

## **APPENDIX E**

**Excerpts from the St. Johns County Comprehensive Plan  
which have some relevancy to the protection of manatees  
and/or their habitat**

**A. LAND USE ELEMENT**

**Goal A.1**

To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage/accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping, and leisure activities, **while minimizing adverse impact on the natural environment.**

**Objective A.1.1**

**Environmental Conditions**

The County shall designate future land uses based upon environmental conditions and constraints including but not limited to: vegetation, topography, soil conditions, wildlife, aquifer recharge areas, and drainage. The County shall coordinate with state and federal agencies responsible for environmental and natural resource protection to include sharing of environmental data and studies to support the designation of appropriate land uses.

Policies

A.1.1.1 Protect estuaries by ensuring compliance with state and federal standards for wastewater discharge into Class II and III waters through coordination between the County's development review process and state and federal permitting requirements.

A.1.1.2 Protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting and reporting violations of laws and regulations which would have a negative impact on the environment.

A.1.1.3 The County shall research and, consistently with applicable law, shall apply for state and federal grants to purchase open space natural resources for conservation.

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### Objective A.1.5 Coastal Areas

**Through the Future Land Use Plan, the County shall ensure safe evacuation of coastal areas and shall coordinate coastal area population densities with appropriate regional hurricane plans. The County shall limit increases in population density within the Coastal High Hazard Area.**

#### Policies

- A.1.5.1 For the purposes of this Plan, the Coastal Planning Area (also "Coastal Area") shall mean that portion of unincorporated St. Johns County lying easterly of the mean high water line of the west shoreline of the Intracoastal Waterway.
- A.1.5.2 The Coastal High Hazard Area (CHHA) shall mean the evacuation zone for a Category I hurricane as established in the 1998 Hurricane Evacuation Study for Northeast Florida, as updated.
- A.1.5.3 Existing evacuation routes shall be mapped and physically posted. Special consideration for improvements to these transportation facilities shall be given within the County's Capital Improvement Program and in the priorities for funding for the FDOT Five-Year Work Program and MPO Transportation Improvement Program.
- A.1.5.4 The County shall update its hurricane evacuation plan and disaster preparedness plan consistent with state and federal requirements and also shall re-evaluate its effectiveness immediately after a major disaster event to recommend appropriate improvements.
- A.1.5.5 The County shall update its hurricane guide annually, if needed, showing: evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens.
- A.1.5.6 The County shall not approve Comprehensive Plan amendments that increase the residential density on the Future Land Use Map within the Coastal High Hazard Area (CHHA).
- A.1.5.7 The County shall prohibit new development of adult congregate living facilities, nursing homes for the aged, total care facilities, and similar developments within the Coastal High Hazard Area (CHHA).
- A.1.5.8 The County shall support programs of land acquisition in the Coastal Area for protection of natural resources and critical dune systems.
- A.1.5.9 Amendments to the Comprehensive Plan in the Coastal Area shall not be approved which will result in an increase in hurricane evacuation times, without mitigation of the adverse impact to evacuation times.

**Objective A.1.15  
Comprehensive Plan Amendment and Review**

**The County shall have a mechanism for review and amendment of the Comprehensive Plan.**

**Policies**

- A.1.15.1 St. Johns County shall provide for the amendment of the Comprehensive Plan in accordance with the provisions of Chapter 163, F.S. Applications to amend the Future Land Use Map may be submitted by the owner, or agent for the owner, of property proposed for redesignation; by County Planning staff; by the Planning & Zoning Agency; or by the Board of County Commissioners. Applications to amend other portions of the Comprehensive Plan may be submitted by any interested party, the County Planning staff, by the Planning & Zoning Agency, or by the Board of County Commissioners. Applications will be charged an appropriate fee for the review of the proposed amendments.
- A.1.15.2 Applications requesting amendment to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to the following:
- (a) consistency with the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan;
  - (b) consistency with the adopted State Comprehensive Plan and Northeast Florida Strategic Regional Policy Plan;
  - (c) impacts on public facilities and services;
  - (d) environmental impacts; and,
  - (e) compatibility with surrounding areas.
- A.1.15.3 Unless exempted by Chapter 163, F.S., proposed amendments to the Comprehensive Plan shall be adopted no more than twice per year and applications to amend the Comprehensive Plan shall only be accepted during the months of December and June.
- A.1.15.4 Pursuant to applicable law, the County shall prepare and adopt an Evaluation and Appraisal Report (EAR) which shall evaluate the effectiveness of the Comprehensive Plan. The County shall prepare and adopt amendments to the Plan to address deficiencies of the Plan as identified in the Evaluation and Appraisal Report.

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### Goal A.2

**To ensure that the Northwest Sector of St. Johns County will grow in the form of complete communities and neighborhoods within a framework of connected development edges and recreational trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and people and provide a healthy social and cultural environment for all residents. For the purpose of this Goal, the Northwest Sector shall be defined as the area of St. Johns County bounded by Duval County, the St. Johns River, CR 208, and Interstate 95.**

#### Vision Statement

The Northwest Sector Overlay provides St. Johns County with a community planning approach to respond to regional growth trends that are creating a sprawl development pattern of single use and disconnected residential "bedroom" subdivision development within the Northwest Sector. The Northwest Sector Overlay allows St. Johns County to make development decisions in the context of complete and sustainable communities and to understand the impact of the growth trends on community patterns, community life cycles, the environment, the economy and transportation networks.

Natural environmental features within the Northwest Sector and the goal to provide an interconnected transportation network guide the Northwest Sector Overlay vision. Environmental features will be incorporated into conservation areas, greenways, greenbelts, open space and recreation areas to create a development pattern that accommodates sustainable development while protecting the rural character held sacred by residents.

Proper design using the following goals, objectives and policies will allow a balance between development and the natural environment and adhere to the following Vision Principles:

- **Creation of a development edges and recreational trails system that connect the associated uplands, wetlands, recreational areas, and greenbelt corridors.**
- Provision of scenic edge along designated roadway corridors to maintain the rural character of existing and future roadways.
- Recognition of the need for compatibility between new and existing development within the Northwest Sector.
- Balance a variety of land uses and housing to reduce reliance on the regional roadway network.
  - Improve jobs-to-housing balance within the Northwest Sector of St. Johns County.
  - Provide commercial centers that include commercial, civic, cultural and recreational uses designed at a human scale and provide a sense of place.

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Sector.

- (d) Development edges and recreational trails may also include hiking and biking trails, nature study areas, nature trails, historic areas and structures, community garden areas, and passive parks. Stormwater ponds may be allowed within the development edge when the pond is designed as an amenity to the neighborhood and is permanently protected from development.
- (e) Development edges and recreational trails shall be interconnected to areas outside the Northwest Sector and surrounding neighborhoods, where feasible.
- (f) PRDs within the Northwest Sector Overlay shall not be permitted to amend the Reserve Area of the PRD for development purposes if incorporated into the development edge or recreational trail system.
- (g) New road construction or reconstruction of existing roads that are designated on the Northwest Sector Overlay Map shall provide for pedestrian trails, bike trails, upland wildlife and wetland crossings to pass under the roadway.
- (h) Ravines along the St. Johns River shall be protected through the use of innovative design approaches that ensure protection of the ravines.

### A.2.1.4 Northwest Sector Scenic Edges

- (a) Scenic edges shall be provided to preserve the rural character and preserve and enhance scenic viewsheds, such as, scenic vistas, the St. Johns River, natural areas, and agricultural areas within the Sector. The primary purpose of scenic edges is to screen development and designed in a way that creates a natural edge between development and the roadway through the use of a variety of native canopy trees, understory trees, bushes, shrubs, and ground cover. Scenic edges are also an integral part of the development edges and recreational trail system that provide trails, sidewalks, and cart paths.

Scenic edges shall be provided along all arterial, major collector, and proposed roads depicted on the Northwest Sector Overlay Map and shall provide for an average 75 feet in width located outside the road right-of-way. The specific width and extent of these scenic edges shall be determined and identified with the proposed development. The scenic edge shall be in addition to any required right- of-way dedication or reservation.

Within the Community Commercial Future Land Use Map designation located at SR 13 and Racetrack Road, or where the lot depth of a development parcel, or portion thereof, measured from the property line or reserved right-of-way is less than 500 feet, the scenic edge shall be allowed to be reduced to 30 feet through the application of performance standards that will provide sufficient landscaping to preserve or enhance the rural character along the roadway. These performance ...

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shall work with School District to locate elementary schools in close proximity to neighborhoods to encourage walkability.

### **A.2.1.5 Northwest Sector Blueways**

St. Johns County shall initiate planning for the creation of a Blueway System to include: riverfront parks and canoe trails from Durbin Creek south along the St. Johns River to Picolata. New development located along the St. Johns River shall reserve land for public access to the river, except where the County determines such access is not needed or is not appropriate.

### **A.2.1.6 Northwest Sector Greenways**

The Northwest Sector Vision Process identified the need for a Greenway system, including wetlands and uplands, to provide wildlife habitat, recreational opportunities, natural corridors, aesthetics, and open space. In order to establish a greenway system it is necessary to identify funding sources to purchase these lands. When completed, St. Johns County shall use the Natural Communities and Wildlife Habitat Inventory, the Countywide Greenway Master Plan, and its Land Acquisition and Management Program (LAMP) Board to ascertain lands that provide a connected greenway system within the Northwest Sector. As such potential greenway land and funding sources become available the County may purchase these systems or provide tax incentives, transfers of development rights, or perpetual conservation easement to protect them.

