

**RESOLUTION NO. 99 - 22
OF THE
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

WHEREAS, the residents of South Anastasia Island have worked together to develop a VISION; and

WHEREAS, this VISION reflects the future for South Anastasia Island which displays all the desired aspects and attributes that the residents wish for their future; and

WHEREAS, many of the IMPLEMENTING ACTIONS identified within this VISION can only be accomplished with the assistance of St. Johns County; and

WHEREAS, the Board of County Commissioners recognize 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 South Anastasia Island and directs that it be utilized within St. Johns County as a working guide for decisions affecting South Anastasia Island in part or in whole.

PASSED AND ADOPTED, this 9th day of February, 1999, by the County of Commissioners of St. Johns County, Florida.

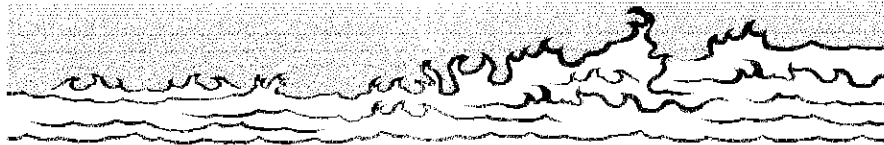
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Marc A. Jayalove
Chairman

Attest: Cheryl Strickland, Clerk

By: Bethina DeGrande
Deputy Clerk

South Anastasia Island Vision Project



Co- Chairs

Jim Abbott, George Theophilos and David Wiles

Steering Committee

**Michael Greenburg
Bill Hamilton
Pat Hamilton
George Jacunski
Frances Keiser**

**Steve Marrasso
Deborah Simone
Maureen Welch
Marilyn McCall Wiles**

We the people of the South Anastasia Island Vision Project have a vision. That is to preserve and protect the archeology, culture, history, environment, recreation and scenic views in the beautiful locale we live in. We, and the generations to come will have the opportunity to enjoy a particular lifestyle. To that end it is our desire to maintain and preserve the character and environment of South Anastasia Island as a rural Florida beach community.

The purpose of this four month effort was to create a succinct statement of our vision of South Anastasia Island and the particular properties of an overlay district will represent stipulations more stringent than existing county regulations and the comprehensive land use plan.

The geographic boundaries this vision affects are from Owens Avenue to Matanzas Inlet on Anastasia Island, then south to the county line. We also claim interest in the east to west boundaries of the Atlantic Ocean to the intra-coastal estuary.

THE SOUTH ANASTASIA ISLAND VISION PROJECT

What is a vision process?

This process is designed to provide the citizens of South Anastasia Island with an opportunity to express their desires for the future of their community. The citizens of South Anastasia Island will develop a vision that reflects their desires. Then citizens, public and private organizations and jurisdictions on South Anastasia Island will work together to determine which actions are necessary to achieve their common goals.

Why do we need this on South Anastasia Island?

South Anastasia Island is experiencing rapid growth and development. Planning our future now is essential to allow us to shape how the region grows and develops rather than being victims of those changes.

How did this project get started?

A number of issues have come together to prompt some of our community leaders to take action and begin a community vision process: the World Golf Village and its anticipated impact; recent events that sparked discussions regarding building design standards; discussions regarding efforts to attract Six Flags to St. Johns County; and the fate of Route 100 for our neighbors in Flagler Beach.

Who is leading this project?

Concerned citizens of South Anastasia Island will be the true leaders of this project. St. Johns County Commissioners and staff are providing organizational support and will assist in guiding the project through vision process.

How will this process be funded?

This process will be supported by volunteers, county staff and in-kind support. Other donations of resources will be solicited, as needed.

How will this process work?

All interested citizens who attend the initial meetings will come up with an overall vision for the future of South Anastasia Island. Based on the overall vision, the group will develop focus statements. Sub-committees will then be developed for each of the major focus areas. Sub-committees will identify objectives for each focus area and come up with action strategies to address them.

How can I get involved?

The only requirement is a willingness to give your time and energy to help create a vision for the future of South Anastasia Island. Please call David Wiles at (904) 471-1896 for more information on how you can get involved!

WHAT IS VISIONING?

A healthy community is characterized by a connected citizenry:

- *physically* connected groups and civic organizations – both in neighborhoods and throughout the community;
- connected with formal and informal lines of *communication* – bringing community information into the smallest neighborhood and out to the community as a whole; and
- connected *philosophically* in shared values and beliefs -- in a shared vision of the community and in a shared commitment of personal responsibility for a common vision.

The goal of a visioning process is to develop a healthy, connected community. Citizens from throughout the community become connected through participation in a common process. They communicate their ideas and they hear the ideas of others. As their ideas are incorporated into a common community vision, citizens become united by shared beliefs. Collaboration serves to further unite citizens as they share in the responsibility of making their community vision a reality.

The visioning process starts with citizens expressing their dreams and desires for the future of their community. Those dreams and desires are collected and integrated into a shared community vision. The community vision is then transformed into goals and action plans. Finally, the collective resources of citizens, organizations, businesses, institutions, agencies and governments form a collaborative partnership to implement the action plans and make the community vision a reality.

A visioning process is future-oriented, inclusive and collaborative. It marshals the resources of the entire community to work toward common goals.

COMPONENTS OF THE PROCESS

Citizens

Citizens will contribute ideas and develop a vision for the future of South Anastasia Island. Citizen involvement is vital in developing the vision and also in implementing the vision.

Steering Committee

Key individuals from all sectors of South Anastasia Island who have gathered together to execute a countywide, community visioning initiative aimed at mobilizing all the resources of South Anastasia Island to reach common community goals. These people are committed to guiding the process and making it happen. The committee is comprised of the chairs of the sub-committees.

Sub-committees

Groups of Steering Committee members who concentrate on specific focus areas and come up with objectives and action strategies.

Sponsors

Organizations, businesses or individuals who give finances or in-kind donations to support the visioning process.

Endorsers

Organizations, businesses or individuals who give their name and goodwill in support of the process.

St. Johns County Government

Serving as staff for the vision process.

Speakers Bureau

Individuals familiar with the vision process in South Anastasia Island who give promotional presentations to organizations about the process.

Facilitators

People who have undergone specialized facilitator training enabling them to guide small groups in decision making at the community input meetings.

Implementation Process

Implementation will be built into the entire vision process. Throughout the vision process, participants will determine which entities will take the community input and goals and be responsible for implementation. Implementation efforts will continue to involve the public, organizations, business and government.

STEPS IN THE VISION PROCESS

MEETING #1: Organizational Meeting - June 1, 1998

MEETING #2: June 8, 1998

- Finalize organizational structure, project area and implementation plan.
- Develop overall vision through whole group process storyboarding process.
- Break into sub-committees to discuss next steps.

MEETING #3: June 30, 1998

- Whole group: Review draft vision statement prepared by staff from input given last meeting. Make changes as needed using american assemble process.
- Sub-committees: Identify items in vision statement that relate to sub-committee.
- Develop objectives which help move us toward our vision (focusing on strengths/opportunities & weaknesses/threats).

INTERIM STEP:

- Gather resource materials and resource people to provide data, analysis and potential ways to meet objectives, if group requests assistance.

MEETING #4:

- Sub-committees: Develop and prioritize actions for each objective.

INTERIM STEP:

- Staff compiles reports from all groups. Identifies any inconsistencies.

MEETING #5:

- Whole group reviews draft for consensus.
(Note: American Assembly style meeting. This may take 2 meetings.)

MEETING #6: Special meeting - celebration.

- Conduct celebration to distribute final product. Share with other community members and press.

MEETING #7:

- Begin implementation phase.
- Identify who will carry out each action priority, identify potential funding sources, and set a target date for each action priority.

ROLE OF THE STEERING COMMITTEE

- Provide guidance.
- Bring own area of expertise to the process.
- Solidify timetable.
- Develop partnerships.
- Promote the process.
- Help identify needed resources.
- Help provide logistical support.
- Plan for implementation.
- Chair subcommittees.

ROLE OF THE SUB-COMMITTEE MEMBERS

- Attend and participate in sub-committee meetings.
- Bring own area of expertise to the process.
- Develop focus statement, objectives and actions for the sub-committee's particular area.
- Utilize resource people, as needed.

SOUTH ANASTASIA ISLAND VISION PROJECT

JUNE 8, 1998 -- MEETING SUMMARY

On Monday, June 8, 1998, a group of interested citizens attended the second meeting of the South Anastasia Island Vision Project. A primary focus of this meeting was to further refine the group's mission and develop a vision statement.

Participants of the South Anastasia Island Vision Project agreed that in order to be most effective, it would have to set distinct project boundaries. The group decided that the project area would be South Anastasia Island, including Intracoastal Waterway & estuaries. However, the group will discuss and consider impacts from areas outside this boundary. Specifically, the group recognized that activities occurring in areas to the west on SR 206 and US 1, as well as to the north in St. Augustine Beach, will have definite impacts on South Anastasia Island. In light of this interconnectedness, this group will work with citizens from the neighboring regions to work together to address the larger, regional issues and will encourage other visioning processes to take place in those areas. This group would also welcome participation from citizens from those surrounding areas to take part in this visioning effort.

The group also engaged in a visioning exercise, in which the group was divided into four smaller groups. Each group was asked to brainstorm responses to one of three questions:

1. If you flew over South Anastasia Island in a helicopter in the year 2010, what would you like to see?
2. What would you like to see that South Anastasia Island has accomplished by the year 2010?
3. What would you like to see on South Anastasia Island in the year 2010 that makes it unique or distinctive?

