level of services including transportation, communications, water and sewer systems and other services required to provide for the safety and convenience, the health and well-being of the community's residents and visitors.

Our **Vision** is also that of a seaside community which preserves open spaces and places a high value on the preservation and protection of wetland, estuarine, and other sensitive environments. There should also be adequate provision for safe, attractive beach and waterfront accesses for the use and enjoyment of both residents and visitors.

The Mid-Anastasia Island community will grow, but its boundaries are finite. Growth and development must be undertaken with a balanced and measured approach. This **Vision** is focused on immediate and surrounding environments, as well as developed, developing and undeveloped areas. The future growth and development within the community must be in conformance with all applicable State, Federal and County Standards, as well as those set forth in a special zoning overlay district established to encourage and maintain the overall attractiveness, harmony, character and stability of the Mid-Anastasia Island community.

MID-ANASTASIA ISLAND VISIONING COMMITTEE

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I. GROWTH MANAGEMENT AND LAND USE

FOCUS STATEMENT

Our goal is to develop a **Vision** that will guide State, County, and individual decision makers in matters related to land use, development and redevelopment in the Mid-Anastasia Island area and to establish a special Overlay District for Mid-Anastasia Island, within the unincorporated area of St. Johns County. The future development of land should be balanced to maintain, improve and preserve the natural resources, while meeting the needs of our citizens' health, safety and welfare.

The environmental aspects of this area are closely tied to the quality of life enjoyed by its residents and visitors. The mixture of natural and recreational areas such as the Atlantic Ocean, its shoreline, the Intracoastal Waterway and its shoreline, makes future decisions regarding land use so important in this unique section of St. Johns County.

With the assistance of the St. Johns County Board of Commissioners, the staff of the St. Johns County Planning Department, together with involved residents and business owners expressing their desires for the future of the community, this **Vision** for a comprehensive Overlay District will become a reality.

OBJECTIVE 1 PRESENT AND FUTURE DEVELOPMENT

The objective of the Growth Management and Land Use Committee is to study present and future development plans and to make recommendations on ways to control and manage both commercial and residential growth. The committee feels the designated area is already overbuilt and would like to ensure controlled growth and management of undeveloped land within the area. In order to enhance, but control growth, and manage development and redevelopment, the following areas should be carefully studied and appropriate actions should be taken.

Action 1 Focus commercial development and redevelopment in areas designated as Commercial on the Future Land Use Map of the St. Johns County Comprehensive Plan within District 5, assuring protection for adjacent residential properties.

Action 2 Enhance the physical appearance of the area through increased landscaping of public and private property, especially commercial facilities.

Action 3 Encourage clustering of similar and complementary uses.

Action 4 Review existing zoning and rezoning requests for consistency with density requirements and the County's Comprehensive Plan, with particular emphasis on areas within the Overlay District. The Committee wishes to encourage the following:

- a) The elimination of land zoned CHT. Because State Road A1A is the only main artery on Mid-Anastasia Island, all undeveloped land should be rezoned to less intensive commercial zoning districts.
- b) The reduction of commercial developments interspersed with residential areas.
- c) The St. Johns County Board of County Commissioners should explore every opportunity to purchase any parcel of undeveloped land to provide residents and visitors with the following:
 - A branch of the St. Johns County Library located in the Mid-Anastasia Island area.
 - An enlarged United States Post Office located in the Mid-Anastasia Island area.
 - Pedestrian access to beach and wetlands.
 - Areas for passive recreation.
- d) In an effort to maintain the quality of life and ensure the health and safety of our citizens, the Visioning Committee strongly recommends that commercial developments be limited to those which will generate only low intensity traffic volumes.
- e) Spot commercial zoning (small parcels with only one commercial building) should be re-evaluated.

Action 5 Support annexation of any unincorporated area by neighboring municipalities only if it does not increase density or intensity and complies with the St. Johns County Comprehensive Plan.

Action 6 Allow for distance / setback requirements to be adjusted by development standards in both residential and commercial areas.

Action 7 Oppose any major development in St. Johns County, such as a theme park, which would create a negative impact on Mid-Anastasia Island.