New development within the Northwest Sector may contribute land or funding sources to the County to facilitate the creation of the greenway. Impact fee credits may be requested for the provision of this land pursuant to the requirements established in the County's Impact Fee Ordinances. In lieu of impact fee credits, the Board of County Commissioners may consider incentives in exchange for these lands. Such incentives may include but not limited to additional density, flexible setbacks, transfer of development rights or an accelerated timing and phasing of development.

### **A.2.1.7 Community Planning Public Participation**

Proposed Comprehensive Plan amendments, planned development applications, and DRI applications shall provide for community public participation. Following pre-application submittal with the County but prior to the Planning and Zoning Agency and Board of County Commissioners public hearings, new development within the Northwest Sector shall be planned with community public participation comprised of the County, the applicant, existing residents and landowners. Community shall be defined at the time of the pre-application review for the planned development based upon impacts that may occur to the surrounding area. The boundaries of the community shall be provided within the planned development application.

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### **D. INFRASTRUCTURE ELEMENT SANITARY SEWER SUB-ELEMENT Goal D.1**

St. Johns County shall maintain an efficient system of sanitary sewer disposal, which prevents the degradation of the existing resources, meets existing and projected demands, promotes orderly growth and development and protects the public health of the community.

Objective D.I.I Growth Management\ Concurrency Management

The County shall implement procedures which will coordinate the extension of sewer facilities, or the increase in capacity of sewer facilities, in order to: meet future needs, to correct existing sewer facility deficiencies, and to promote compact urban growth. All system improvements for replacement, expansion, or increase in capacity of sewer facilities shall comply with the existing or newly adopted level of service standards for the facilities.

Policies

D.1.1.I The County shall encourage growth management practices within the Development Areas which promote contiguous, compact development through the availability of utility services.

D.1.1.2 New public infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future and shall not promote development located in Environmentally Sensitive Lands (ESL's).

D.1.1.3 The County shall, through its Future Land Use Map and Comprehensive Planning activities, direct new high density development to the Development Area Boundaries as designated on the 2015 Future Land Use Map.

D.1.1.4 New public infrastructure and public services shall be constructed and expanded in an orderly manner, with costs shared as appropriate, on a proportionate basis, by those benefiting from the service.

D.1.1.5 Both public and private sanitary sewer lines shall serve developments located within the Development Areas as identified by the 2015 Future Land Use Map. When it is necessary for potable water lines to be extended to connect one Development Area with another, the extension of such transmission lines shall not be construed as justification for development at intensities greater than is allowed in the Rural/Silviculture (R/S) or Agriculture-Intensive (A-I) areas as designated on the 2015 FLUM.

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D.1.1.6 In an effort to promote orderly contiguous compact development, the County shall adopt regulations establishing criteria identifying the extent of where sanitary sewer utility service areas will be located. Such regulations shall define the extent of where centralized potable water and sanitary sewer utility services will be provided by St Johns County Utilities, and/or by municipalities, and/or by utilities certified by the Florida Public Service Commission and/or utilities certified by the St. Johns County Water and Sewer Authority.

D.1.1.7 The extension of sanitary sewer services, beyond the Development Area Boundaries, shall be extended in a manner which prevents urban sprawl and leap frog development and is consistent with the adopted Utility Service Area ordinance. Such extensions must meet the following criteria:

(a) Wastewater treatment capacity must be available;

(b) The proposed extension is funded by the proposed development, or the project is adopted by the capital improvement schedule;

(c) The extension is consistent with the approval of a large scale comprehensive land use amendment as specified in the Future Land Use Element policies A.1.2.5. and A.1.2.6.

(d) The extension is of sufficient capacity to provide for the connection of adjacent systems.

Provisions for the extension of sanitary sewer services beyond the Development Area Boundaries may be waived in emergency situations, such as failure of package treatment plants or septic tank systems.

D.1.1.8 The development of growth management strategies shall be coordinated between the County Planning Department and the County Utility Department.

D.1.1.9 New public infrastructure within the Coastal Area shall be planned and constructed in a manner which minimizes the impact upon coastal marshes, wetlands and surface water. New infrastructure development within the Coastal Areas shall be subject to the Land Development Regulations.

D.1.1.10 Public expenditures within the Coastal High Hazard Areas (CHHA) shall be limited pursuant to Objective H.I.4. and supporting policies unless required for the health, safety or welfare of existing residents.

D.1.1.11 Sanitary sewer availability shall not provide justification for development approval.

D.1.1.12 Proposed developments in St. Johns County shall meet sanitary sewer concurrency

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management approvals as required by the Land Development Regulations:

- (a) prior to rezoning approval; or
- (b) prior to final development permit approval.

D.1.1.13 St. Johns County shall obtain quarterly Department of Environmental Protection (DEP) sanitary sewer data reports containing information on the total capacity and facility demand for each utility system in the county to assure that the adopted level of service (LOS) standards are maintained and the Concurrency Management System is up to date.

D.1.1.14 The County shall discourage the discharge of any new or upgraded public or private sanitary sewer facility into the estuarine waters of the County.

D.1.1.15 Coastal water and sewer development shall be subject to the County's Land Development Regulations, Utility Ordinance 97-63, Private Utility Ordinance 98-25 and the requirements established pursuant to Section 381.00655, F.S.

D.1.1.16 The location of the County's water and sewer lines can be obtained from the County's Utility Department upon request.

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### Objective D.1.3. Wastewater Systems

**St. Johns County shall continue to discourage the use of wastewater systems that are package treatment plants; but when necessary, the county shall require the package wastewater treatment systems be constructed to run efficiently and effectively to prevent water degradation.**

#### Policies

- D.1.3.1 The County shall continue to replace package treatment plants with regional sewer facilities, and shall retire a minimum of 5 additional package treatment plants by the year 2005.
- D.1.3.2 The County shall ensure that, prior to the issuance of a development order or permit, the applicant has demonstrated that the project complies with Federal, State and Local permit requirements for wastewater systems (package treatment plants).
- D.1.3.3 St. Johns County shall require wastewater disposal agreements whereby package treatment plants may be interconnected and replaced by regional treatment facilities in order to improve operating efficiencies. Such wastewater agreements shall state that at the time deemed appropriate by the county, the wastewater system shall be acquired by the county for operation and maintenance.
- D.1.3.4 Wastewater Systems (package treatment plants) shall be allowed within the Development Areas only as a temporary measure and shall be built according to applicable state or local standards. Once centralized sanitary sewer is available, the County shall require private wastewater systems, through a wastewater disposal agreement, to be decommissioned and connected to the centralized utility system.
- D.1.3.5 By December 2001, all new package treatment plants constructed in the County shall be required to construct their proposed facilities according to the St. Johns County Utility Department's sanitary sewer facility construction standards with an overall goal of reaching Advanced Waste Treatment (A WT) standards for all plants. The St. Johns County Utility Department shall coordinate with DEP on the implementation of the County's mandatory package treatment plant construction standards.

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### Objective D.1.4 Septic Tanks

**The County shall continue to regulate the use of on-site disposal facilities to assure compliance with Federal, State, Regional, and County regulations, and install regional facilities in accordance with the Capital Improvements Element in order to reduce the number of septic tanks installed annually in new developments by 15% by 2002.**

#### Policies

- D.1.4.1 Septic tanks, at a minimum, shall comply with established State standards, including suitable soil types and minimum lot sizes. The County shall continue to enforce established State standards through the St. Johns County Health Department review of applications for septic tanks.
- D.1.4.2 The County shall continue to apply the State established minimum setback for septic tank drain fields in areas adjacent to any stream, creek, pond or other open water body.
- D.1.4.3 Pursuant to applicable law as required by St. Johns County Land Development Regulations (LDRs), residents using septic tank systems shall be required to tie into centralized sewer systems once that system becomes available in the area.
- D.1.4.4 Septic Tanks and their associated drain fields shall be prohibited within wetland area depending on the specific regulatory agency's definition of wetlands.
- D.1.4.5 New developments above the St. Johns County Health Department's threshold(s) for septic tank use shall rely upon public or private sewer systems and wastewater treatment plants built to county/state specifications.
- D.1.4.6 In an effort to protect the health, safety and welfare of the citizens, the County shall strongly encourage the use of advance on-site treatment and disposal systems for new development located within 100 feet of the surface waters along the Guana, Tolomato, Matanzas and St. Johns Rivers which is not served by centralized sewer service. The lot size and proximity to surface water for new developments shall be considered in the review and pursue standards.
- D.1.4.7 By 2002, St Johns County shall encourage the use of advanced on-site treatment and disposal systems for new development on a parcel located within the Environmental Sensitive Lands (ESLs), as designated on the FLUM series, which does not have central sanitary sewer currently available.

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### Objective D.1.5 Surface Water and Groundwater Quality

**St. Johns County shall take measures to protect the surface and ground water quality from any further water quality degradation.**

#### Policies

- D.1.5.1 St. Johns County shall support, encourage and coordinate the water quality monitoring by local, state and federal agencies which will identify and formulate plans to address point and non-point sources of surface water pollution.
- D.1.5.2 By December 2003 or sooner, St. Johns County in coordination with DEP shall adopt standards and procedures which promote and regulate the Marine Best Management Practices (BMPs).
- D.1.5.3 Disposal of sludge shall be allowed only in areas which will not adversely impact groundwater resources, recharge areas or watersheds that drain into the surface water supplies.