The paragraph below is a draft vision statement that has been developed as a summary of the major themes that were identified during this visioning exercise:

In the year 2010, South Anastasia Island is a community that has protected its abundant natural resources. The water is clean, the estuary is healthy and productive. Fish, shellfish and water birds are prevalent throughout the area. There is abundant natural vegetation. An earlier community effort ensured that critical lands were acquired. Greenbelts connect many of the vital natural areas, providing habitat for countless species of wildlife. The area is also part of a marine research corridor, with a National Estuarine Research Reserve located on the southern portion of the island. The community has a strong coalition of environmental groups working together, rather than independently, that have brought about many of these successful natural resource conservation efforts.

The beaches and river banks are clean, the dunes are abundant and protected, and turtles, sand crabs, mullet and other beach wildlife are thriving. Adequate public access and parking areas exists, allowing areas of the beach to remain free of motorized vehicular and traffic. Ordinances regarding issues such as beach lighting, dune protection, boat speeds and jet skis are effectively enforced, ensuring the protection of the area's wildlife and beauty and the safety of its citizens.

The community has preserved its unique, low-key, small town atmosphere. Ordinances were put in place many years ago to protect the environment, beauty and unique character of the area. Most of the development on the island consists of low density, single-family homes that are set back from the roads and built in harmony with the landscape. Both A1A and SR 206 are 2-lane roads that are bordered by native vegetation, bicycle paths and sidewalks. Commercial development has been limited to mainly small businesses. There are no billboards, no shopping centers, no neon lights, and no tall buildings. There are no new condominiums, no large hotels, no fast-food chains, or other franchise commercial development. Utility lines are underground, allowing full view of the scenic vistas.

The community's cultural heritage is celebrated with signs throughout the area identifying sites of historic and archaeological, and environmental significance. Some of these sites are active research sites that involve the citizens in historic, archaeological, and environmental exploration and preservation. The community also has its own parks, a nearby library and cultural events and is also linked to other cultural activities in the county.

The Co-chairs and Steering Committee would like to thank the following people for all of there help and support

Allen Lastinger	Joyce Walker	Jack Collins	Hugh Keiser
Peter O'Neil	Margaret Wiles	Jane Theophilos	Gary Anderson
Betty Abbott	Jane May Richie	Julie Parker	Jon Wiles
J. Garcia-Bengoched	C. Garcia-Bengoched	Jim Sol	Jean Sepas
Joan Barr	Delores Lastinger	Kay McCall	Corey Wiles
Bill Buzzi	Edward H. Strozler	Helen Ross	William Carr
Mary Kate Beatle	Manila Clough	Bernard O'Brien	Marina O'Brien
Doris Davis	Maurice Brown	Pam Brown	Dorothea Miles
Stephanie Infante	John Freeman	Ivan Shullman	Marchita Hill
Evelyn Garfield	M. Kuestemeyer	Art Ginn	Lou Ginn
Judy Ginn	Bill Gretchen	Thomas Brill	Tony Kaczor
Judie Kaczor	Ted Tedesco	Ann Tedesco	Kathy Parker
Edward Kissam	Jane Grobeiny	Wallace Miller	Cherlien Miller
Ralph DePasquale	Shirley DePasquale	Jane Collins	Ruth Lindh
Debi James	Gary Moore	Arthur Morre	Marty Morre
Linda Tague	George Hamilton	Helen Gradison	Donna Davis
Carlos Cardenas	Darvon Cardenas	Phil Cochran	Tom Davis
Thomas Eichelberger	Bud Ericksen	Marion Ericksen	Paul Linser
Barbara Linser	Virginia Mellott	Jane Murray	Milton Murray
Janet Oliver	Piercy Day	Gerald Smith	Dan Usdin
Mary Kay Smith	Marve Steinke	Mathew Wiles	Leo Leonard
CarolAnn Ayers	Charles Ayers	Kem Alexander	Mary Leonard
Jean Skillman	Don Guttinger	Helen Guttinger	Rene Tieche
Sharon Tieche	Robert Millican	Dave Morrison	H. Shiner
C.E. Murphree	Richard K. Owens	JoAnn Lohman	G. Lohman

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Growth Management and Land Use Committee



Overview

The focus of the Growth Management and Land Use Committee was to control and manage both commercial and residential growth so as to retain as much as is possible the character of our area as a rural Florida beach community. It was our view that South Anastasia Island, Summer Haven and Rattlesnake Island are already overbuilt. Consequently, the committee viewed with concern the fact that almost all undeveloped property between Owens Avenue and the SR 206 bridge is zoned commercial.

We also examined growth throughout the county as the committee recognized that policy regarding development throughout the county would have a direct and substantial impact on South Anastasia Island.

Committee: Growth Management – Land Use

Objective I

The intent behind the ordinances governing special developments remains basically sound. However, it is the perception of many that these ordinances are being used by developers to circumvent growth management requirements rather than to enhance growth management within St. Johns County. It is also the perception of many that the Zoning Board and County Commission often fail to consider whether or not a special development will **“affect adversely the orderly development of St. Johns County”** or will not **“be detrimental to the natural environment or development of adjacent properties or the general neighborhood,”** as is required by the ordinance. Finally, it is the perception of many that specific deviations from standard zoning requirements generally are driven by a profit motive as opposed to the intent of special development ordinances.

IMPLEMENTING ACTIONS:

1. For the most part leave special development ordinances in place as they currently exist.
2. Before granting rezoning for PUDs, PSDs and PRDs, The Zoning Board and Board of County Commissioners must in each case make a specific determination that such rezoning is consistent with the spirit and intent of the zoning ordinance, and that the stated specific preconditions to such rezoning have been met. These requirements are contained in the present zoning ordinance, they just have not been universally followed. Perhaps requiring specific findings, on the record, would rectify this failure.
3. While the Standards and Criteria sections of the ordinance permit disregard for restrictions and requirements contained elsewhere in the zoning ordinance, the County should express its preference for these restrictions and requirements absent a specific finding that they should be waived. This preference should be codified in the ordinance.
4. The various Standards and Criteria should be reviewed and revised to insure they are consistent with the intent of the Zoning Ordinance and are in the best interests of the people of St. Johns County, as opposed to merely being a means by which developers are permitted to avoid costs.
5. Based on the foregoing analysis, it is the strong view of the South Anastasia Island Vision project that no undeveloped parcels between St. Augustine Beach and the Flagler county line meet the criteria for application of special planning ordinances. Further, it is our view that all PUDs or PSDs, which have heretofore been granted but not, acted upon, be reviewed to insure they meet the regulatory criteria.

COMMITTEE: Growth Management

Objective I

With the continued growth in the north and northeastern portions of St. Johns County, the Committee sees a pressing need to protect and preserve the historical use of the southern portion of the county as principally for purposes of agriculture and forestry. This use of the southern portion of the county is consistent with, and indeed crucial, to the maintenance of the character of south Anastasia Island as a rural Florida beach community. This is especially true when one considers that SR206 is one of only two means of accesses to the area and as a consequence further residential and commercial development of the corridor will clearly impact on all aspects of life on south Anastasia Island.

IMPLEMENTING ACTIONS:

1. Insure that the revised county comprehensive plan preserve the historical character of southern St. Johns County as agricultural. Insure that the revised county comprehensive plan be consistent with the preservation of estuaries and wetlands.
2. Insist that the revised comprehensive plan not include increased population density and residential or commercial development along the SR206 corridor.
3. Review zoning and density requirements to insure development currently authorized along A1A is in harmony with the rural nature of the area.
4. Strongly oppose any major development in the area such as Six Flags. Limit ability of developers under PUD and PSD ordinances to structure Zoning so as to create developments inconsistent with character of surrounding areas.
5. Insure that infrastructure impact fees are imposed on a pay as you go basis, recognizing that residential and commercial developments impose a substantially greater impact on county infrastructure and services than does single commercial or residential construction within an already existing community.
6. Limit construction of infrastructure along SR206 corridor to that necessary to support population density as stated in current comprehensive development plan.

COMMITTEE: Land Use

Objective I

Protection of scenic vistas is of paramount importance to this committee. There is no question that existing vistas should be preserved for this and future generations. Their uniqueness is essential to the preservation of the South Anastasia Island area as a rural Florida beach community.

IMPLEMENTING ACTIONS:

1. Seek incorporation of the protection of scenic vistas in the Scenic A1A project.
2. Deny any application for variances on the properties in question under the theory that variances would permit building inconsistent with size, nature and location.
3. Seek purchase of the buildable properties by St. Johns County (or a land trust created by the county).
4. The county should investigate the feasibility of providing tax breaks or other incentives to owners in exchange for restrictive covenants against building.

Note:

*In-depth Discussion of the previous objectives can be found on pages 32-34
Vistas on pages 37-39*

Growth Management - Land Use Committee Commercial, Landscaping and Tourism



Subcommittees

Overview

Before outlining the subcommittee's work to date, a brief review of the basic structure of the subcommittee and its charge is appropriate. First, this subcommittee is part of the larger Land Use Committee. The purpose of Tourism and Commercial Development Subcommittee is to work collaboratively with the larger Land Use Committee to focus on issues impacting on tourism and commercial development on South Anastasia Island. The subcommittee has worked with the larger committee to review existing ordinances, examine established tourist and commercial sites, explore options for possible future development, and draft a series of recommendations utilizing a wide range of sources, such as the Ponte Vedra Visioning Project Report.

In the process of researching and analyzing information, the subcommittee has compiled the following talking points:

Commercial development on the Island must be sensitive to the unique environmental factors of barrier island life.

Tourism and commercial development must work collaboratively with land use development interests to ensure equitable representation of all interests on the island.

A sense of "community" is a mandatory priority for all residents of the island, both residential and commercial.

Anastasia Island, due to its unique, pristine and beautiful Florida environment, offers both its residents and its visitor's opportunities to enjoy the very best of Florida's wildlife, beaches, natural habitats, and pleasures.

Commercial development and tourism is a real aspect of this island and must be balanced and maintained as part of the whole South Anastasia Island Community.