Action 8 Create a set of development guidelines and standards that an Architectural Review Committee can utilize to prevent construction of multi-family, high-rise and commercial projects that are not compatible with the surrounding area, including a review of buffers, landscaping, signage,

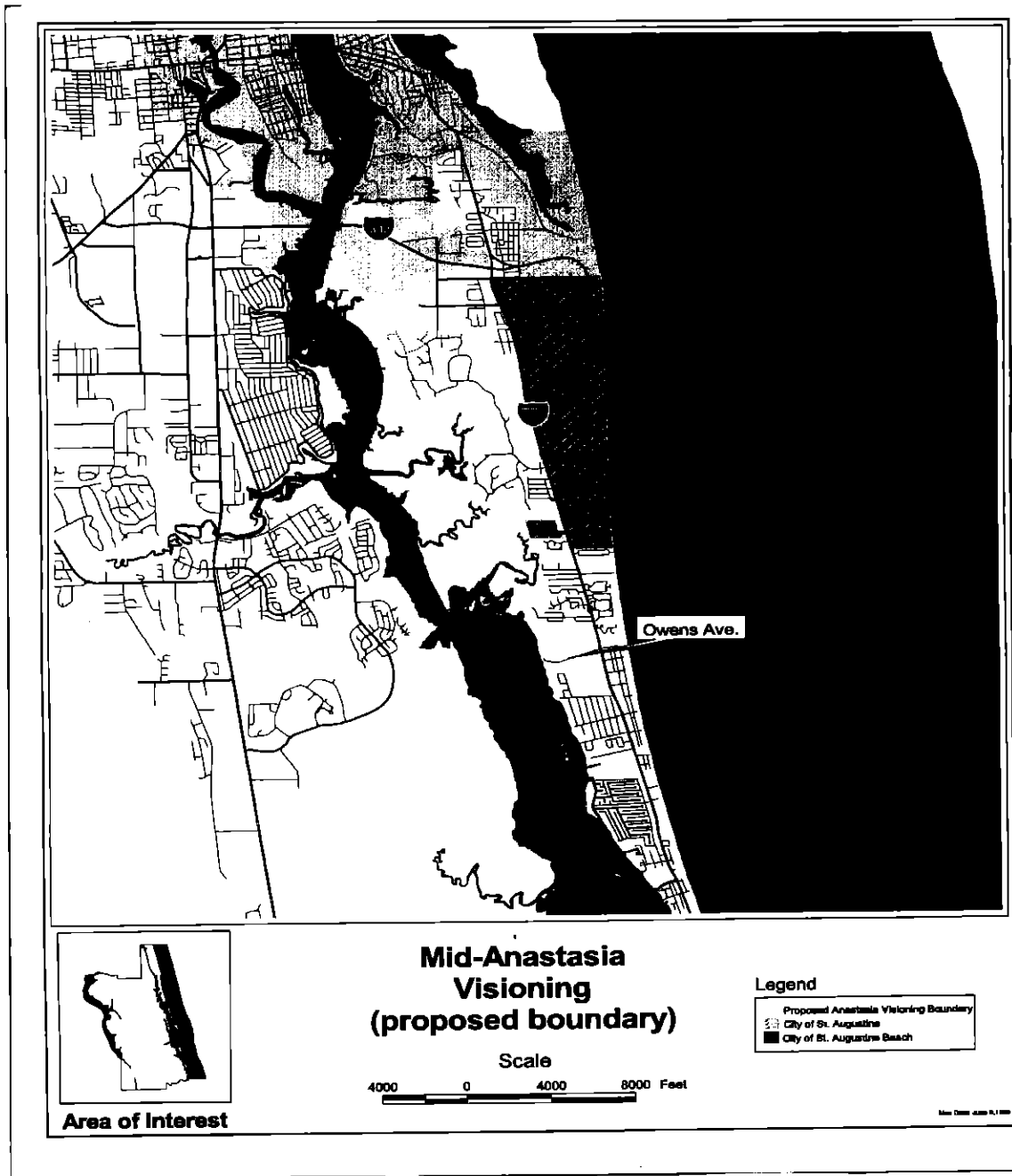
construction design, density, and noise impact.

Action 9 Create meaningful open spaces by defining open space as the community's environmentally sensitive wetland and beach areas, supporting their preservation and protection through development (such as PUDs) that uses creative and innovative design standards, such as clustering.

OBJECTIVE 2 DELINEATION OF THE MID-ANASTASIA ISLAND AREA

The Mid-Anastasia Island area consists of all lands within St. Johns County along State Road A1A from Owens Avenue, extending northward to State Road 312, and the St. Augustine City limits, and extending Westward to the Intracoastal Waterway and Eastward to the Atlantic Ocean.