**D. INFRASTRUCTURE ELEMENT**

**STORMWATER MANAGEMENT SUB-ELEMENT**

**Goal D.3.**

**St. Johns County shall provide an efficient and environmentally sound system of Stormwater Management. This system shall increase the efficiency of the existing system, afford reasonable protection from flooding, and protect the quality of surface water and groundwater in St. Johns County.**

**Objective D.3.1 Surface Water Management**

**By 2001, the County shall seek funding (i.e. stormwater utility or other revenue sources) so the County can work toward completing a County-wide Master Drainage Study. This Master Drainage Study shall include inventories of existing drainage facilities, geographic locations, land uses, operating entities, design capacities, existing capacity usage, general performance, impacts of the facilities on the natural environment, problems and opportunities solutions to the deficiencies. Upon completion of the drainage study, the County shall review and amend the Plan to include or implement the study's findings.**

**Policies**

D.3.1.1 The County shall coordinate with the Department of Environmental Protection (DEP) and the St. Johns River Water Management District (SJRWMD) in the identification of all drainage basins in the County to assure uniformity of basin designation.

D.3.1.2 As the drainage studies for each sub-basin are completed, the County shall establish drainage facility priorities in the sub-basin based on the potential damage created by flooding, the water quality in the area, and the impacts to areas of special concern (e.g. OFW, Class II, etc.).

D.3.1.3 Upon identification of deficiencies by the Master Drainage Study, the County shall take action to address such deficiencies throughout the establishment of stormwater utilities (including other revenue sources) for the affected areas, or other appropriate implementation mechanisms.

D.3.1.4 By 2000, the County shall develop an inventory of all new private and public drainage facilities, easements and rights-of-way. By 2001, both private and public drainage facilities, easements and rights-of-way locations shall be mapped.

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- D.3.1.5 By 2003, the County shall develop a map identifying the existing drainage systems, land uses, soil types and topographical information.
- D.3.1.6 By 2003, the County shall develop a map identifying where the major drainage problems have occurred and what drainage problems the County has corrected.
- D.3.1.7 There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in St. Johns County in areas designated as regulatory floodway as updated by FEMA Flood Insurance studies in St. Johns County. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill, new construction and development improvements, that would result in any increase in flood levels.
- D.3.1.8 The County shall regulate development within the floodprone areas to minimize flood storage capacity reduction, so that post development equals pre- development standards which will afford protection to life and property within the floodplain.
- D.3.1.9 St. Johns County shall continue to coordinate with the SJRWMD and participate in the ongoing programs of the St. Johns River Surface Water Improvement Management (SWIM) program and the Northern Coastal Basins programs, and work with the SJRWMD on the long term ambient water quality monitoring program, establishing pollutant load reductions goals and monitoring freshwater inflow.
- D.3.1.10 St. Johns County shall continue to coordinate with Department of Environmental Protection (DEP) and participate in the ongoing programs recommended by the Guana, Tolomato, Matanzas (GTM) Task Force as established in their Recommendations and Conclusions.
- D.3.1.11 St. Johns County shall continue to coordinate with DEP and SJRWMD to utilize water quality data and other appropriate biological indicators to design water management practices that facilitate the maintenance and/or improvement of the existing water quality.
- D.3.1.12 St. Johns County shall continue to work with DEP and SJRWMD to develop management practices for water resources to mitigate urban and agriculture non-point sources of water degradation.
- D.3.1.13 The use, storage, transmission, or generation of hazardous substances, or substances which may artificially accelerate the eutrophication of the wetlands and water bodies, is prohibited within the wetland systems.

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- D.3.1.14 The County shall seek new funding sources to implement the best management practices for water resources identified as shellfish harvesting areas, Northern Coastal Basins Reconnaissance Report and the St. Johns River SWIM program.
- D.3.1.15 The County shall work with the St. Johns River Water Management District (SJRWMD) and the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EP A) to educate and distribute information on the surface water resources in the County.
- D.3.1.16 The County shall prepare to address the National Pollution Discharge Elimination System compliance requirements of the Federal Clean Water Act amendments. The County will initiate program planning activities and implement a stormwater management program as defined by the Clean Water Act by 2002.



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### Objective D.3.4 Correction of Existing Problems

By 2005, the County shall establish a program for the correction of existing stormwater management deficiencies. In addition, this program shall address anticipated future deficiencies and include a program for the correction of these problems.

#### Policies

- D.3.4.1 The County shall implement the recommendations of the Stormwater Management facility improvements of the Comprehensive Stormwater Management Program - Phase IB report and the future County-wide Master Drainage Study as funding becomes available.
- D.3.4.2 The County shall prioritize the correction of existing drainage problems beginning with those identified in this document and the Comprehensive Stormwater Management Program study. Priority should be given to those problems with the most severe problems.
- D.3.4.3 The program shall include a summary of drainage problems, recommendations for structural and non-structural actions for reducing drainage problems, proposing a schedule and budgeting corrective actions.
- D.3.4.4 At a minimum, the program schedule shall be reviewed every two years. This program shall establish a mechanism for increasing the priority of projects, as private or public donation of lands, or funds are made available which would significantly reduce the cost of implementing the project.
- D.3.4.5 All improvements for replacement, expansion of or increase in capacity for stormwater management facilities shall be compatible with the existing, or newly adopted, level of service standards for such facilities.

**E. CONSERVATION\COASTAL MANAGEMENT ELEMENT**

**COASTAL**

**Goal E.1.**

**The County shall manage, use, conserve, protect, and enhance coastal resources, along with protecting human life from natural disasters.**

**Objective E.1.1 Public Beach Access**

**The County will maintain, improve, and increase public beach and waterway access through acquisition and other land use controls. At least one existing and/or new public beach and waterway access ways shall be improved and/or created per year beginning with the adoption of this plan amendment.**

**Policies**

- E.1.1.1. As provided by the implementation regulations for the Optional Density Factors of the Future Land Use Element, the County will require the dedication of public access to beaches from developments located within the coastal area which receive the applicable density bonus.
- E.1.1.2. The County will not vacate or relocate existing easements, walkways and other access points to beaches, shores and waterways, without requiring the grant or dedication of equal or greater access points or easements as stated in the County's Beach Code and as amended.
- E.1.1.3. The County will promote increased facilities for public beaches and waterways through the implementation of Policy F.I.I.I, and through the implementation of regulations for the Optional Density Factors of the Future Land Use Element.
- E.1.1.4. Private landowners adjacent to public beach access points, including easements, will not be allowed to restrict public access to the beaches through such access points as stated in the County's Beach Code and as amended.
- E.1.1.5. In addition to those existing mechanisms, by December 2003, the County shall investigate and develop additional funding sources e.g., user fees, parking fees, grants and other additional funding sources for the purposes of funding beach and navigable waterway accesses, parking spaces, dune walkovers and other related facilities.

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- (c) Establishment of standards and enforcement mechanisms to prevent destruction of dune vegetation; and
  - (d) Continued enforcement of the County's requirements and prohibitions against uncontrolled vehicular beach access pursuant to Ordinance No. 73-2, and related ordinances; and
  - (e) Continued enforcement, through the development permit review process, of applicable Federal, State or Local coastal construction zone requirements; and
  - (f) Improvements to beach access and off-beach parking facilities as provided in Policy F.1.1.1.
- E.1.2.3. Seawall and other shoreline modifications shall be discouraged, or at a minimum set landward of, the mean high water line, except as provided by law. The County and other agencies having jurisdiction shall coordinate in establishing appropriate setbacks.
- E.1.2.4. No motorized vehicles will be allowed on dune systems except for emergency vehicles.
- E.1.2.5. The County shall work with the appropriate State agencies and the National Estuarine Research Reserve (NERR) manager to increase public awareness of the economic value of the County's coastal, estuaries, marine resources and coastal wildlife.

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### Objective E.1.4 Water Dependent Uses and Marina Siting

The County will give priority to water dependent uses in order to maximize the beneficial use of coastal natural resources. A Marina Study will be prepared to identify the future need for water-dependent uses and wet and dry boat slips based on the quantity, location and environmental constraints. The results of the new Marina Study will be incorporated into the Coastal Management Element and the future Countywide Marina Siting Plan upon its completion.

#### Policies

E.1.4.1. By December 2001 or sooner, the County shall, initiate an update of the standards and procedures for development of water-dependent uses within those areas of the County which can accommodate such uses. The Land Development Regulations shall (as necessary or appropriate) address the following, including, but not limited to:

(a) The establishment of standards and/or criteria by which to assess the environmental suitability and location of proposed water-dependent uses, such as;

(1) Adequate water depths for channel navigation. A minimum of four feet below mean low water shall be required.

(i) Preference shall be given to the expansion of existing Marinas where additional dredging and filling is not required.

(ii) New marinas shall be located in areas where required dredging and maintenance of the channel is minimized and where aquatic resources shall not be adversely affected.

(2) Minimum tidal currents.

(3) Protection from hurricane vulnerability.

(4) Maintaining water quality characteristics.

(i) Fuel facilities shall be designed to contain spills on the landside of the facility and to prevent runoff into the surface waters.

(ii) Require all impervious surfaces in new marinas to be designed and constructed so that the run-off waters flow away from the surface waters and the wetlands.

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(iii) Marinas shall not be approved in areas where approved or conditionally approved shellfish harvesting would be severely impacted and/or sections closed to shellfish harvesting.

(iv) Marinas shall address pump-out facility needs.

(v) Anchorage areas shall be identified within each marina and anchorage standards shall be established.

(5) Preservation of water quality standards Outstanding Florida Waters (OFW's) Class II and Aquatic Preserves.

(6) Protection of Essential Habitat (threatened or endangered species and/or species of special concern). Marinas shall not be permitted in areas that have been determined by DEP, FWCC and the USFWS to be critical to the survival of these species.