In order to present the clearest information to the Steering Committee, this report is structured as follows: objectives and implementing action statements.

SUBCOMMITTEE: Architectural

Objective I

The predominance of "highway architecture" characterized by inexpensive, low maintenance facades, lack of detail, excessive signage, token or no landscaping and orientation to the mobile society is commonly found along roadways without adequate design regulations, especially those dominated by tourist related uses. These uses are characterized by this style of architecture and have the tendency to become unsightly in a short period of time. Local residents are aware of the need for quality design and indeed support this need.

IMPLEMENTING ACTIONS:

1. Exterior walls shall be wood, natural brick or stone, stucco, coquina or similar finished material on all sides. Corrugated metal or exposed concrete block finishes shall not be allowed.
2. All service areas and mechanical equipment shall be screened using Architectural features consistent with the building or suitable landscaping material where appropriate.
3. No drive-through shall be attached to any commercial structure.
4. Sharing of driveways shall be encouraged.
5. Roof design* should generally be of hipped, shed or gable types unless the specific recognized architectural character of the building suggests a flat roof. Mansard roofs shall be permitted provided they are on all visually exposed sides and the slope does not exceed one to one (1:1).
6. Roofs shall consist of wood or asphalt composition shingles, barrel tile, clay tile or similar finished material having a natural appearance. Metal roofs shall only be permitted provided they are characteristic of a recognized architectural style.
7. These standards shall not apply to any existing commercial structures. They will apply to new construction completed after October of 1998.

**(See attachment pages 40-41)*

SUBCOMMITTEE: Commercial Signage

Objective I

The movement today is to reduce the number, size and height of signs in an effort to eliminate visual clutter and maintain roadway beautification. The movement to reduce signage is often the reaction to an overwhelming amount, constructed without regard for a community perception. In many places, commercial corridors have become so dense with signage, it becomes a science to find open space in the driver's view for placement of a new sign. In order to insure and maintain uniform signage standards we suggest compliance with the following criteria:

IMPLEMENTING ACTIONS:

1. All signs shall be of a wide-based monument style. Pylon signs may be permitted when the pylon is effectively screened from view with landscaping or berm features.* Signs may be double-faced and shall not create a traffic hazard or endanger the public safety.
2. Sign composition shall be consistent with architectural standards.
3. For uses occupying five (5) acres or less, the total ground sign face area shall not exceed thirty-two (32) square feet per sign face, excluding shopping center and multi-tenant complexes. The sign should include the numerical address. One such sign is authorized for street frontage on A1A South.
4. For shopping or office centers occupying five (5) acres or more, the total area per sign face may not exceed eighty (80) square feet. One such sign is authorized for street frontage on A1A South, to include the numerical address.
5. Signs may be supported by foundations the height of which may not exceed four (4) feet. Use of dirt, sand, or other materials to elevate the height of the sign on a mound is prohibited. The maximum height to the top of the sign or the mounting surface for molded letters shall be eight (8) feet except for shopping/office centers. (see # 3*)
6. Signs may be illuminated by spotlights or similar lighting fixtures, either in the ground or attached to the signs. They should not be obtrusive or glaring. No exterior florescent lighting will be allowed.
7. Signs on buildings:
 - a. Shall be limited to one (1) wall sign on the front of the building. When such building abuts both on front and side streets, one (1) wall sign may also be located upon the side street elevation of the building. The total wall sign area for each building establishment shall not exceed twenty-four (24) feet per face.

**(See attachment pages 40-41)*

- b. Where a building is divided into units for several businesses, one wall sign as specified above is authorized for each such business. In addition, each business located therein may have one double-faced hanging sign under covered walkways with maximum dimension of two (2) feet vertical by four (4) feet horizontal.
 - c. One (1) awning sign may be substituted, on the front elevation of the building, for a wall sign. A window identification sign may be substituted for a wall sign.
 - d. In construing the provisions of this section, signs erected within or upon show window, display window or doors containing letters not exceeding six (6) inches in height shall not be counted in computing the number of wall or hanging signs.
8. Real estate, for sale or rental signs may be installed in addition to the above limits provided the face surface of the sign shall not be greater than sixteen (16) square feet and limited to one (1) sign per parcel of land, store or office building.
9. Temporary window signs; signs for the purpose of advertising a particular type of service, products, or events, shall be regulated as follows:
 - a. The sign or signs shall be temporary and may be attached or applied to the inside of the window. Any sign within two (2) feet of the glass is considered a window sign.
 - b. The total window sign coverage is limited to twenty-five (25) percent of the window space.
 - c. A temporary window sign must be removed within thirty (30) days of installation.
10. Prohibited signs are as follows:
 - a. Roof, banner type, spectacular, portable and animated signs and billboards.
 - b. Signs painted on the roof of any building.
 - c. Statues, flags, banners, pennants or an inflatable not in keeping with rural and beach community feeling.
 - d. Exterior electric signs
 - e. Exterior neon signs
 - f. Interior neon signs greater than thirty (30) percent of the window area and or greater than twelve (12) square feet.
 - g. Fluorescent lighting is viewed as overhead lighting only.
11. Any existing signs will not be affected. When a business changes hands the new owners must conform to the new (1998) sign ordinances.

SUBCOMMITTEE: Landscaping and Conservation

OBJECTIVE I

The integrity of A1A South relies a great deal on undisturbed vegetation, which complements development. Development must be required to include existing landscape as a feature which must be considered, worked around and preserved in the plan review process. In order to maintain the present character of A1A South, and provide for future commercial development the county will require the following landscape and conservation standards:

1. Landscape buffer: We would have liked to suggest a larger buffer area between A1A and development but due to the size of many parcels we mandate a minimum ten (10) foot buffer between the roadway and the beginning of any parking area. The buffer will start at the property line exclusive of the county right of way.
2. Minimum landscape material along right of way shall be one (1) shade tree and three (3) ornamental trees for each fifty (50) lineal feet or fraction thereof. Shrubs should be used to supplement throughout. Sod exclusively is not to be considered landscaping.
3. Hedges, shrubs, berms, fences or walls shall be used to screen parking areas from the right of way. Wall or fences shall not exceed three (3) feet in height.
4. Existing vegetation shall be preserved wherever possible particularly where it is significant in character due to age size or habitat. Sufficient area shall be set aside to ensure the continued viability of vegetation designated for preservation.
5. We mandate an eight-foot buffer between residential and commercial development on small individual parcels of land. These buffers should conform to lineal foot standards as set forth in number two (2).
6. No buffers would be required between commercial and commercial development. As pointed out in the Architectural Standards number four (4) we encourage the sharing of driveways and wherever possible parking spaces as well.
7. All new landscaping material planted within the plan boundary shall generally be native vegetation, except where property owners request and make provision for maintenance of naturalized native species installed for ornamental purposes. A list is included to suggest native and naturalized landscape material, which are recommended for installation. The list is not all-inclusive and other landscape materials may be approved. Exotic species shall be discouraged.
8. Any trees cleared for development larger than four (4) inches in diameter shall be replaced in landscaping buffers.

(See attachment page 45)

9. In an effort to emphasize the importance of vegetation and landscape buffers we believe the county should entertain parking variances as a means to accommodate businesses which get caught between parking requirements and landscape buffer requirements. Common sense may show that a professional office, art gallery, etc. may actually need fewer spaces per square foot than a restaurant due to staggered visiting hours and less employees.

SUBCOMMITTEE: Land Use

OBJECTIVE I

Condominium Development Regulation - The committee feels that condominium development poses a significant threat to the natural landscape of our area. Generally, condominium complexes consist of many more individual residential units than would exist had the land been used for single-family homes. This intensified use of land results in less vegetation, increased paved areas, and increased traffic on the public roads. In addition, it also has substantial increase in fresh water usage and sewage output. Banning all future condominium construction is one option; it may not be the best one. Condominiums provide a unique form of ownership, which has benefits that appeal to many buyers, such as reduced maintenance when compared to a single-family home.

The proposed regulations that follow are designed to allow for the continued development of condominiums while minimizing the environmental and visual impact that this development will have.

IMPLEMENTING ACTIONS:

1. On a given parcel of land developed for condominium use, the total number of residential units (a single dwelling within a larger structure or group of structures) shall not exceed one unit for each quarter of an acre of land. For example, on a 5-acre parcel, no more than 20 residential units are allowed. This regulation remains in effect for the life of the condominium complex.
2. Jurisdictional wetlands and lands east of the coastal construction line may not be included when calculating the maximum allowed number of residential units.
3. The individual lots, which constitute the whole parcel of land used for a condominium complex, must be contiguous. None of these lots may be resold during or after the construction process of the condominium unless the total number of residential units is less than one unit for each quarter of an acre.

4. No structure shall exceed the height of 35 feet and shall not be more than two stories. Should a structure be located less than 150 feet from a lot zoned as residential, the structure is limited to a height of 25 feet. Should a structure be located less than 50 feet from a lot zoned as residential, the structure is limited to 1 story and a height of 15 feet.
5. A minimum of 25% of the property will remain uncleared and undeveloped.
6. Condominiums are subject to commercial architectural standards, including architectural review. The following exceptions apply to condominiums only:
 - a. Road-front signage is limited to 1 sign of no more than 24 square feet, with a maximum height of 10 feet.
 - b. No signs on buildings are allowed, with the exception of building and unit address numbers.
 - c. No beachfront signs are allowed.
7. These regulations apply to new construction.
8. These regulations apply in addition to existing regulations. Where conflicts exist, the more restrictive regulation shall apply.

**Growth Management Land Use Committee
Tourism and Commercial Development**



Subcommittees

Overview

The purpose of the Tourism and Commercial Development Committee is to research, examine, analyze and recommend actions that impact on current and future commercial development of Southern Anastasia Island, Saint Johns County, Florida.