The area is substantially developed consisting of planned residential developments of single-family homes and condominiums, with supporting commercial facilities. It is an area where both residents and visitors have beach access, a variety of shops and restaurants, and other services. There are scattered parcels of undeveloped land. The Visioning Committee viewed with concern the possibility that uncontrolled development of these remaining areas would adversely affect the quality of life, and the environmental integrity of the Mid-Anastasia Island area.



OBJECTIVE 3 IMPLEMENTATION OF A SPECIAL ZONING OVERLAY DISTRICT

It is recommended that special requirements in the form of an overlay superimposed upon the various zoning districts should be adopted as a Special District within the St. Johns County Land Development Code. The Overlay District should contain guidelines, standards and criteria, which support and implement the objectives of this Vision.

**OBJECTIVE 4 DESIGN AND DEVELOPMENT STANDARDS APPLYING
WITHIN THE OVERLAY DISTRICT**

It is recommended that development guidelines and standards contained in the Overlay District be applied to all commercial and multi-family development, including those uses when occurring in Planned Unit Developments (PUDs). These guidelines should also apply to signs and certain additions and exterior renovations. The site design and development standards to be applied to the Overlay District should be consistent with the objectives and Actions as established within this Visioning document. The objective of such requirements is to protect residential uses; cluster complementary uses; protect scenic views; enhance physical appearance through increased landscaping and signage controls; protect the beach and residential community character through the provision of architectural guidelines; and encourage pedestrian activity.

OBJECTIVE 5 ARCHITECTURAL AND DESIGN GUIDELINES

- Action 1** The compatible relationship of architecture along roads in the proposed Mid-Anastasia Island Overlay District is of critical public concern for any buildings or site improvements. The Overlay District should contain guidelines and standards that promote compatible development in the Mid-Anastasia Island area.
- Action 2** Proposed development should be located and configured in a visually harmonious manner with the terrain and vegetation of the parcel and surrounding parcels. Structures should not impede, to the extent practical, scenic views from the main road or from existing structures and the natural environment. This may be accomplished by the use of architectural features and/or siting of proposed structures to reduce the appearance of excessive and inappropriate height or mass of proposed structures.
- Action 3** The architectural design of structures and their materials and colors should be visually harmonious with the overall appearance of existing developments. Pastel or earth tones should be encouraged.
- Action 4** Design criteria should be developed to enhance development of property within the Mid-Anastasia Island area as well as protect the visual character of the lands adjacent to the area.
- Action 5** The location and dimensions of wall and ground signs should be of an appropriate scale related to the architectural style and features of the main building. Additional billboards should be discouraged.

Action 7 Standards and guidelines for appropriate lighting should support St. Johns County Land Development Code requirements, particularly as they relate to protection of marine turtle.

OBJECTIVE 6 ARCHITECTURAL REVIEW COMMITTEE

Action 1 It is recommended that an Architectural Review Committee (ARC) consisting of citizens living in the Mid-Anastasia Island area be formed to review applications submitted pursuant to the Overlay District.

Action 2 The design review should not stifle innovative architecture, but rather encourage development to be supportive of the objectives of the Visioning document. Specific standards should be developed to guide the ARC in reviewing proposed development subject to the Overlay District.

II. INFRASTRUCTURE ELEMENT

FOCUS STATEMENT

Our **Vision** is to provide the optimal level of services and facilities thereby promoting the health, safety, and general welfare of the residents of Anastasia Island. These services and facilities should:

- Accommodate the needs of both residential and commercial interests.
- Minimize congestion in our streets.
- Insure safety from fire, storm and other dangers.
- Facilitate the adequate provision of transportation, water, sewage, electric power and other public services.
- Support the development of ordinances and laws to sustain a distinct character of the area that will promote desirable living conditions and stability of neighborhoods.

OBJECTIVE 1 ROADWAYS FOR VEHICULAR USE

Our community should be provided with safe, efficient movement of traffic on roadways, roadway spans and crossovers, and for pedestrian and bicycle traffic.