(b) The establishment of standards or criteria by which to assess and address the following site characteristics and development standards:

- (1) Ingress/egress and parking standards; and
- (2) Buffering, landscaping and drainage facilities; and
- (3) Maintenance of applicable water quality and drainage standards for stormwater run-off; and
- (4) Height and other development intensity standards and/or requirements; and
- (5) Standards or requirements for fueling and wastewater pump-out facilities; and
- (6) Adequate location criteria in relation to land use type, surrounding land uses, zoning type, and functional access to the marina and the internal facilities; and
- (7) Future expansion of Marinas and their ability to provide maintenance; and
- (8) Travel time to popular boating areas.

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- (c) The establishment of definitions, criteria, and standards by which to determine the priority to be assigned to potentially competing shoreline uses.

E.1.4.2. By December 2000, the County shall, through the adoption of Land Development Regulations, initiate standards and procedures by which to address the siting of new commercial marinas. The Land Development Regulations shall (as necessary or appropriate) address the, definitions, criteria and standards that shall include, but not be limited to, the following:

- (a) land use compatibility, and buffering requirements for service facilities; and
- (b) availability, location, and type of upland support facilities, including standards and criteria for fueling and waste water treatment or pump-out facilities; and
- (c) the protected status, if applicable, of adjacent lands; and
- (d) the consistency of proposed marina facilities with the requirements of the applicable hurricane evacuation plan and storm contingency requirements; and
- (e) stormwater and drainage requirements, including standards and criteria for fueling and waste water treatment or pump-out facilities; and
- (t) for determining the environmental sensitivity of proposed marina sites, including standards to address water depth, grass bed, manatee habitat locations, the desirability of slow speed zones and anchorage areas; and
- (g) for determining the market need or feasibility of proposed marina facilities; and

E.1.4.3. Recommendations from the Marina Siting Plan shall be included in the Land Development Regulations (LDRs) and the Coastal Management Element upon completion.

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### Objective E.1.5 Coastal Protection

The County shall cooperate with, and provide technical support and assistance to, the appropriate State and Federal regulatory agencies and it shall implement the requirements of Policy of E.1.5.3. (and other applicable Policies in other Plan Elements), in order to protect, enhance, and restore the environmental quality of the County's Coastal Area waterways and wildlife. Waters that flow into either the ocean or the estuary shall be protected through established conservation techniques identified in the County Land Development Regulations.

#### Policies

- E.1.5.1. The County shall coordinate and provide technical assistance to Federal and State agencies preparing applicable studies which will maintain and increase water quality, based on established water body classification.
- E.1.5.2. The County shall monitor and when necessary coordinate, permitting activities with other regulatory agencies for projects which may impact the quality of the Coastal Area Waterways.
- E.1.5.3. The County shall protect or enhance Coastal Area water quality, for wildlife propagation, fishing, shell fishing, recreation, navigation and other related activities and shall improve Class II and Class III waters by:
- (a) Requiring septic tank users to connect to public or private waste water systems pursuant to Policy E.2.1.6; and
  - (b) Requiring new development to meet the standards and requirements of the County's Land Development Regulations pursuant to the requirements of Objective 0.3.1. and supporting Policies; and
  - (c) Once the County has completed its Master Stormwater Management Study, this plan shall be used to evaluate the stormwater design capacity of stormwater management systems so run-off shall not degrade the coastal resources.
  - (d) Untreated direct discharge of stormwater runoff into Class II waters shall be prohibited for all new development.
  - (e) Stormwater systems shall be designed to remove oil and suspended solids prior to discharge.
  - (f) Requiring new development to meet the standards and requirements of the

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County's Environmentally Sensitive Lands (ESL's) Land Development Regulations (LDRs) to be adopted pursuant to Policy E.2.2.5; and

- (g) Implementation of the findings of the County's Health Department inspection program for the Intracoastal Waterway as provided in E.2.3.3; and
- (h) Coordinate with DEP on the enforcement of waste water discharge standards into Class II and Class III waters pursuant to Policy A.1.1.1; and
- (i) Continued pursuit of agreements with private land owners for land application and other alternative means of waste water re-use; and
- (j) Encourage new development to cluster in the Coastal Area through application of the County's Planned Development regulations and the Optional Density Factors established by the Future Land Use Element.

E.I.5.4. The County shall coordinate with the applicable State agencies so that docks and piers will not obstruct or alter natural water flow or restrict navigation routes.

E.I.5.5. Consistently with the requirements of Policy E.I.5.3, development orders shall be designed to protect the type, nature, and function of floodplain, wetlands, waterways, inlets, estuaries and lakes by limiting encroachment, removal of native vegetation, wildlife, pollution discharge, dredge and fill, drainage, or other impacts associated with development.

E.I.5.6. All new development shall be designed and constructed according to Federal, State and County specifications to minimize stormwater and pollutant discharge.

E.I.5.7 The County shall continue to coordinate with DEP's Guana, Tolomato, Matanzas Task Force (GTM Task Force) and SJRWMD's Northern Coastal Basin's (NCB's) studies) on water quality issues and their relationship to the land use densities and intensities.

E.I.5.8 By 2005, the County shall prepare a Coastal Area Plan in conjunction with DEP's GTM Task Force, SJRWMD's Northern Coastal Basins Reconnaissance Report (NCBR) and Water 2020 Water Supply Planning Work Group Area V. The plan shall analyze and evaluate the carrying capacity of the study area and the balance between land use densities and intensities and the coastal environmental constraints (i.e. flooding, hurricane evacuation routes, water supply and water quality). Land uses determined to adversely affect the quality and quantity of the water (i.e. ground water recharge areas, wellhead protection areas and surface waters) shall be restricted accordingly.



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E.I.5.9 St. Johns County shall support the SJRWMD's efforts to establish updated and accurate maps of submerged aquatic vegetation communities.

E.I.5.10. St. Johns County shall permit the utilization of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to those projects which demonstrate a high cost-benefit ratio while having the least impact to the offshore reef and near shore beach and dune ecological communities.

E.I.5.11. The County shall investigate alternatives to funding sources for projects in the Coastal Management Area such as: Tourist Development Tax or a Beach Taxing District to fund shoreline stabilization for the areas of critical erosion, improve and protect water quality, and manage coastal waterfront communities revitalization, redevelopment and hazard mitigation.

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### CONSERVATION

#### Goal E.2

**The County shall conserve, utilize, and protect the natural resources of the area, including air, water, wetlands, water wells, estuaries, water bodies, soils, minerals, vegetative communities, wildlife, wildlife habitat, groundwater recharge areas and other natural and environmental resources, insuring that resources are available for existing and future generations.**

#### Objective E.2.1. Groundwater Protection/Conservation

The County shall coordinate with the SJRWMD to ensure that adequate quality and quantity of water supplies will meet existing and projected future demands by adopting policies which both agencies can mutually agree upon.

#### Policies

E.2.1.1. The County shall promote water conservation coordination with the St. Johns River Water Management District's Water Shortage Plan, as specified in Chapter 40C-21, F.A.C., in developing a local water shortage and conservation plan. This emergency water conservation plan shall include the following criteria:

- (a) SJRWMD's law enforcement procedures relating to the District's Water Shortage Plan;
- (b) Availability of public information on water conservation techniques; and
- (c) Advertisements of water restrictions required and water conservation techniques in the local media during drought conditions.

E.2.1.2. Free-flowing wells in the County shall be identified and plugged by the following measures:

- (a) The County's Health Department shall continue to work with the SJRWMD, to identify free-flowing wells and to recommend measures to plug the wells.
- (b) The County shall require new developments to identify repair or plug all free flowing wells located within the boundaries of a proposed development as a condition to the development approval.
- (c) Through an agreement with the SJRWMD, St. Johns County's Health Department will continue to implement the WMD's free-flowing well

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### Objective E.2.2.

#### Native Forests, Floodplains, Wetlands, Upland Communities, and Surface Water

**The County shall protect native forests, floodplains, wetlands, upland communities, and surface waters within the County from development impacts to provide for maintenance of environmental quality and wildlife habitats.**

#### Policies

E.2.2.1. By December 1999, the County shall develop and adopt guidelines and standards for the preservation and conservation of silviculture and agricultural areas in addition to native forest through various land development techniques, as follows:

- (a) The County shall develop and adopt Planned Rural Development (PRD) Land Development Regulations; and
- (b) The County shall continue to work with the St. Johns County Cooperative Extension Service (SJCCES), the Natural Resources Conservation Service (NRCS), the Florida Department of Agriculture and Consumer Services, the Division of Forestry, the Land Acquisition Management Program (LAMP)/Environmental Advisory Board (EAB) to develop and implement strategies such as, but not limited to, Best Management Practices (BMPs), conservation easements, tax incentives and federal and state grants (i.e., forest legacy, stewardship incentive program, farmland protection, wildlife habitat incentive program, etc.) in an effort to maintain agriculture and silviculture activities as viable businesses in the County. **In addition, the County shall protect natural resources and wildlife habitats.**
- (c) **The County in cooperation with the St. Johns County Cooperative Extension Service (SJCCES), Natural Resources Conservation District (NRCD) and Florida Department of Agriculture and Consumer Services, Division of Forestry shall provide technical assistance to both agricultural and silviculture operations by implementing the Best Management Practices (BMPs) for each industry that are consistent with Stormwater Management GOPs.**

E.2.2.2. Within areas designated as Rural/Silviculture (R/S) or Agriculture Intensive (A-I) on the Future Land Use Map, the commercial harvesting of these trees shall follow the 1993 Department of Agriculture and Consumer Services Best Management Practices (BMP) as amended and updated.