SUBCOMMITTEE: Commercial Development

Objective I

Southern Anastasia Island represents the landmass from Owens Avenue south on A1A. Currently, this area hosts a variety of commercial sites, ranging from restaurants to small specialty shops. Most of the commercial development in this area is restricted to small mom and pop companies. There are few if any restrictions or zoning ordinances requiring architectural compliance. Both large and small signs appear all along A1A, many of the signs advertise for companies NOT located on Anastasia Island. Uncontrolled growth of commercial development is possible and therefore of great concern to the subcommittee members. The current Comprehensive Land Plan allows for unrestricted commercial development (based upon existing PUD and PSD codes). Commercial development should not jeopardize density restrictions set by County Planners.

IMPLEMENTING ACTION:

1. Establish an Architectural Design and Review Committee (**herein called: Southern Anastasia Vision Design and Review Committee**) to oversee current and future commercial buildings, etc.
 - a. Establish the Southern Anastasia Vision Design and Review Committee with one purpose: Overseeing with the purpose of reviewing current and future commercial development in our area.
 - b. The committee will be comprised of Three members one of which will be a licensed (active or retired) architect.
 - c. The Committee meets on a regular basis to review, discuss and approve new proposals for commercial development to ensure they comply with those outlined in the Vision Plan.

Note: In-depth discussion of the previous objectives can be found on page 35

Objective II

Prevent vending and solicitation on the beaches.

IMPLEMENTING ACTION:

Enforce the county ordinances, which prohibits vending and soliciting on the beach.

SUBCOMMITTEE: Tourism

Objective I

Area image: We see our area as a rural barrier island beach community with pristine waters and an abundance of natural habitats and ecosystems, who's residents are involved with preserving and protecting this environment. We would to project that image to those who write about our area and to those who are curious about it.

IMPLEMENTATING ACTIONS:

1. Compose and issue a descriptive statement of our area so that individuals interested in quiet, the environment and eco-recreation will be attracted to the area, while those interested in other activities will not.

Objective II:

Beautification:

IMPLEMENTING ACTIONS:

1. Establish minimum passive recreation and open space requirements.
2. Designate A1A as a scenic highway thereby maintaining its current traffic patterns, size, etc.
3. Establish a local land trust in St. Johns County to develop land acquisition programs, and accept donations of land.
4. Institute a NO TOLERANCE FOR LITTERING program - work with community organizations, schools, etc.
5. Place environmentally-friendly signs on roadways entering Anastasia Island reminding visitors of their responsibilities to respect the natural habitat

**Historic, Archaeological,
Cultural, and Eco-Recreational Committee**



Overview

The focus of the Historic, Archaeological, Cultural, and Eco-Recreational Committee is to define, preserve, and protect the historical, archaeological, cultural, and eco-recreational sites within the boundaries of the South Anastasia Island Visioning Project for the educational and recreational use of future generations.

COMMITTEE: Archaeological

Objective I

Archaeological Preservation - Our area, rich in history and culture, yields new discoveries each year: our links to the past. It is our responsibility to preserve our yet-to-be discovered archaeological sites and to stop ignorance, carelessness, and indifference destroying them.

IMPLEMENTING ACTION:

1. Develop a district archaeological preservation ordinance, based on the city of Saint Augustine's archaeological preservation ordinance, which includes a pre-development inspection.

Objective II

Historic and Archaeological Site Protection - Our archaeological and historic sites need to be protected to ensure their safekeeping. The historical and cultural integrity of our area, steeped in the lives of past generations, depends on the actions of today's generation for their survival.

IMPLEMENTING ACTION:

1. Develop a historic and archaeological site protection policy which can be implemented as a district ordinance.

Objective III

Identification and mapping: A comprehensive list and map of all our historic, archaeological, cultural, and recreational sites is needed for use by individuals, agencies, institutions, and organizations that are involved in eco-tourism, education, the environment, seeking grants or special designations, history, archaeology, past cultures, and passive recreation.

IMPLEMENTING ACTION:

1. Create a comprehensive listing and map indicating all historic, archaeological, cultural, and recreational sites in our area.

Objective IV

Cultural History - Our area is rich in cultural history from many periods including pre-Columbian Native American villages, original Spanish, Minorcan, and European settlements. Individuals, agencies, institutions, and organizations for reference can use information on our areas cultural history when creating literature, brochures, and signs for educational purposes and for seeking grants or special designations.

IMPLEMENTING ACTION:

1. Create a printed document on the cultural history of our district.

Objective V

Recreation - Our district is a unique rural beach community of barrier islands, beaches, rivers, estuaries, wetlands, and marshes. This provides our area with a wealth of eco-recreational opportunities such as swimming, surfing, sailing, canoeing, kayaking, motor boating, fishing, bicycling, hiking, picnicking, bird watching, wildlife observing, and nature trailing. These passive recreations should be encouraged and expanded and the ecosystems that provide them protected. Individuals, schools, agencies, eco-tourism businesses, and organizations seeking grants or special designations can use a guide showing the locations and uses of our recreational areas.

IMPLEMENTING ACTIONS:

1. Create a guide of recreational locations and uses in our area.
2. Support efforts to save ecosystems and natural habitats from development and destruction.
3. Support efforts to utilize some of our parklands for passive recreational uses.
4. Support construction of eco-recreational facilities such as nature trails, picnic areas, fishing docks, and observation decks on newly acquired parklands.
5. Maintain public access to our waterways.

INFRASTRUCTURE COMMITTEE
Utilities, Recreation and Transportation



Overview

The purpose of the infrastructure committee is to determine the type of traditional county and state services desired for a rural beach community. The committee analyzed the extent to which infrastructure determines the future growth and health of the area. To that end, we studied roads and transportation, the estuaries and beaches, public safety, lighting, utilities, recreation and environmental health.

We concluded that new methods and technologies should be employed and research encouraged. New measures must be taken to prevent runoff, and wastewater effluent must be diverted from our waterways. The health of the area's natural history should be prioritized and its decline must be reversed. Immediate programs implementing biological alternatives to mosquito control and pesticides should be employed (i.e. Bat Houses - University of Florida).

Light pollution should be discouraged with individuals shielding light to one's own property. The county should take the lead. Current facilities should be retrofitted. A1A and its bridges will be maintained as two lane and pedestrian friendly.

The infrastructure of our area should be designed not to exceed the final planned population. We should not have more sewers than are needed nor roads larger than support the population. With infrastructure, if you build it, they will come. The infrastructure for South Anastasia Island and the barrier islands to Marineland should be designed for a rural, environmentally friendly beach community.

SUBCOMMITTEE: Utilities

Objective I

Because we are encouraging a continuance of a rural beach and a low-density area, septic tanks should not be discouraged for single family or small commercial developments.

Although there are many arguments on both sides of this issue, it is the general consensus of this committee that septic tanks are preferable. There are problems associated with single discharge of effluent from wastewater treatment plants. Currently effluent is discharged into the Matanzas River, a practice unacceptable for a healthy estuary. All discharge should be removed from the estuaries and refocused to spray irrigation of timber, golf courses, or similar uses. So long as septic tanks have enough land with proper design, the nutrients will be absorbed and massive density increases will be discouraged. Reuse lines should be implemented for new conservation and public facilities.

IMPLEMENTING ACTIONS:

1. Institute an automatic periodic inspection made by the St. Johns County Health Department to insure proper operation of the septic tanks.
2. Prohibit discharge of effluent into the Matanzas River. A timetable will be established to take effluent from the estuaries.
3. Prohibit increases of effluent at city and county treatment facilities from being discharged into waters of the state.
4. Require discharged effluent to be refocused to reuse lines, spray irrigation of timber, golf courses, or similar uses.

OBJECTIVE II

Water and Hydrants - The quality and pressure of our water need to be maintained at adequate levels to be available for fire protection and consumption. Springs and recharge areas, essential to our aquifer system, need to be protected. Other sources of water such as effluent should be used wherever practical to reduce the outtake from our aquifer.

IMPLEMENTING ACTIONS:

1. Encourage utilization of wastewater effluent for irrigation wherever practical.
2. Prioritize the purchase and preservation aquifer recharge areas.
3. Protect our springs, such as the one of Crescent Beach from disturbance or removal.
4. Restrict consumption of water by new developments from impacting current watercourses such as individual wells.
5. A threshold of unacceptable levels of salt-water intrusion should be established by scientists and the causes (i.e. development/agriculture) should be held at present levels until remedial actions may be taken.

OBJECTIVE III

Utilities should, to the extent possible, be underground. Aboveground utility poles and lines are vulnerable during storms, fire and voltage hazards, and a visual eyesore. The alternative is underground installation, which will improve safety and quality of life.

IMPLEMENTING ACTIONS:

1. Where any public or private excavation (such as installation or repair of sewer pipes) construction takes place within governmental rights of way along public roads, utility companies should be required take advantage of such construction and to move co-located utilities from above ground to underground.
2. The county should state as a matter of policy its preference for underground utilities in the South Anastasia Island area, and encourage utilities to convert from above ground to underground where practicable.
3. Use of underground utilities should be encouraged for new residential construction and mandated for new commercial or residential development construction

OBJECTIVE IV

Light Pollution - Minimizing light pollution is essential for the safety of our wildlife, the visibility of our night sky, and the quality of life of our citizens.

IMPLEMENTING ACTIONS:

1. Require resident and business lights such as security lights, tennis court lights, and dock lights to be shielded and confined to the individuals property.
2. Require St. Johns County to retrofit lights on county property with shielding.
3. Prohibit lights from shining directly onto the beach.
4. Prohibit streetlights along A1A.

SUBCOMMITTEE: Transportation

OBJECTIVE I

The roads in our area should reflect our desire for a minimally developed environment. They should be pedestrian and bike friendly with interconnected neighborhoods, reduced air pollution and enhanced safety and quality of life. They should be designed and maintained with environmental concerns in mind and should reflect a residential community on a barrier island.