- Action 1** Any proposed major traffic modifications by the Florida Department of Transportation (FDOT) should be reviewed in the planning stage by residents and business owners of the community.
- Action 2** The community should be provided with on-going information regarding current and future plans for roadways and spans in the Mid-Anastasia visioning area from County and State transportation authorities.
- Action 3** Additional off-street parking with provision for landscaping and visual barriers should be provided where possible to meet demand. Special areas designated for RV parking should be provided. Transient RV parking should be restricted to these areas. Parking of vehicles with more than two axles should be allowed only in designated parking areas.
- Action 4** State Road A1A is the major traffic connector to Mid-Anastasia Island. As such, St. Johns County should articulate its desire to have the State review construction of a four-lane roadway southward to route 206 and westward.
- Action 5** Bus traffic intersections used by pedestrians should have timed four-way signals, pedestrian initiated, to allow safe movement across busy areas. Signage and warning signals should designate these intersections as safety crossings.
- Action 6** Traffic lights on State Road A1A should be timed to encourage observance of speed limits. Signs indicating timed traffic areas should be designated to aid driver compliance.
- Action 7** A sign at the intersection of State Road A1A and State Road 312 should be placed to clearly indicate the emergency evacuation route.
- Action 8** Unpaved roads within Mid-Anastasia Island area should be paved where supported by adjacent property owners. Road paving should occur only after proper stormwater runoff has been designed. This might be carried out through sewer systems or retention ponds or combinations that are suitable for the area in consideration.
- Action 9** State Road A1A and A1A Beach Boulevard should be a focus of comprehensive beautification efforts including trash removal, restrictions on billboards and their future removal. Landscaping should be attractive

and supportive of a quality living environment. Lighting of roadway and public parking areas should be planned as a consideration of public safety. Public telephones should be located in protected areas.

Action 10 State Road 312 borders the Mid-Anastasia Island area. The development of numerous intersections on both sides of the highway east of the Mickler Bridge has created hazardous conditions. It is suggested that future access to State Road 312 between State Road A1A and the Mickler Bridge be limited. Parallel service roads should be constructed to handle local traffic.

OBJECTIVE 2 ESTABLISH A SHUTTLE SERVICE

A shuttle service should be established for the Mid-Anastasia area to serve local residents and visitors in their movements between home, business, off-beach parking areas and recreation areas. It is envisioned that trolleys similar to those used in the St. Augustine historic area would be suitable and efficient for the limited route planned.

Action 1 The projected route of the shuttle service would be a loop from the intersection of State Road A1A and Pope Road to Mary Street or beyond and return through A1A Beach Boulevard through commercial and beach access areas. Maps of tourist attractions and wayfinding signs should be posted at shuttle stops and on shuttles to inform the public of attractions. Costs should be shared by the City, County and commercial outlets.

Action 2 Shuttle stops could be “on demand” along the route, but sheltered off-highway areas would be traditional stop areas. The shuttle would operate initially only during the tourist season unless sufficient public and commercial demand is demonstrated for year round service.

OBJECTIVE 3 PEDESTRIAN AND BICYCLE ACCESS WITHIN RESIDENTIAL AREAS

Within Planned Unit Developments, walkways and bicycle paths should be required. Landscaping should be appropriate to the environment. Roadway curbs with cuts for wheelchair access should be included in design of developments. Lighting should be provided as required to enhance the safety of walkways and bicycle paths. Surface material should be pervious whenever possible.

OBJECTIVE 4 SEWAGE TREATMENT AND STORMWATER DRAINAGE

The Matanzas River Basin, designated by the State as a Class II Waterway, continues to be at risk from degradation in water quality for recreational uses, shellfish and marine life because of the increasing concentration of fecal coliform bacteria associated with human sewage and untreated organic wastes from wildlife and stormwater runoff.

- Action 1** Centralized sewer facilities within the Mid-Anastasia Island should be extended since septic systems are currently used in thirty percent of the developed area. Where available, individual residential and commercial property owners should be required to connect to central sewer systems. Treatment plant capacity approximates four million gallons per day. Current usage approximates two million gallons per day.
- Action 2** Reverse negative environmental impacts to the Matanzas River, and reduce health risks resulting from declining water quality through improvements in stormwater management and sanitary sewer infrastructure.
- Action 3** St. Johns County Utility Department should plan for the construction of major collector sewer lines where needed to facilitate the eventual placement of sewer laterals and pumping stations so every land parcel north of Owens Avenue can be serviced by sanitary sewers. Plant capacity should be increased, if needed, to accommodate any load increase without having to move effluent across the Matanzas River.
- Action 4** St. Johns County should ensure all future construction projects include provisions for connection to sanitary sewers and place a moratorium on the installation of septic systems on Anastasia Island (north of Owens Avenue) by the year 2001.
- Action 5** St. Johns County should seek federal and state financial assistance to support a program of capital improvements in the County Utility Department so all Anastasia Island properties can be served with sanitary sewers by the year 2005.
- Action 6** St. Johns County, in cooperation with the cities of St. Augustine and St. Augustine Beach should review stormwater impacts on Anastasia Island and the Matanzas River with the goal of minimizing flooding and preventing stormwater runoff from entering the Matanzas River Basin or the Atlantic Ocean. A target of year 2005 should be used to eliminate any stormwater run off from reaching public waters without first passing through a catch basin or treatment facility. Other actions needed to minimize runoff include:

- Where appropriate, require all new roadways, driveways and walkways to be constructed using permeable materials.
- Insure, as replacement needs occur for roadways, driveways and walkways, that such replacement uses permeable materials.
- Enforce the timely and adequate maintenance of all retention ponds, drainage ditches and catch basins.

Action 7 St. Johns County should implement a public information program to disseminate information regarding future sanitary sewer system and storm water improvement projects and explain their necessity to improve health standards and the environment. Cost sharing arrangements should also be identified.

OBJECTIVE 5 WATER USAGE

Adequate water supplies should be maintained to provide for increased usage within the next decade. Re-use water should be used to support agricultural and landscape needs thereby reducing demands from the underlying aquifers. Improvements in water pressure maintenance are needed to support fire fighting and multi-story domestic usage.

Action 1 St. Johns County should encourage the utilization of reuse water where possible.

Action 2 St. Johns County should adopt water line pressure standards that will ensure adequate pressure for fire fighting and multi-story building needs. Plan for and implement system upgrades to support adopted standards.

Action 3 St. Johns County, in cooperation with appropriate builder's organizations, should initiate a study to determine the practicality, methodology and time phasing anticipated to install/retrofit water reuse lines as a water conservation measure throughout all developments.

Action 4 St. Johns River Water Management District should procure additional well and recharge areas within St. Johns County to assist in the future water provisioning needs of the county.

OBJECTIVE 6 ELECTRIC POWER INTERFACE

The Florida Power & Light Group (FPL) provides electric power to the area. Major high power distribution lines serving the area are placed on above ground utility poles. These utility poles and lines are vulnerable during storms, fires and accidental impacts.

They also present a visual distraction. Utilities should, to the extent possible, be placed underground to provide for a safer, more visually appealing environment.

- Action 1** When public or private excavation (such as installation or repair of sewer lines) takes place within publicly owned rights-of-way, utility companies should be required, where possible, to locate utilities.
- Action 2** The County should state as a matter of policy its preference for underground utilities on Anastasia Island and offer incentives for utilities to convert from above ground to underground sites.
- Action 3** Underground utilities should be required in all future construction of residential and commercial sites. Above ground fixtures should be limited to transformers and pad-mounted enclosures containing electrical switching or monitoring equipment.

OBJECTIVE 7 ELECTRONIC EQUIPMENT

To enhance the visual appearance of the island setting and provide for public safety during severe weather, the following criteria should be followed for the exterior installation of electronic devices and machinery.

- Action 1** Heating, ventilation and air conditioning equipment, compressors and other external fixed operating machinery should be either screened from view with fencing or vegetation, or so located that such items are not visible from any roadway, adjacent property or intersecting streets.
- Action 2** Satellite dishes should not exceed three feet in diameter and should be affixed to a building. Such fixtures should be concealed from visibility to the extent possible.
- Action 3** Free standing communication towers and other above ground electronic transmission facilities should be allowed only as provided for by applicable State and Federal law.

OBJECTIVE 8 AIR QUALITY AND POLLUTION CONTROLS

To protect and enhance the air quality of Anastasia Island, all sources of air pollution should comply with rules set forth by the Environmental Protection Agency and the Florida Department of Environmental Protection. Additionally, outside burning, including that associated with land clearing should be prohibited. This will diminish potential of fire spread in addition to reducing odors and smoke pollution. St. Johns

County should incorporate outside burning prohibitions in their land development regulations for Anastasia Island.

OBJECTIVE 9 NOISE CONTROL

In keeping with the residential character of Anastasia Island, operations and activities that may create or maintain a level of noise detrimental to the public health, comfort and well being of all residents and visitors should be regulated. It should be unlawful for any person or animal to make, continue or cause to be made, any loud or unnecessary noise that annoys, disturbs or endangers the peace of the community.

Action 1 St. Johns County should establish noise ordinances and standards that prescribe levels by time constraints and are measurable by American National Standards Institute (ANSI) standards.