Within areas designated as Conservation on the Future Land Use Map, the commercial harvesting of these trees shall follow Best Management Practices as amended and updated: (i) within 150 feet of the water course bank of the St. Johns

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River and the Intracoastal Waterway; and (ii) within 75 feet of the watercourse banks of the streams and creeks listed below which ever is more restrictive:

- a. 75 foot Buffer
  1. Julington / Durbin Creek
  2. Cunningham Creek
  3. Trout Creek
  4. Six Mile Creek
  5. Tocoi Creek
  6. McCullough Creek
  7. Moccasin Creek
  8. DeepCreek
  9. Pellicer Creek
  10. Cracker Branch
  11. Moses Creek
  12. Moultrie Creek
  13. Pablo/Cabbage Creek
  14. Sampson Creek
  15. Orange Grove Branch
  16. Petty Branch
  17. Turnbull Creek
  18. Town Branch
  19. Sixteen Mile Creek
  20. Paines Branch
  21. West Run/Cracker Branch
  22. Smith Creek
  23. Deep Creek
  24. Stokes Creek
  25. East Creek
  26. San Julian Creek

**b. 150 foot Buffer**

1. St. Johns River
2. Intracoastal Waterway

E.2.2.3. In order to protect the functional viability and productivity of forested wetland systems (FLUCCS 610, 620, and 630) as natural resources, silviculture activities within forested wetlands:

- (a) shall not significantly alter overall wetland community characteristics (i.e. hydrology, topography, plant species diversity, wetland forest composition, canopy cover or average forest age structure); and

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- (b) shall not result in the conversion of historical forested wetlands into either upland systems or other types of wetland systems, except pursuant to restorative silviculture activities; and
- (c) shall comply with the ACOE's, DEP's SJRWMD's and Department of Agriculture and Consumer Services, Division of Forestry's Best Management Practices (BMPs).

E.2.2.4 By December 2003, the County shall identify and describe the native vegetative communities and their associated wildlife species in St. Johns County. The County shall designate an Land Acquisition Management Program (LAMP)/Environmental Advisory Board (EAB) which shall make recommendations to the Board of County Commissioners (BCC) on additional vegetative communities, Strategic Habitat Areas, Biodiversity Hot Spots, Ecosystem Management Areas (EMA), Greenways and wetland habitats that may need further protection in the County. The appropriate state agencies (i.e., SJR WMD, DEP and FWCC) will assist the LAMP 1 EAB in their recommendations to the BCC.

E.2.2.5. The County shall protect Environmentally Sensitive Lands (ESLs) through the establishment of Land Development Regulations (LDRs) which address the alternative types of protection for each type of Environmentally Sensitive Land. Adoption and implementation of the Land Development Regulations shall, at a minimum, address the following issues:

(a) For Wetlands, Outstanding Florida Waters (OFW), and Estuaries:

(1) establish and maintain buffers between the wetlands/ OFW / estuaries and upland development as stated in the County's Land Development Regulations (LDRs), and as follows:

(a) A minimum natural vegetative upland buffer of 25 ft. shall be required and maintained between the developed areas and the contiguous wetlands to protect the water quality of the wetlands, except where buffer averaging may allow less than the required minimum of 25 feet in certain locations while achieving a greater buffer width or where a variance is granted. Except where a variance is granted, no buffer shall be reduced to less than 10 feet except in circumstances where an unavoidable wetland impact occurs such as but not limited to a road crossing. Such wetland buffer shall be measured from the jurisdictional wetland line as determined by the SJRWMD and FDEP.

(b) A minimum of a 50 ft. natural vegetative upland buffer shall be required and maintained between the development areas and the St. Johns, Matanzas, Guana and Tolomato Rivers and their associated tributaries,

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streams and other interconnecting water bodies, except where buffer averaging may allow less than the required minimum of 50 feet in certain locations while achieving a greater buffer width or where a variance is granted. Except where a variance is granted, no buffer shall be reduced to less than 25 feet except in circumstances where an unavoidable wetland impact occurs such as but not limited to a road crossing. Such wetland buffer shall be measured from the jurisdictional wetland line as determined by the SJRWMD and FDEP.

(2) add drainage requirements or standards (beyond applicable existing County ordinances) which seek to maintain (based on available information) the natural hydro-period and conditions as may be required by the type and nature of the wetland or water body which may be impacted; and

(3) continue to coordinate with DEP and SJRWMD on the status of the water quality data in all the County's major rivers, especially areas which abut designated shellfish harvesting areas. If the SJRWMD water quality data reveals the need for more stringent stormwater regulations or other water quality standards, the County will work with DEP and the SJRWMD in the development of these regulations. The need for these regulations shall be based on degraded surface water data and the analysis of the source of water degradation.

(b) For Coastal Barrier Resources and Beach & Dune Resources:

(1) coordinate the consistency with Federal and State regulations and requirements applicable to the coastal barrier resources; and

(2) coordinate the consistency with State DEP regulations and requirements applicable to the coastal construction control line (CCCL); and

(3) prevent County development activity which would negatively impact the beach and dune system or the coastal barrier resources, unless such activity is required to protect public health and safety.

(c) Threatened, or Endangered Species and Species of Special Concern Habitat:

(1) establish criteria that will be utilized in the development review process for the identification of potential habitat areas by proposed developments above ten (10) acres; and

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- (2) establish criteria for those areas of the County with a high probability of threatened and endangered species, and/or species of special concern habitat for additional review or habitat identification procedures based on St. Johns County's Native Vegetative Communities and Habitat Inventory Map, FWCC's wildlife data bases, the GAP report, DEP's greenways data and the Land Acquisition Management Program (L.A.M.P.) 1 Environmental Advisory Board (EAB) shall make recommendations to the BCC on the identification of the wildlife habitat protection areas; and
- (3) establish standards and procedures for the protection or acquisition of specific habitat areas which have been identified as necessary for the support of an existing threatened, or endangered and species of special concern population.

E.2.2.6 The Environmentally Sensitive Lands Map shall be updated by December 2003. The Map shall include wetlands, estuaries, OFWs, Class II waters and Coastal Barriers. Upon the completion of the County's Native Vegetative Communities and Habitat Inventory Map, this information will be added to the Environmentally Sensitive Lands Map within one year.

E.2.2.7 Environmental surveys shall be required for developments proposed in Environmentally Sensitive Lands (ESLs). The focus of these surveys shall be: jurisdictional wetland boundaries, natural vegetative communities, the presence of existing wildlife habitat and/or the presence of threatened, endangered species and species of special concern.

E.2.2.8. The County shall provide technical support and assistance to the Florida Fish and Wildlife Conservation Commission and the St. Johns River Water Management District in their inventory, assessment, and mapping of existing fish and wildlife habitat and significant upland communities. The County shall utilize all appropriate state agencies wildlife data in preparing the County's Habitat Inventory Map. Within one year of completion of the County's Habitat Inventory Map, the County's Land Acquisition Management Program (LAMP) /Environmental Advisory Board (EAB) and the Board of County Commissioners shall review their findings and shall (as necessary or appropriate) amend the plan to incorporate the identified areas and implement suggested protective measures.

E.2.2.9 By December 1999, the County shall develop and adopt guidelines and standards for the protection of wildlife corridors such as, but not limited to, the adoption of PRD land development regulations and implement the optional density bonus.

E.2.2.10. By December 2005 or sooner, the County shall develop and adopt guidelines and

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standards for the preservation and conservation of wetlands through various land development techniques including, but not limited to, the following:

- (a) The County shall protect wetlands, uplands and their associated wildlife habitats through the implementation of the Planned Development (PUD and PRD) land development regulations by requiring 25 percent preservation of open space. These preservation areas will be designed to complement the Florida Fish and Wildlife Conservation Commission's (FWCC) Strategic Habitat Areas (SHA) and Biological Hot Spots Ecosystem Management Areas (EMA) and Greenways so that these areas can be interconnected with adjacent developments.
- (b) The County shall protect wetlands, uplands and their associated wildlife habitats through the implementation of natural vegetative upland buffers, the preservation of Significant Natural Communities Habitat, and the protection of Listed Species within St. Johns County as provided in the County Land Development Regulations.
- (c) In recognition of the many natural functions and values of estuarine wetlands and the need to protect these resources from incompatible land uses, all estuarine wetland habitats shall be deemed as Environmentally Sensitive Lands (ESLs) as designated on the County Comprehensive Plan Map series.
- (d) Wetlands and natural functions of the wetlands shall be protected and conserved through the planning process which considers the type, value, function, size, condition and location of the wetlands.
- (e) Consistent with the Recreation and Open Space Element, the County will participate in various land acquisition programs (e.g., Conservation and Recreation Lands Program (CARL), Florida Forever (FF), Florida Communities Trust (FCT), Save our Rivers (SOR), Office of Green ways and Trails (OGT), Trust for Public Lands (TPL), and the Nature Conservancy (TN C» to acquire important undeveloped estuarine wetlands. The land acquisition consideration will be based on the Recreation and Open Space Policies F.1.3.2. through F.1.3.5.

E.2.2.11. Illegal development in wetland areas shall be reported. Consistent with applicable law, it will be required that these areas shall be restored and/or mitigated.

E.2.2.12. By December 1999, develop and adopt standards and procedures to ensure that stormwater management systems shall protect the hydrologic conditions of wetlands, through adoption of revisions to the County Land Development Regulations, as provided in Objective D.3.1 and supporting policies.



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E.2.2.13. By December 1999, the County shall develop and adopt guidelines and standards for the preservation and conservation of uplands through various land development techniques as follows:

(a) St. Johns County shall require a buffer zone adjacent to the wetlands and open water habitats on all new development sites as specified in the LDRs and policy E.2.2.5.

(b) The County shall recognize the following vegetative natural communities as Significant Natural Communities Habitat. Due to the rarity of these vegetative communities, a minimum of 10 percent of the total acreage of the Significant Natural Communities Habitat (excluding bona fide agriculture and/or silviculture operations) shall be preserved and maintained by the development.