IMPLEMENTING ACTIONS:

1. Maintain A1A from Owens Avenue to Marineland as a two-lane highway.
2. Prohibit streetlights along A1A.
3. Build a five-foot wide bike lane on both sides of the highway plus a sidewalk separated from the highway, by vegetation, constructed on the west side of A1A, where infrastructure enables it.
4. Request the DOT to make design changes that will lower the speed limit of A1A to a maximum of 45 - mph speed limit for the entire length of Owens Avenue to Marineland. Some speed reducing design features include narrowing lanes, vegetation, curves, sidewalks and bike lanes. Road design shall also focus on methods to minimize the death of wildlife and will address sudden seasonal increases in wildlife populations including insects, birds and mammals.
5. Require St. Johns County to encourage the use of A1A from Owens Avenue to Marineland as a pedestrian area by establishing several mandatory crosswalks.
6. Connect neighborhoods with collateral roads running parallel to A1A where possible to allow local traffic to move between neighborhoods without using A1A. In the event roads can not be connected, bike trail connections should be constructed.
7. Maintain the bridges accessing A1A in our area (206, Matanzas, and Summer Haven River) as two-lane and low level.

OBJECTIVE II

Runoff - One of the major pollutants into our waterways is runoff from impervious surfaces. In order to minimize the amount of pollutants reaching our waterways and keep them pristine, we need to develop ways to discourage runoff. Ditches that empty into the waterways should be addressed as a top priority.

COMMITTEE: Water

OBJECTIVE I

Water quality - Restore and protect the waters of South Anastasia Island to provide a continuous and abundant supply of clean, chemical free water for both human and wildlife populations by maximizing a healthy environment and maintaining the natural beauty of the area for present and future generations.

IMPLEMENTING ACTIONS:

1. Restrict pesticide use. No spraying of pesticides within dune or marsh areas.
2. Encourage biological and natural pest control.
3. Request drainage improvements to eliminate runoff from roads, commercial establishments, and private residences.
4. Request enforcement of water restrictions and raw cut-off switches on automatic sprinkler systems.
5. Request study on county septic discharge with emphasis on impacts to health of intra-coastal waterway and estuarine system.

COMMITTEE: Environment

OBJECTIVE I

Habitat preservation: Habitat Preservation and Acquisition. Preserve and protect the natural resources of St. Johns County with particular emphasis on the South Anastasia Island including coastal, wetlands and upland areas and their associated plant and animal communities and habitat, with the goal of saving these resources for existing and future generations of people.

IMPLEMENTING ACTIONS:

1. Request St. Johns County pursue acquisition of DOT property adjacent to SR206 and A1A as offered by DOT.
2. Acquire Stetson, Boyd and Mercer Tract.
3. Promote preservation of native stands of vegetation on privately owned land.
4. Promote environmental benefits.
5. Request establishment of land trusts for future acquisitions from St. Johns County.
6. Request St. Johns County establish South Anastasia Island as a bird sanctuary.
7. Request completion of new tree ordinance and a clear plan for enforcement from St. Johns County.

OBJECTIVE II

Land Preservation.

1. Request the county to pursue federal designation of "Aquatic Preserve" for the Matanzas Inlet and surrounding area. The Matanzas Inlet is the last natural inlet on the East Coast of Florida.
2. Support the goals of the National Estuarine Research Reserve (NERR).
3. Support the goals and objective of the A1A Scenic Highway Committee.
4. Support the goals and objectives of the Greenways project.

OBJECTIVE III

Education - Initiate a plan to involve the public and tourists to become aware of the need to care for and protect the environment.

IMPLEMENTING ACTION:

1. Place attractive trashcans on the beach seaward of the dune vegetation and toe line. Enforce trash removal weekly and repairs or replacement as needed.
2. Place trash recycle bins at all beach ramps in our area and at the north and south sides of the Matanzas inlet.
3. Replace beach regulation signs with attractive signs that are welcoming and are positive reinforcement for safety and preservation.
4. Post educational signs and or literature in appropriate locations regarding the ecosystems, habitats, flora and fauna in the area.
5. Request the appointment of a county wide "Environmental Concerns Committee" recognizing the need of county lawmakers to be educated and advised on environmental issues of special concern to St. Johns County.

OBJECTIVE IV

Specie protection - Develop and recommend various approaches to protect native species with special emphasis on those species that are on the endangered list.

IMPLEMENTING ACTIONS:

1. Request St. Johns' County make available lists and maps of areas of "special concern" identifying species of "special concern."
2. Request of St. Johns County a clear plan of enforcement of existing laws concerning endangered/threatened species.
3. Encourage protected zones for endangered species, closed to public access if necessary.

In-depth Discussion Growth Management – Land Use

ISSUE:

1. Is there a need to modify zoning ordinances dealing with Planned Special Developments (PSDs), Planned Unit Developments (PUDs) and Planned Rural Developments (PRDs)?
2. Are such developments appropriate for South Anastasia Island?

DISCUSSION:

Planned Special Developments, Planned Unit Developments and Planned Rural Developments were created in ordinance to, among other things, **“accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the zoning ordinance.”** To accomplish this end the St. Johns County Zoning Ordinance permits land developers to apply to the County Commission for the establishment of such planned developments which allow them to depart from the strict application of use, setback, height, minimum lot size, and other zoning requirements.

Unfortunately, the laudatory intent of the ordinance regarding PSDs', PUDs' and PRDs' has often been ignored. Developers, with the tacit or unwitting cooperation of various county commissioners, have in many cases used these ordinances principally to enhance development profits rather than to utilize **“ingenuity, imagination and design efforts to produce developments which are in keeping with the overall land use intensity and open space objectives of the zoning ordinance.”**

The question becomes, are these ordinances failures and should they be done away with? The sections of the zoning ordinance covering PUDs', PSDs' and PRDs' are sufficiently detailed in articulating the intent behind their creation. Similar detail and scope is contained in those sections describing applications for rezoning and materials, which are required to accompany such petition. Finally, the ordinance gives specific guidance to the Zoning Board and County Commissioners on those special conditions, which must be present, before they may approve one of these special developments. The finding that the Board and Commission must make prior to approving a PUD, PSD or PRD, are the same except for specific Standards and Criteria which are unique to each type of special development. The Zoning Board and the Board of County Commissioners must find that:

(Bold type in quotations is direct quotes from Saint Johns County Zoning Ordinance)

- a. **The proposed [PUD,PSD,PRD] does not affect adversely the orderly development of St. Johns County as embodied in this Zoning ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners.**
- b. **The proposed [PUD, PSD, PRD] will not affect adversely the health and safety of the residents or workers in the area and will not be detrimental to the natural environment or development of adjacent properties or the general neighborhood.**
- c. **The proposed [PUD, PSD, PRD] will accomplish the objectives and standards and Criteria (sic) of section [8-4, 8A-4, 8B-4].**

The Standards and Criteria sections are where some restrictions are applied, and where lot size, minimum yard, type, and height and frontage requirements and use restrictions are waived. However, this section also gives notice that the Board of County Commissioners may require adherence to minimum zone requirements if necessary to maintain the spirit and intent of the Zoning Ordinance.

(Bold type in quotations is direct quotes from Saint Johns County Zoning Ordinance)

ISSUE: Management of growth along the State Road 206 (SR206) corridor.

RESEARCH/FACTS BEARING ON THE ISSUE: It is the desire of the Committee to preserve and enhance the rural Florida beach environment and character of the south Saint Anastasia Island area. We are consequently concerned with growth along the SR 206 corridor to the extent such growth has an impact on our vision for our area. It is the committee's understanding that under the County Comprehensive Plan, currently under revision, that commercial development along SR206 will be limited to the area adjoining the intersection of SR206 and US1, and an area adjoining SR206 and Interstate 95 and extending west to SR207. It is the committee's further understanding that residential development along SR206 will be limited to those developments currently in place, which will extend no further than a 1,000 yards on either side of SR206.

ISSUE: Overhead Utilities

RESEARCH/FACTS BEARING ON THE ISSUE: Overhead utilities including street lighting are the norm in the South Anastasia Area. The county has the authority, through its zoning powers, to mandate underground utilities. The county can without resort to regulatory authority influence a decision whether or not to use underground utilities, especially where located in county rights of way.

DISCUSSION: The Committee considers overhead utilities, to include streetlights, to be detrimental to the ambiance and rural beach community character of South Anastasia Island. The Committee also recognizes the prohibitive cost of conversion of existing utilities from overhead to underground.

ISSUE: Protection of Scenic Vistas

RESEARCH/FACTS BEARING ON THE ISSUE:

Due to uncontrolled growth and lack of vision, there are currently only three locations on the entire stretch of Highway A1A which could be considered to afford scenic vistas to residents and motorists. All three of these sites are south of the 206 bridge and afford unobstructed views of unbuildable under current zoning ordinances, however some could be built should zoning variances be granted. There are however, parcels, which could be built upon with accompanying elimination or degradation of current scenic vistas.