Action 2 A noise control officer should be appointed by the County to oversee noise pollution standards and issue permits for special events that will exceed noise levels allowed.

Action 3 The St. Johns County Sheriff's Department should be made responsible for enforcing noise standards, and patrol vehicles should be equipped with hand held sound measuring devices with a scale promulgated by ANSI. Measurements should be taken at the property line nearest the source of the sound being emitted.

III. WATER MANAGEMENT AND THE ENVIRONMENT

FOCUS STATEMENT

The Mid-Anastasia Island area is in transition. Development has dramatically increased in recent years. Our natural environment has become significantly altered to the point where vast quantities of trees and wild habitats have been sacrificed to expanding development. We must regain control of our natural environment and water resources in order to maintain an acceptable balance between our developed and natural environments. In order to maintain a cohesive future planning overview concerning our island water resources and the environment in general, the following actions are recommended for consideration and implementation.

OBJECTIVE I Protection and Conservation of Water

Conserve, protect and restore the waters of this area to provide a continuous and abundant supply of clean water suitable for use by both human and wildlife populations.

Action 1 Manage lakes, drainage ditches and retention ponds by chemically and biologically monitoring them to maintain acceptable water quality and to identify problems requiring correction. Mandate that runoffs from roads, commercial establishments and private residences be directed into appropriate storm drainage and retention systems.

Action 2 Maintain adequate supply of high quality potable water and a quality sewage treatment system for this area by having new commercial and residential developments utilize the existing network of water and sewer systems.

Action 3 Encourage the use of slow-release natural organic fertilizers and compost in lieu of chemically-produced fertilizers, which tend to exacerbate phosphate and nitrate nutrient run-offs causing deterioration of our ponds, waterways and wetlands.

Action 4 Encourage local participation in the efforts of the St. Johns River Water Management District for long-term water supply planning for northeast Florida for the next 25 years.

Action 5 Support the establishment of enforceable ordinances leading to efficient use (and to curtail indiscriminate use) of water resources such as:

- a) use of moisture-sensitive controls on irrigation systems,
- b) micro-watering practices for agriculture irrigation, and
- c) prohibition of lawn watering during the heat of the day.

Action 6 Develop public education programs that address water and environmental conservation issues using various media forms, such as the “St. Johns County Government Channel”, awareness groups and our schools. Success in conservation requires a knowledgeable and involved public working together toward common goals.

GENERAL STATEMENT

The City of St. Augustine, the City of St. Augustine Beach, and St. Johns County use fresh ground water from surficial and Floridan aquifer wells. These are located east of Interstate Route 95 and west of US 1 between State Road 13A and 16. There are nine

surficial aquifer wells and three Floridan wells. This may be the so called “water source at 12 Mile Swamp”. Using these aquifers, the City of St. Augustine has existing facilities to meet its 2020 needs. While the City does seem to have sufficient water for its current and future needs, the existing ground water withdrawals appear to adversely impact nearby wetlands. Therefore, there is some question as to whether current withdrawal rates can be sustained or increased without mitigation of wetland impacts.

For the City of St. Augustine and St. Johns County wellfields, much of the pumpage comes from the confined surficial aquifer, so wetlands dehydration in the vicinity of the wellfields is a concern. In the Water 2020 Study, insufficient data regarding aquifers, confining beds, and the relationship between wetland water levels and surficial aquifer water levels introduced a measure of uncertainty to wetlands dehydration predictions.

The St. Johns County population is expected to increase substantially by 2020 from 98, 188 in 1995 to approximately 176,700 in 2020, an overall increase of 80 percent. This population can be divided into the self-supply population and the public-supply population. The self-supply population includes residents who rely on private wells or small water-supply systems. These populations are expected to decrease. The public-supply population includes all residents served by a major public water-supply system. The St. Johns public supply population is expected to increase by 166 percent and by 2020 will account for about 93 percent of the total population.

An interconnect between the City of St. Augustine and St. Johns County Utilities could provide an operational flexibility for both systems. If the City currently has excess capacity, this capacity could meet some of the County’s immediate needs while more detailed analysis is conducted to determine the preferred course of action. In the future, the County could supply water to the City if the ultimate capacity of the existing wellfield proves insufficient to meet the City’s 2020 needs. In any case, an interconnect could provide emergency backup and redundancy to both water supply systems.