(1) Beach Dune

(2) Coastal Grasslands

(3) Coastal Strand

(4) Maritime Hammock

(5) Sandhill

(6) Scrub.

Where on-site preservation of the native upland communities are not feasible, the County as an alternative shall accept a fee in lieu of preservation or off-site mitigation in accordance with the County Land Development Regulations.

E.2.2.14. By December 2003, the County shall establish a GIS computer mapping inventory of the County's native vegetative communities and their associated wildlife species based on information identified from the State agencies and the County. The County shall coordinate with the State and Federal agencies on new available vegetative and wildlife data at least once a year.

E.2.2.15. The County shall require the preservation of native vegetative communities on County owned land to the maximum extent feasible.

E.2.2.16. The County shall encourage cluster type developments in order to preserve large contiguous areas through implementation of PRD development controls, through the

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development review process, (as necessary or appropriate) and/or modification to the County's Planned Development (POD and PRD) regulations.

E.2.2.17. By 2005 or sooner, the County shall consider adoption of an Environmentally Sensitive Overlay Zone (ESOZ) for areas designated on the Environmentally Sensitive Lands Map

The ESOZ shall establish standards and procedures to address the following:

- (a) Protection of the County's shellfish harvesting areas;
- (b) Protection of surface water quality from contamination caused by pesticides, herbicides and fertilizers;
- (c) Protection of flood storage and floodplain capacity;
- (d) Protection of wetland dependent wildlife in addition to protecting the threatened and endangered species and species of special concerns habitat and unique vegetative communities;
- (e) Protection of environmental scenic views and vistas
- (f) Provisions for development mitigation, revegetation, buffering and setback measures within the ESOZ;
- (g) Provisions for building and development practices and techniques which protect the integrity of the ESOZ;

To achieve this policy, at a minimum the following guidelines and criteria will be addressed in the LDRs for areas located within the ESOZ:

- (1) Site analysis
- (2) Buffer Zones
- (3) Stormwater Management
- (4) Sewage Disposal Systems
- (5) Silviculture Practices Site Analysis

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Site analysis of the soil conditions, topographic relief, vegetative communities, wildlife, historical archeological resources, mean high water line (MHWL), 100 year floodplain as well as other pertinent site characteristics may be required as appropriate, to substantiate the effects of any proposed development. Documentation, utilizing a database acceptable to the County, of the types of vegetative communities present on site and the occurrence of any threatened and endangered species and/or species of special concern must be provided. If a site analysis is performed in connection with the subdivision platting, then subsequent individual lots need not perform an individual site analysis, but must adhere to the conditions in the original plat approval or development order.

### Buffer Zones

Buffer zones shall be created in an effort to maintain and control erosion, sedimentation, attenuate flood waters and maintain or improve water quality.

Permits to remove aquatic vegetation shall be required from DEP prior to any vegetative removal in areas beyond a 25 foot access area or if non- mechanical/chemical removal methods are utilized.

For those parcels/ sites having disturbed or nonexistent littoral zone vegetation, adequate provisions must be made to allow natural vegetation of the disturbed areas.

### Stormwater Management

Stormwater management systems shall be designed to mimic and use the features and functions of the natural drainage systems. Existing features such as natural drainage ways, depressions, wetlands, floodplain, highly permeable soils and vegetation shall be utilized. The County shall work with the SJRWMD to establish stormwater criteria which will achieve the specified intent.

### Sewage Disposal Systems

Central sewer facilities shall be the preferred method of wastewater treatment for all development in the ESOZ. Alternative systems shall create an effluent quality comparable to that of a central wastewater treatment system or treatment system which removes nutrients based on site condition and density, may be allowed when built to the County specifications and where density requirements are met.

Where site conditions such as slope, soil conditions, infiltration rates, or natural drainage features so require, modified septic systems may be required. These system modifications can include, but are not limited to, lift pumps to remove effluent further from the high water line to a safe upland treatment and disposal site, effluent sand filters and aerobic systems.

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### Silviculture Practices

In order to implement the purpose and intent of the ESOZ, the Best Management Practices (BMPs) and guidelines for silviculture activities as outlined in the 1993 Florida Department of Agriculture and Consumer Services, Florida Department of Agriculture and Consumer Services, Division of Forestry publication on Best Management Practices (BMP's) shall be mandatory in the ESOZ areas. The intent of this policy should not be construed to prohibit bona fide silviculture activities.

E.2.2.18. The County shall continue to investigate Outstanding Florida Water designation(s) for major stream systems within the County, particularly the Julington / Durbin and Six Mile Creek systems.

E.2.2.19. By March 2000, the County shall develop and prepare a detailed and comprehensive study for that area of St. Johns County west of I-95, east of the St. Johns River, north of CR 208/SR 16, and south of the Duval County line. The study shall inventory/address the following:

- (a) existing uses; and
- (b) an inventory of natural resources and environmentally sensitive lands; and
- (c) an inventory and analysis of existing and projected infrastructure needs; and
- (d) an analysis of existing and projected land use or development patterns; and
- (f) identification of proposed wildlife corridors and Greenways within the study area; and
- (g) development of scenic, historic, archeological, wildlife habitat and tree preservation techniques; and
- (h) any other issues deemed necessary or appropriate to provide a comprehensive overview of the study area. The study shall make recommendations for amendments to the Plan, which shall be forwarded to the PZA for review and recommendations. Within one year of the completion of the study, the County Commission shall review the study's findings and recommendations, and shall, as necessary or appropriate, amend the Plan to incorporate and make provisions for the implementation of the study's findings.

E.2.2.20. Dredge and fill activities shall be reviewed and permitted by the appropriate

regulatory agencies to assure that environmental impacts are minimized, and that the requirements of the County Land Development Regulations (LDRs) are met before final approval is granted.

E.2.2.21. By December 2003 or sooner, St. Johns County in coordination with DEP shall adopt standards and procedures which promote and regulate the Marine Best Management Practices (BMPs).

E.2.2.22. By December 2003 or sooner, signs shall be posted along the Intracoastal Waterways at appropriate locations stating that boaters have entered shellfish harvesting areas and that any over board sewage disposal is illegal. The County shall work with the appropriate Federal and State agencies in locating these signs.

E.2.2.23. By December 2002 or sooner, the County shall establish a Greenways program in coordination with DEP's Greenway Office. Such Greenways shall protect, enhance the natural, cultural and historical resources of the County while providing interconnecting accessways between public conservation and park lands. The established Greenways shall be coordinated with the surrounding counties and municipalities.

E.2.2.24. The County shall coordinate with the surrounding counties on protecting native vegetative communities, estuaries, surface waters, marine resources, wildlife habitats and reduce exposure to natural hazards that cross jurisdictional boundaries.

E.2.2.25. By December 2000, St. Johns County shall initiate a wetland banking system. This mitigation banking system shall gradually advance over the years and as it advances the county shall investigate funding sources to continue this program.

E.2.2.26. The County shall investigate Aquatic Preserve designation for the Matanzas River.

**Objective E.2.3  
Surface Water Quality**

**The surface waters of St. Johns County shall be protected to ensure that their quality is maintained. Waters that enter the estuaries and the ocean shall be improved, at a minimum, to the standards established by Chapter 62-302, FAC and the Clean Water Act, 33 V.S.C. 1251.**

**Policies**

E.2.3.1 St. Johns County shall support and encourage continued water quality monitoring by local, state and federal agencies that will identify and formulate plans to address point and non-point sources of surface waters pollution.

E.2.3.2 St. Johns County shall continue to coordinate with the appropriate governmental agencies on the St. Johns River Surface Water Improvement (SWIM) program, the Northern Coastal Basins Reconnaissance Report, the NERR Management Plan, Pellicer Creek Aquatic Preserve Management Plan, Guana River Marsh Aquatic Preserve Management Plan, the GTM Task Force Progress Report, the Natural Resources of Regional Significance (NRRS), the St. Johns River American Heritage River designation and any future Management Plan, Habitat Conservation Plans, Manatee Protection Management Plan and Estuarine Sanctuary Plans to ensure that the County resource protection measures are implemented in conjunction with the existing resource protection plans.

E.2.3.3 St. Johns County shall enhance and/or restore the degraded natural areas in conjunction with the appropriate state agencies on County owned properties, or future County owned properties, adjacent to major waterways (including, by not limited to, the St. Johns, Guana, Tolomato and Matanzas Rivers) through the removal of non-native vegetation, reforestation, shoreline or dune restoration and/or the restoration of the natural hydrology.

E.2.3.4 The County shall work with Department of Environmental Protection (DEP) and St. Johns River Water Management District (SJRWMD) to develop native vegetative restoration plans for waterfront park sites within the County. All plans will include the removal of non-native vegetative plant materials, i.e., brazilian pepper, melaluca, exotic bamboo and bayberry. The non-native vegetative plant materials shall be replaced with the appropriate native species.

E.2.3.5 There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in St. Johns County by regulating development in areas designated as regulatory floodway as updated by FEMA Flood Insurance Studies in

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St. Johns County. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill, new construction, development improvements, that would result in any increase in flood levels.

E.2.3.6 The County shall regulate development within the flood prone areas to minimize flood storage capacity reduction and to afford protection to life and property within the floodplain.

E.2.3.7 Land uses should be restricted if they adversely affect the quality and quantity of the water resources such as natural groundwater recharge areas, wellhead protection areas and surface waters.

E.2.3.8 The County shall seek new funding sources to implement the Best Management Practices for water resources identified as shellfish harvesting areas, Northern Coastal Basins Reconnaissance Report and the St. Johns River SWIM program.

E.2.3.9 The County shall work with the St. Johns River Water Management District (SJRWMD) and the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to educate and distribute information on the surface water resources in the County.