1. The northern most vista consists of four lots west of A1A, immediately south of Fort Matanzas Condominiums. All lots are privately owned. The southernmost two lots (#17 and #18) on the attached sheet labeled Vista #1 are not buildable. The next lot to the north (#19) received a variance to make building practicable, however that variance has since expired.
2. The next vista to the south consists of five lots west of A1A generally opposite of the Tradewinds and Windjammer Condominiums. The three northernmost lots are owned by the aforementioned condominiums and are unbuildable and currently used for recreational purposes. The next lot to the south is unbuildable. The southernmost lot owned by the owner of Lot #2 (see Vista #2 attached) is possibly buildable.
3. The third vista is that south of Rattlesnake Island running to Flagler County. There are ten lots in private hands north of Whitney Labs, which could have an impact on this areas scenic vista. The six southernmost lots are being purchased by the Flagler County Trust for Public Lands. The four lots to the north are zoned commercial tourist and are for sale. (see Vista #5 attached)

In-depth Discussion
Growth Management – Commercial Development

Southern Anastasia Vision Design and Review Committee
Concept Recommendation:

In response to questions regarding the implementation phase of the Southern Anastasia Island Vision Project, we recommend the establishment of the Southern Anastasia Vision Design and Review Committee (SAVDRC) to address issues affecting commercial development for this area. In addition, should the full membership of the Vision Project seek to include other aspects involving implementation of all committee's recommendations, (i.e., historical/architectural, water resources, recreation, land use) these could be included in the SAV Design and Review Committee. As this expanded proposal has not been fully discussed with members of the committee, it is presented as a "talking point" for full committee discussion.

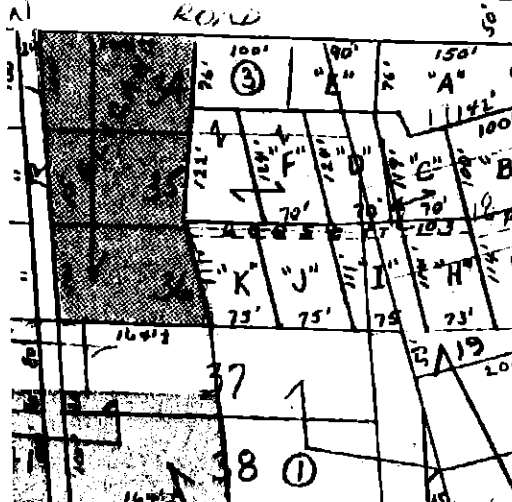
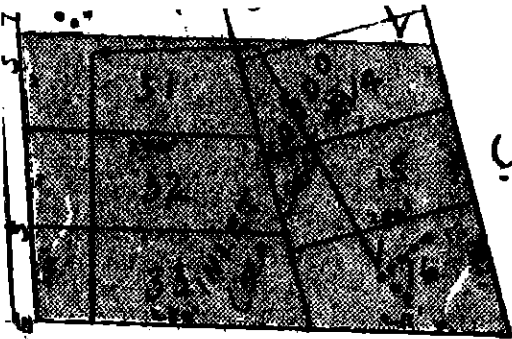
The Subcommittee recommends that a committee be established to ensure that commercial growth and development in Southern Anastasia Island comply with the Vision Plan. Consequently, we recommend that members of the Vision Project be appointed to serve on an oversight committee to achieve this goal. This recommendation follows the same action taken by the Ponte Vedra Vision Project in establishing its Corridor Overlay District Architectural Design and Review Board.

To determine the success of Ponte Vedra's efforts in ensuring compliance with its' recommended standards, Jack Pope, the County Coordinator assisting the implementation of Ponte Vedra's Architectural Review Committee and Frank Shumer, Committee Architect, have described the operations, achievements, and challenges confronted by its' Architectural Review Committee since its' inception December 1997. According to Mr. Pope, there has been little confusion, confrontation, or disgruntlement in the committee's performance. Attached for review is an overview describing in detail how Ponte Vedra's Architectural Review Committee functions. This should serve as the basis for determining all the specifics regarding the SAV Design and Review Committee.

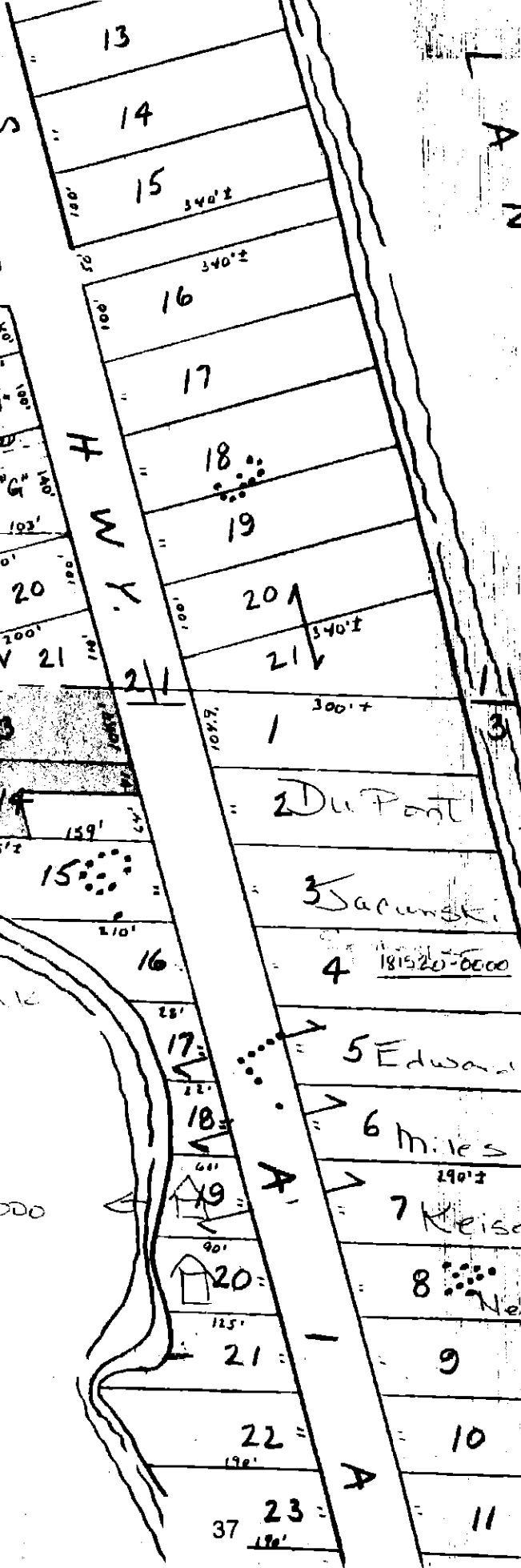
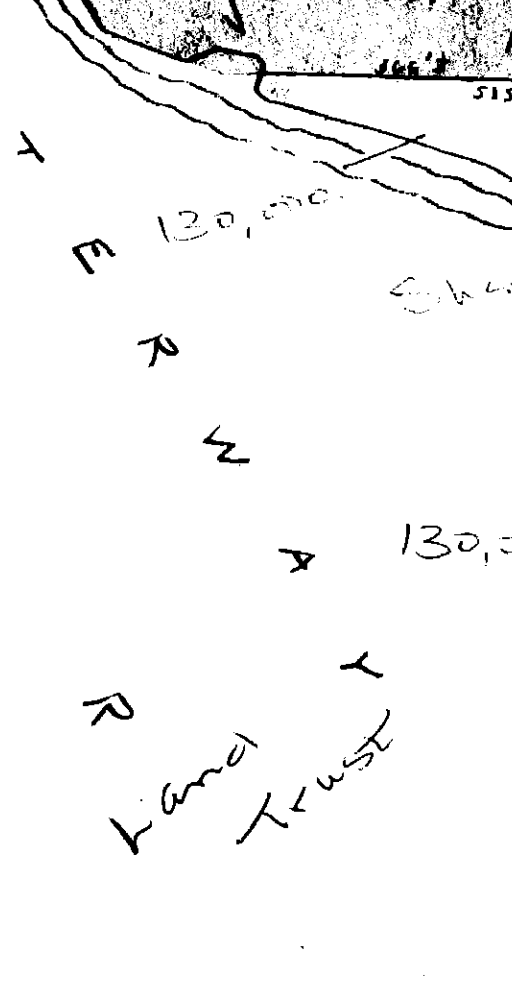
**In-depth
Water and Environment Committee
Discussion of Effluent on Golf Courses**

Effluent should be reused for golf courses and irrigation. Lines should be installed and public education should be encouraged. The future of water shortages and salt water intrusion as a result of over pumping the aquifer require that we look to a future of reuse. Golf courses are an obvious vehicle to take the mass quantities of water. But the county must institute these policies with care. Removing effluent from the intra-coastal waterway addresses the problem of environmental estrogen's and its resultant masculinization and feminization of marine species. Pesticide and fertilizer runoff associated with golf courses act in very similar ways. With reuse of wastewater effluent, extraordinary measures must be taken to avoid runoff into the estuarine systems.