OBJECTIVE 2 Protection of the Environment

Preservation and protection of the remaining natural resources of the Mid-Anastasia Island area, including coastal, wetland and upland areas and their flora and fauna, is of paramount importance. A portion of the Guana Tolomato National Estuarine Reserve is located within the Mid-Anastasia Island Area. These valuable resources must be protected. Once lost, they become lost forever.

Action 1 Establish a St. Johns County Land Trust to develop land acquisitions and accept donations of land for preservation purposes including buffer zones between developed properties. Actively pursue the acquisition of environmentally sensitive or endangered lands through Federal, State and County acquisition programs in concert with the St. Johns County Land Trust.

- Action 2** St. Johns County and the City of St. Augustine Beach should provide and implement a consolidated and coordinated plan for use of land areas in flood prone areas.
- Action 3** Support the creation of a Master Resource Management Plan for the mid-Anastasia area which will itemize and describe significant environmental resources requiring conservation, and define and detail buffer zones adjacent to developments. The sizes of these buffer zones must be clearly defined and become non-negotiable in future development efforts.
- Action 4** Encourage the use of “cluster designs” in Planned Unit Developments to help preserve remaining sections of open space and natural habitat.
- Action 5** Protect existing species of Federal and State protected flora and fauna within our County, and our natural spaces in general.
- Action 6** Encourage the use of Xeriscaping™ in our developed areas and roadsides. Xeriscaping promotes the use of indigenous trees and plants that are resistant to salt, pests and drought. These plants should be readily available at local nurseries and be labeled with their Xeriscaping qualities. Provide and disseminate information on Xeriscaping techniques and plants.
- Action 7** Support the study and implementation of wildlife corridors for the Northeast Florida Region. These corridors will provide protection of habitat for animals threatened by land acquisition and fragmentation of natural environment. Promote the awareness of Endangered Species in our area to the general public and in our schools.
- Action 8** Encourage the use of high-pressure sodium street lighting and the establishment of limited use or restricted area sections of beachfront to protect the endangered sea turtle. Since the turtles nesting places are generally close to the dunes, these restrictions should impose no hardship on the beach resident populations.
- Action 9** Rigorously enforce the County’s land clearing regulations, which prohibit “wanton clear cutting” of trees in areas undergoing development. Enforce existing State and County laws that govern open burning of trees and other materials.
- Action 10** Fire remains a constant threat to the natural resources of Florida. Encourage the periodic removal of dry fire-prone under-brush, while taking care to minimize impacts to wildlife particularly in the natural buffer areas adjacent to developed properties.

- Action 11** Encourage the planting of flowers, shrubs and trees at the entrances and boundaries of commercial development and require that these be appropriately maintained.
- Action 12** Encourage community organizations and schools to sponsor the care and upkeep, including periodic trash removal, for assigned sections of public roadside areas.
- Action 13** Promote the establishment of effective and enforceable ordinances addressing animal waste cleanup and removal of “road-kill” from public right of ways.

IV. CULTURAL AND RECREATION

FOCUS STATEMENT

The focus of the Cultural and Recreation Subcommittee is to define, preserve, and protect the cultural and recreational sites within the Mid-Anastasia Island area for the educational and recreational use of future generations. Our current resources are:

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cultural | St. Johns County Pavilion |
| Scenic | Atlantic Ocean Beach and Mantanzas River frontages |
| Natural | Beach Bird Sanctuary at Anastasia Island State Park Cooksey’s Campground (Scrub Habitat, Endangered Scrubjay, Gopher Tortoise, Rookery) |
| Recreation | Beach Access Beach Parking/ Beach Driving Ron Parker Park (Ballfields, Tennis) St. Johns County Pier & New Pavilion, Picnic & Play Area, Volley Ball, Fishing Anastasia Island State Park (Jet Ski Launch, Control of Waterway) Amphitheater R.B. Hunt School “Blowhole” Surfing Contests |

The importance of cultural and leisure activities to the citizens of our community cannot be overstated. They contribute significantly to the common good, to the general quality

of life, to the expansion of horizons for our youth, to physical and spiritual well being and to the acceptance of diversity into our lives. It is our objective to create a **Vision** that will promote a long-range strategy for the community in the area of culture and leisure, one that will guide us into the next century. The Mid-Anastasia Island area has two primary objectives:

- Determine what resources are currently available within the district and form a strategy to preserve and enhance these resources.
- Determine what additional resources can be acquired through the establishment of new programs.