**Objective E.2.6  
Stormwater**

**The County shall protect and appropriately use estuarine and fresh water systems. Policies**

- E.2.6.1. By December 1999, the County Land Development Regulations (LDRs), shall be reviewed and amended as provided in Objective D.3.1. and supporting Policies.
- E.2.6.2 St. Johns County shall continue to coordinate with the SJRWMD and participate in the ongoing programs of the St. Johns River Surface Water Improvement Management (SWIM) program and the Northern Coastal Basins programs, and work with the SJRWMD on the long term ambient water quality monitoring program, establishing pollutant load reductions goals and monitoring freshwater inflow.
- E.2.6.3 The use, storage, transmission, or generation of hazardous substances, or substances which may artificially accelerate the eutrophication of the wetlands and water bodies, is prohibited within the wetland systems.
- E.2.6.4 St. Johns County shall continue to coordinate with Department of Environmental Protection (DEP) and participate in the ongoing programs recommended by the Guana, Tolomato, Matanzas (GTM) Task Force as established in their Recommendations and Conclusions.
- E.2.6.5 The County shall seek new funding sources to implement the best management practices for water resources identified as shellfish harvesting areas, Northern Coastal Basins Reconnaissance Report and the St. Johns River SWIM program.
- E.2.6.6 St. Johns County shall continue to work with DEP and SJRWMD to develop management practices for water resources to mitigate urban and non-point sources of water degradation.



Objective E.2.7  
Acquisition and Protection

The County shall provide technical assistance to other governmental agencies and the private sector in the identification, acquisition, preservation or protection of Environmentally Sensitive Lands (ESLs).

Policies

- E.2. 7 .1. By December 2003, the County will inventory and identify Environmentally Sensitive Lands (ESLs) in the County. Upon their identification, the County shall amend the Plan as necessary or appropriate, to designate the identified areas for protection, preservation, or acquisition.
- E.2. 7 .2. For areas of the County identified pursuant to Policies E.2.2.8 and E.2. 7.1, the County shall encourage and pursue the acquisition of the identified Environmentally Sensitive Lands (ESLs) through existing state acquisition programs such as, but not limited to, Conservation and Recreation Lands (CARL), Florida Community Trust (FCT), Office of Greenways and Trails (OGT), Trust for Public Lands (TPL), the Nature Conservancy (TNC), Save our Rivers (SOR), and Florida Forever programs, or through local acquisition programs to be funded through grants, bond issues, land trust funds, or other appropriate local funding mechanisms.
- E.2. 7 .3. In addition to pursuing acquisition of Environmentally Sensitive Lands (ESLs), the County shall continue to protect such areas through application and enforcement of the Land Development Regulations (LDRs) outlined in Objective E.2.2.5.and supporting Policies.
- E.2. 7 .4. The County shall identify areas within the Development Area Boundaries appropriate for infilling and establish incentives to encourage the development of these areas.
- E.2. 7.5 In selecting future park sites for public acquisition the County shall give full consideration to acquiring new lands according to the Recreation and Open Space Element's Policies F.I.3.2, F.I.3.3, F.I.3.4 and F.I.3.5.
- E.2.7.6 The County shall continue to review its land acquisition selection criteria on a regular basis and shall update this criteria, as deemed appropriate.

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### Objective E.2.8 Threatened and Endangered Species

**The County shall protect habitats of populations of existing threatened or endangered species and species of special concern.**

#### Policies

- E.2.8.1. By December 2003 or sooner, the County shall work with the Florida Fish and Wildlife Conservation Commission (FWCC) and other appropriate governmental agencies in the creation and adoption of a Manatee Protection Plan (MPP), which at a minimum, will consider performance criteria for siting marinas and other water dependent facilities; in addition to the placement of signs at strategic locations along the Tolomato and Matanzas Rivers (Intracoastal Waterway) in addition to the St. Johns River.
- E.2.8.2. Marinas and ports shall not be located in, or immediately adjacent to, Florida Fish and Wildlife Conservation Commission (FWCC) designated manatee-sanctuaries. If the inventories being conducted pursuant Policies E.2.2.8 and E.2.5.1. identify additional manatee habitat areas, this Policy shall apply to such identified areas.
- E.2.8.3. The County shall work with FWCC to monitor applications for marina construction permits filed with applicable state agencies, and shall comment on such applications during the permit review process to ensure that local knowledge of manatee foraging areas is appropriately addressed during such review.
- E.2.8.4. Upon the completion of the Manatee Protection Plan, the County shall, adopt appropriate Land Development Regulations (LDRs), which will include methods of alerting boaters of the possible presence of manatees.
- E.2.8.5. All species of sea turtles which nest on the sand beaches fronting the Atlantic Ocean shall be protected from human interference including, but not limited to, beach renourishment, beach front lighting, coastal construction, armoring, erosion control structures (sandbags, geoweb), mechanical beach cleaning, and unregulated vehicular traffic which could harm sea turtles and their nesting sites during nesting season.
- E.2.8.6. The County shall work with the appropriate State agencies when revising the Beach Traffic Patterns and Lighting Management Plan Ordinances. St. Johns County shall also work with FWCC on the enforcement and protection of sea turtles during their nesting times.
- E.2.8.7. Development of vacant lands adjacent to "Outstanding Florida Waters," Aquatic Preserves, Wildlife Sanctuaries, State Preserves, Sanctuaries, National Estuarine

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Research Reserve and Wildlife Management areas, as shown on the Environmentally Sensitive Lands (ESLs) Map, shall be designed to a scale and intensity which is consistent with the existing adjacent uses pursuant to the adopted Land Development Regulations (LDRs); and shall be required, at a minimum, to meet all applicable Federal, State and Local drainage and water quality standards.

E.2.8.8. The County shall provide support and technical assistance to state agencies (such as DEP, SJRWMD, and FWCC) to develop a wildlife corridor plan linking public lands of appropriate size (viable) to maintain species viability and diversity. The Land Acquisition Management Program (LAMP) 1 Environmental Advisory Board (EAB) will use this information, in addition to the County's Habitat Inventory Map to make a recommendation to the BCC on the county's wildlife habitat protection strategy, including wildlife corridors. Wetlands provide an important wildlife habitat. Until this is amended, wetlands shall be regulated according to the adopted LDRs and policy E.2.2.5. Upon completion of the wetland buffer study and the wildlife habitat study, the County will review the findings and shall as necessary or appropriate, amend the Comprehensive Plan and Land Development Regulations (LDRs) and will initiate these changes within two years of their completion. Such wetland buffers and wildlife preservation techniques shall include; but not limited to, conservation easements, mitigation banks (on-site or off-site), tax incentives, or density bonuses, identification and utilization of mitigation funds, management agreements and best management practices (BMPs).

E.2.8.9 The County shall work with the FWCC and the SJRWMD to educate the public on implementing practices and on the value of wildlife, native vegetative communities, and other natural resources through the creation of information flyers, brochures, interpretive displays and the development of trails at appropriate County park sites. The County shall also, through the Tourist Development Council work to promote Eco-tourism.

E.2.8.10. The County shall develop an information and education program, in cooperation with the Natural Resources Conservation Service, Agricultural Extension Service, and others, to provide suggestions and guidance to the agricultural and silviculture communities on methods for incorporating wildlife corridors in the management of their lands.

E.2.8.11. The protection of critical habitat shall be evaluated on a site development basis. For developments on property known to support endangered and threatened species and species of special concern of plants or animals, the developer shall be required to notify the appropriate Federal, State and Regional agencies and must comply with the appropriate guidelines and laws that protect endangered or, threatened species and species of special concern.

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E.2.8.12. Recognizing that sea grass beds protect water quality by stabilizing sediments and absorbing nutrients and provide essential habitats for many species of wildlife, the County, in cooperation with the SJR WMD, shall adopt regulations to protect seagrass beds by 2005. In the mean time the wetland buffer will to some degree protect water quality. Until such seagrass regulations are established, wetlands shall be regulated according to the LDRs and policy E.2.2.5. In the creation of new seagrass and wetland regulations, water quality and wildlife habitat preservation shall simultaneously be addressed.

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- (h) The County shall continue researching and applying for grants and other available funding to acquire and construct parking and access at chosen points.

F .1.1.2 All new development with frontage along the St. Johns River and Intercoastal Waterway shall provide at least one public access for every 750 feet of such frontage, suitable for the construction of a boat ramp or dock where appropriate.

F .1.1.3. The County shall provide for the handicapped and elderly; parking, accessibility to facilities, and recreational opportunities.

F .1.1.4. The County shall not vacate existing easements, walkways, and other access points to beaches, and waterways without equivalent or greater mitigation.

F .1.1.5. The County shall protect the accessibility of public beach access points and easements by:

- (a) Identifying public beach access ways with some type of signage or other mechanisms which will make constructed dune cross overs obvious to all of the public. All constructed public dune cross overs shall be posted.
- (b) Continuing to develop dune cross overs where the County owns beach access ways at 1 dune cross over per year.
- (c) Continuing to pursue additional beach access way funding sources.
- (d) Encouraging new development to provide beach parking at a ratio of 3 parking spaces for every 100 square feet of dune cross over.

F .1.1.6 The County shall protect its public beaches by pursuing additional funding sources to assist funding for future beach renourishment projects.

F .1.1.7 St. Johns County shall study the location, spacing and construction styles of the dune walkovers. The study results will be documented, community guidelines will be coordinated with the appropriate state agencies.

F .1.1.8 St. Johns County shall require the design of parking areas and accessways to be constructed so that it enhances and protects the waterways adjacent to lands within St. Johns County. Such parking areas shall be designed to include (but not be limited to) existing trees and use of pervious parking where ever feasible.