VISTA #1



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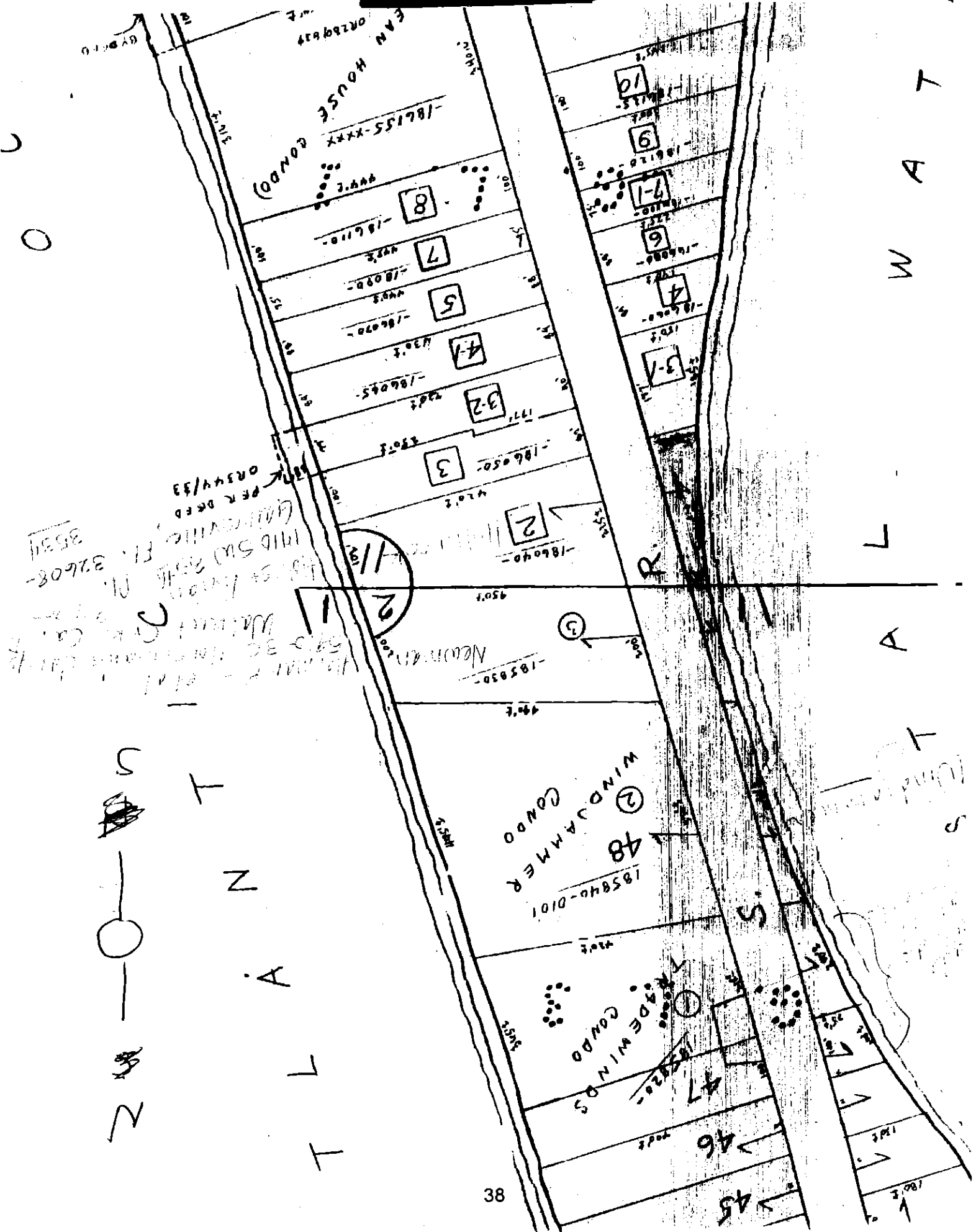
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VISTA # 2



ST. JOHNS COUNTY FLAGLER COUNTY
VISTA # 3

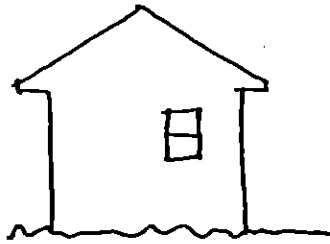
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Florida Trust for Public Lands

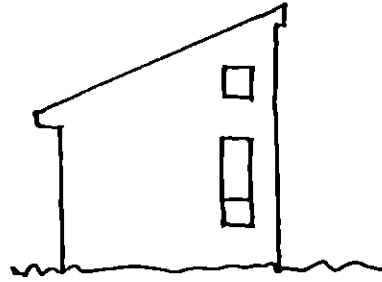
No Flood In
Coastal Setback
Cuts into
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3) Commercial
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(BY STATE)

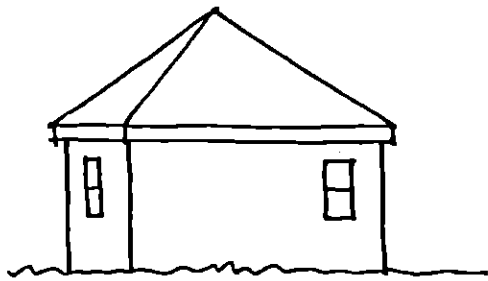
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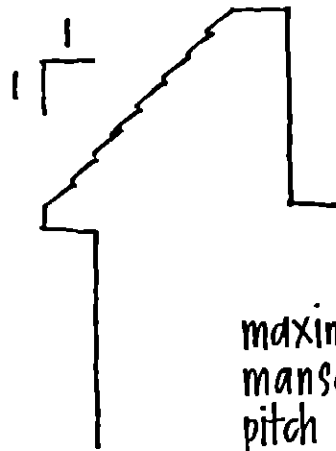
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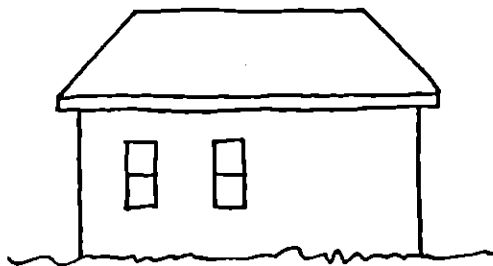
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Common Roof Lines and Maximum Mansard Slope.

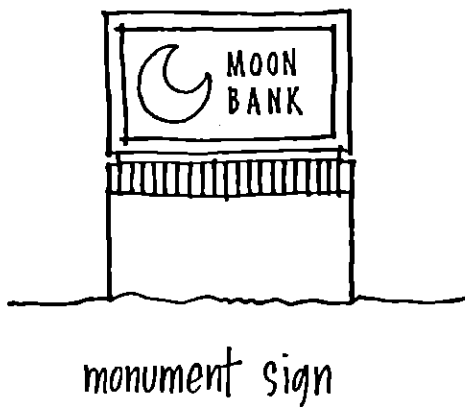
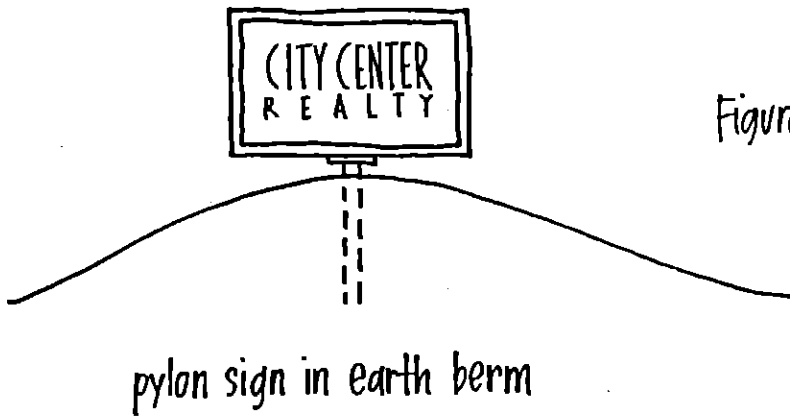
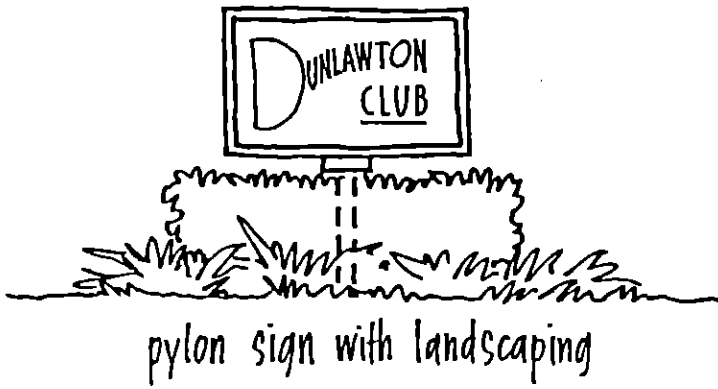
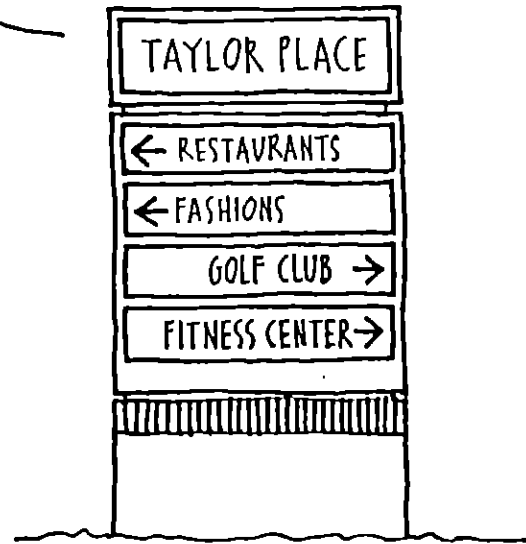
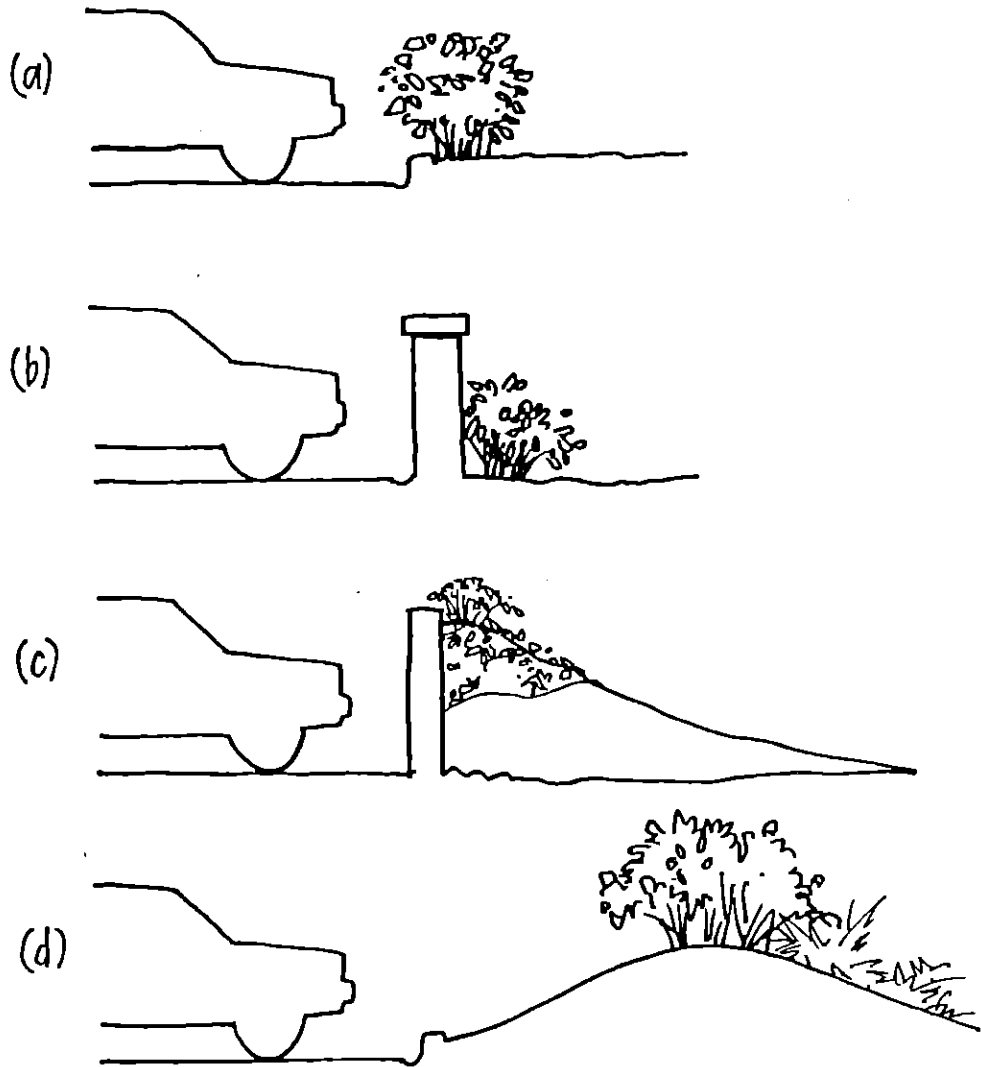