OBJECTIVE 1 THE BEACHES

The beautiful beaches that are characteristic to our district are the greatest leisure and recreational resource of the community. These beaches play a defining role in our quality of life and have affected many people's decision to visit or move here. The community recognizes that the beaches and associated dunes are an environmentally sensitive, continuously changing ecosystem, and that their protection is a foremost priority and should be strictly enforced. Additionally, because the beaches are a natural resource and a recreational magnet, the provision of public access for present and future generations is of major importance. Current vehicle and pedestrian access is at Ocean Trace Road, Surf Drive, Dondanville Road, Mantazas Avenue, and Mary Street. The parking area at the north side of the Howard Johnson's hotel provides pedestrian access.

Between Anastasia Island State Park and Mary Street, the County Recreation Department has identified fifty beach access points. Beginning at the pier, nineteen of the first twenty access points are not accessible because of erosion, rocks, revetments, or are privately owned. The Hampton Inn has a walkover, but no public parking. The only parking from 4th Street south to Ocean Trace is at "A" street and Beach A-1-A, and accomodates approximately eighteen cars. From 3rd Street to F Street, on Beach A-1-A, there are vacant lots that may be for sale for parking near footpath accesses. Perhaps land that abuts the Fleeman Tract could be acquired for off-beach parking acreage pending the outcome of Volusia County's lawsuit regarding beach driving. From the Surf Drive and Dondanville Road accesses to Mary Street, the County identifies nine street end accesses, however, these all are on private condominium owned land.

Action 1 With the continued cooperation of city, county and state agencies, local schools, and the citizens of our district, the beaches and their associated dunes will be monitored and surveyed for their protection, enhancement, and re-nourishment needs. Lifeguard stands should have a manual clock showing high and low tide times.

Action 2 In order to provide access to the beaches for present and future generations, all county and city owned beach access easements should be surveyed annually to prevent encroachment and loss of land. Furthermore, easements should be clearly identified and secured as necessary.

Action 3 In conjunction with the identification and future development of beach access easements, provide vehicle parking, public restrooms, bicycle racks, and picnic facilities as necessary. Monitor the existing campground areas for possible future beach parking and passive recreation. Additionally, public access to beach areas should be maximized through development of pedestrian walkways or crossovers, public parking and public or private shuttle services. Shuttle services, when possible, should coordinate with the City of St. Augustine Beach and/or City of St Augustine and the County public transportation services. Beach shuttle stops for public access should have sheltered areas and should be located at nearby parking. Public beach access points should be clearly identified within the Mid-Anastasia district with appropriate signs and walkways.

OBJECTIVE 2 INTRACOASTAL WATERWAY

Identify potential conservation and recreation sites along the Intracoastal Waterway to provide public access for fishing and boating activities. The Intracoastal Waterway forms the western boundary of this community and is an important part of our environment and quality of life. There is an imperative need to protect this continuously changing ecosystem, its estuaries and significant archaeological resources.

OBJECTIVE 3 WALKWAYS

Public nature walkways are to be encouraged in any new developing residential and commercial areas. Such walkway areas should be a natural environment and be supportive to the “bird sanctuary” designation of the island. Newly acquired land for parks and recreation should include designated walkways or pathways.

OBJECTIVE 4 RECREATIONAL FACILITIES

We request that County schools open their recreation facilities year round and after regular school hours for community recreation and other activities. A joint use agreement with the County and the School Board is currently in effect at Landrum Middle School in Palm Valley for their playing fields. A similar agreement is desired in the Mid-Anastasia Island area.

OBJECTIVE 5 CULTURAL FACILITIES

We encourage the cooperation between St. Johns County and the City of St. Augustine Beach in supporting cultural, community and leisure activities, and recommend utilization of the new park pavilion for this purpose.

V. CONCLUSION

The Mid-Anastasia Island Visioning project is unique among other St. Johns County Visioning projects. Unlike other areas of St. Johns County, this area is substantially developed in terms of both commercial and residential development. Remaining open space is rapidly disappearing as roadways and continuing urban growth occurs. The area is also distinct in that, within the Mid-Anastasia Island area, there are two separate and distinct municipalities, the City of St. Augustine Beach and unincorporated St. Johns County. Working with residents of both municipalities to achieve a common **Vision** has been a central and outstanding objective of this project.

Aside from protecting a sensitive beach, marine and estuarine environment, the goal of the Visioning project is to provide a guide for future policy decisions and regulations related to development within the Mid-Anastasia Island area which will result in the protection and enhancement of the Mid-Anastasia community.