Figure 3-6: Typical Freestanding Directory Sign.



~:  Permitted Sign Base Treatments.

Techniques for Parking Lot Screening.



parking areas may be screened by (a) hedge,
(b) wall, (c) wall with half berm or
(d) full berm.

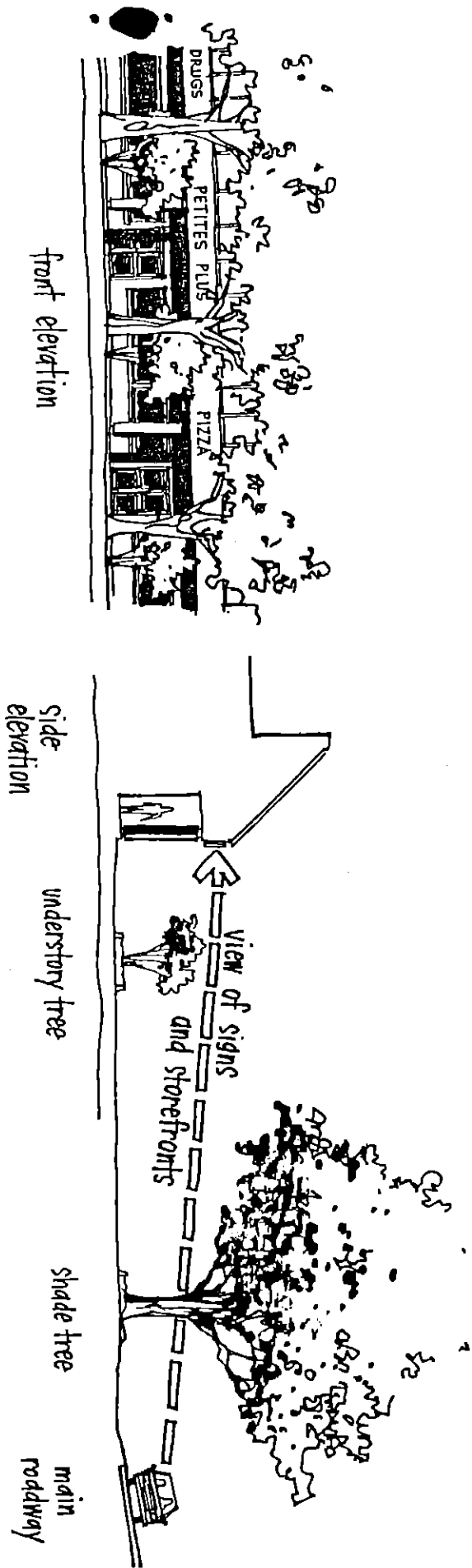
... ~~.....~~ Planting Scheme for Reduced Maintenance



newly planted landscaping should be located in groupings in order to eliminate monotonous equally spaced rows of trees - these plantings begin to simulate natural areas over time and will require less maintenance.

also note how signage can work as an incorporated design element rather than as an afterthought.

Planting Scheme for Visibility.



- by placing low trees near building and large trees near roadway, designers are able to provide clear viewing of signage and storefronts from the roadway.


 NATIVE AND NATURALIZED NATIVE LANDSCAPE MATERIALS
 Dunlawton Corridor Plan

S H A D E T R E E S

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acer rubrum</i>	Red Maple
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Platanus occidentalis</i>	Sycamore
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus virginiana</i>	Live Oak
<i>Sabal palmetto</i> (a)	Cabbage Palm
<i>Pinus elliotii</i>	Slash Pine
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Washingtonia species</i> (a)	Washington Palm
<i>Ulmus species</i>	Elm
<i>Quercus nigra</i>	Water Oak
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Magnolia virginiana</i>	Sweet Bay
<i>Gordonia lasianthus</i>	Loblolly Bay
<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus clausa</i>	Sand Pine
<i>Phoenix species</i> (a)	Date Palm

(a) Palms must be planted in groups of three to equal one shade tree.

U N D E R S T O R Y T R E E S

<u>Botanical Name</u>	<u>Common Name</u>
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex species</i>	Holly
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Ligustrum japonica</i>	Ligustrum Tree
<i>Myrica cerifera</i>	Wax Myrtle
<i>Ulmus parvifolia</i> 'Drake'	Drake Elm
<i>Ilex opaca</i> 'East Palatka'	East Palatka Holly
<i>Parkinsonia aculeata</i>	Jerusalem Thorn
<i>Prunus caroliniana</i>	American Cherry Laurel
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Koelreuteria elegans</i>	Goldenrain Tree
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Cinnamomum camphora</i>	Camphor

S H R U B S

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cortaderia sellowana</i>	Pampas Grass
<i>Elaeagnus pungens</i>	Silverthorn
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ilex cornuta</i> 'Burfordii'	Burford Holly
<i>Juniperus species</i>	Juniper
<i>Leucophyllum texanum</i>	Texas Sage
<i>Ligustrum species</i>	Ligustrum
<i>Buxus microphylla</i>	Japanese Boxwood
<i>Photinia fraserii</i>	Red Tip Photinia
<i>Myrica cerifera</i>	Wax Myrtle
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Pittosporum species</i>	Pittosporum
<i>Podocarpus macrophylla</i>	Yew Podocarpus
<i>Rhododendron simsii</i>	Azalea
<i>Viburnum species</i>	Viburnum
<i>Serenoa repens</i>	Saw Palmetto

OBJECTIVE II

Runoff - One of the major pollutants into our waterways is runoff from impervious surfaces. In order to minimize the amount of pollutants reaching our waterways and keep them pristine, we need to develop ways to discourage runoff. Ditches that empty into the waterways should be addressed as a top priority.

IMPLEMENTING ACTIONS:

1. Maintain retention areas within current ditches.
2. Create swales to retain water in the ditches.
3. Discourage large storm water retention ponds that require massive clearing and protective fences.
4. Discourage runoff by stabilizing driveways, parking lots, and roads with a pervious surface.
5. Retrofit current county facilities to retain their own runoff and eventually replace existing paving with pervious surfaces.
6. Seek help from state and federal entities for funding and strategies (SJRWMD, NERR, DEP)
7. Develop ways to contain the runoff that empties into the waterways from ditches; and drainage pipes.
8. Set a timetable by which all ditches that discharge into the intra-coastal (Class II Waters) must be closed.

OBJECTIVE III

Beach Parking - Our beaches should remain public and for all to enjoy, however, for the welfare of our beaches, ecosystems, sea life, dunes, and quality of life, beach driving should be discouraged as soon as parking needs and access can be met.

IMPLEMENTING ACTIONS:

1. Public beach access should be maintained. Pedestrian only areas perpendicular to the ocean midway between ramps will be developed. Traffic will be allowed onto the beach at entrance points and may only be allowed to travel as far as the pedestrian area.
2. Encourage alternatives to on-beach parking through small parking areas at each beach access. Consider additional parking from off the island and move people on and off the beach via a trolley system. (Ocean Beach Maryland has this system.)
3. Open all county accesses to the public. Some are overgrown and it is not apparent that they are for public use. Establish some as accesses for bicycles with off beach bike parking.
4. Discourage the idea of private beaches.
5. Discourage beach driving as soon as parking needs and access can be met.

Water and Environment Committee



Overview

The environmental aspects of South Anastasia Island are unique and are closely tied to the quality of life. The mixture of relatively pristine and environmentally sensitive areas along the inter-coastal waterway and the Atlantic Ocean make it extremely important to focus on how St. Johns County may reasonably guide our future.

It is the intent of this committee to develop a vision that will establish guidelines for the rural, residential and commercial areas while maintaining and preserving our natural resources and still meet the needs of our citizens' health, safety and welfare.

Our goal is to promote protection, restoration and acquisition of lands and natural systems of South Anastasia Island.