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### Objective F .1.2. Coordination of Public and Private Recreation and Open Space Facilities

Through the planning and development process, the County shall coordinate the provision of needed parks and recreation facilities through both public and private sources, which will at a minimum assure consistency with the LOS standards established in F .1.3.1.

#### Policies

- F .1.2.1. The County shall strive to maintain the existing interlocal agreement with St. Augustine St. Augustine Beach and the Town of Hastings concerning the mutual use and support of recreational facilities.
- F .1.2.2. The County shall continue working with the School Board to provide recreational programs and facilities.
- F .1.2.3. The County shall continue to seek citizen advice for the development of recreational opportunities and facilities.
- F .1.2.4. The County shall continue to coordinate with the Tourist Development Council to provide tourist related recreational opportunities.
- F .1.2.5. The County shall continue to pursue other funding sources such as, but not limited to, the Conservation and Recreation Lands Program (CARL), Florida Community Trust (FCT), Office of Green ways and Trails (OGT), the Trust for Public Lands (TPL), the Nature Conservancy (TNC) and Save Our Rivers (SOR), for the acquisition and development of parks and open space areas.
- F .1.2.6. The County shall coordinate and support future park acquisitions with St. Johns County, Land Trust Program, Resource Protection Plan, Aquatic Preserve Management Plans, SWIM Plan, Habitat Conservation Plans, Guana River Wildlife Management Plan, Manatee Protection Plan, future National Estuarine Research Reserve Management Plan, the future Northern Coastal Reconnaissance Management Plan, future Scenic and Historic AIA Management Plan and future William Bartram Trail Management Plan.
- F .1.2.7. The County will coordinate future land acquisitions for greenways with the Office of Greenways and Trails.
- F .1.2.8. The County will coordinate future land acquisitions with the newly established Land Acquisition Management Program (LAMP) Board/Environmental Advisory Board and/or the North Florida Land Trust.

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guide for development of facilities in new parks.

For purposes of issuing development orders, the County shall apply standard only within the unincorporated area.

- F.1.3.2. In selecting future park sites for public acquisition the County shall give full consideration to serving the population in the high growth areas as indicated in the Recreation and Open Space background Element, the Future Land Use background Element and on the Future Land Use Map including, but not limited to, the Northeast Planning District, the Northwest Planning District and around the City of St. Augustine's Development Area.
- F.I.3.3 The County shall give consideration to developing at least one activity-based Community Park in the County Northeast Planning District by the year 2005.
- F.1.3.4 In selecting future park sites for site improvements, the County shall give full consideration to those planning district which require immediate construction, maintenance or rehabilitation of existing facilities.
- F.I.3.5 In selecting future park sites for public acquisition, the County shall give full consideration to acquisitions that support the National Estuarine Research Reserve (NERR), the St. Johns American Heritage River designation, the County's Historical! Archeological and Culture Sites, the SWIM designation, Greenways, Rails-to- Trails, Florida Fish and Wildlife Conservation Service's (FWCC's) Strategic Habitat Areas, SJR WMD's designated ground water recharge areas, FNAI's 1998 identified imperiled native vegetative communities, NEFRPC's National Resources of Regional Significance and other recommendations made by the County's Land Acquisition Management Program (LAMP) Board/Environmental Advisory Board, North Florida Land Trust, Visioning Groups and Scenic Corridor Advocacy Groups ('v'Scenic and Historic AIA and William Bartram Trail).
- F.I.3.6. By the year 2005, the County shall have prepared a Parks and Recreation MasterPlan which shall function as a long range policy plan for the County's park system. This Master Plan shall evaluate the County's existing park acreage by re-inventorying the condition and type of the County's existing facilities, population projection needs (i.e., unincorporated County or total County and/or seasonal population), specific park needs based on the individual planning districts and unique population characteristics (based on studies, public meetings, questionnaires, surveys and/or interviews with the Recreation and Parks Department). In addition the Master Plan shall include an inventory of the capital improvement needs required to maintain existing parks, a re-evaluation the LOS standards, a re-evaluation of existing impact fee amounts, a re-evaluation of resource and park management operations, a re-

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### Objective F.1.4. Provision of Open Space

Through the planning and development process, the County shall coordinate the provision of needed open space through both public and private sources, which will at a minimum assure consistency with the LOS standards established in F.1.3.1.

#### Policies

- F .1.4.1. Upon plan implementation, incentives shall be incorporated in the Land Development Regulations, to both encourage and require public and private developments to provide open space and protect natural resources.
- F .1.4.2. Upon Plan implementation, the land development shall incorporate open space definitions and standards for the provision of open space.
- F .1.4.3. Compact development shall be encouraged through the requirements and incentives reflected in the density Charts contained in the Textual Appendix, Planned Developments and cluster type developments since they can provide areas of open space, through negotiation, as well as, recreational facilities concurrent with community access and other community needs they create.
- F.1.4.4. By the year 2001, the County shall support the acquisition of environmentally sensitive lands which can be set aside as open space, through such programs as State purchase plans, the Community Trust Program, the Land Acquisition Management Program (LAMP), the North Florida Land Trust and local bonding programs as well as OGT, FCT, TPL and TNC.
- F.1.4.5. By the year 2001, the County shall pursue grant sources, including but not limited to CARL, FCT, OGT, TPL, TNC and SOR for the acquisition and development of recreational sites and open space.



**G. INTERGOVERNMENTAL COORDINATION ELEMENT  
Goal G. 1.**

**Effective Intergovernmental Coordination programs which aid in the provisions of services and management of growth.**

**Objective G.1.1**

**Coordination and Review Procedures of All Local Plans**

By December 2001, the County shall establish coordination and review procedures of the County Comprehensive Plan with the plans of the School Board, municipalities within the County, independent authorities, Duval, Flagler, Clay and Putnam Counties, and regulatory agencies.

**Policies**

- G.1.1.1 The County shall continue its participation in the information-sharing activities of the Intergovernmental Coordination Committee (ICC). By December 2001, the ICC shall establish a broader purpose for the group, particularly as it relates to the formal responsibilities of coordinating the plans of the School Board, municipalities, independent authorities, Flagler, Duval, Clay and Putnam Counties, and the State regulatory agencies with the County's Comprehensive Plan. Procedures will be established for joint planning areas, especially for the purpose of municipal annexations, municipal incorporation, and joint infrastructure service areas. If an agreement on these additional responsibilities is not reached to the mutual satisfaction of all parties, the County shall initiate the formation of another similar committee for the purpose of plan coordination, or implement a dispute resolution process pursuant to Policy G.1.4.
- G.1.1.2 Pursuant to the new Inter-Local Agreement (adopted March 17, 1999), the County shall continue to meet with the School Board in scheduled joint workshop sessions on a quarterly basis to provide opportunities to discuss issues of mutual concern. In addition, the Boards will evaluate mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools.
- G.1.1.3 The County shall maintain its membership on the Northeast Florida Regional Planning Council, the Metropolitan Planning Organization, and other active multi-regional and multi-jurisdictional bodies.
- G.1.1.4 The County shall review the County's Comprehensive Plan and Plan amendments for consistency with the State Comprehensive Plan and the Strategic Regional Policy Plan.

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- G.I.I.5 By December 2001, St. Johns County shall propose and offer to execute interlocal agreements and/or Memorandums of Agreement with all adjacent local governments to formally notify each other of formal meetings/workshops held during the early planning stages of site identification for annexations, land use amendments, and Locally Undesirable Land Uses (LULUs). Accordingly, LULUs located within two miles of an adjacent local government's boundaries shall notify the surrounding governments of this proposal. If an agreement on these issues is not reached to the mutual satisfaction of all involved parties, the County shall implement a dispute resolution process pursuant to Objective G.I.4.
- G.I.I.6 St. Johns County, through the local Intergovernmental Coordination Committee, shall coordinate with adjacent governments for the management of joint beaches, shorelines and waterbodies.
- G .1.1.7 The County shall coordinate intergovernmental planning efforts with the St. Augustine - St. Johns County Airport Authority and other applicable agencies directed towards improving mass transit and transportation.
- G.I.I.8 St. Johns County shall coordinate with the St. Augustine - St. Johns County Airport Authority on changes to the St. Augustine Airport Master Plan Update and the FAA Part 150 Noise Study, and shall recommend proposed changes to the Airport Overlay District.
- G.I.I.9 St. Johns County shall continue to maintain an inventory and have available comprehensive plans from adjacent local governments.

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### Objective G.1.7 Improve Communication

**By the year 2001, the County shall improve communication, coordination and cooperation among the various governments, authorities and agencies.**

#### Policies

- G.1.7.1 Implementation of the County Comprehensive Plan shall involve communication, coordination and cooperation between the County and municipalities, adjacent counties, and those authorities and agencies providing facilities and services.
- G.1.7.2 The County shall develop an Intergovernmental and Private Entity Publication which includes identification of programs, statutes and rules, location, contacts, and any special committees on relevant issues within the County.
- G.1.7.3 The County shall continue to actively participate on the Northeast Florida Regional Planning Council (NEFRPC).
- G.1.7.4 The County shall participate in the NEFRPC's Dispute Resolution Program, when needed.
- G.1.7.5 The County shall ensure consistency between new school construction and related public facilities.
- G.1.7.6 Upon application for initial staff review of plan amendments, actions affecting municipal boundaries, zoning, subdivision, site plan review processes, and special exception requests located approximately one-half mile from any jurisdictional boundary, the County shall notify applicable municipalities and counties and then provide each with the opportunity to provide input regarding the planning or zoning changes. The municipalities and adjacent counties shall be requested to reciprocate by notifying the County on such changes requested within their jurisdiction, and by providing the County with an opportunity to provide input regarding those changes.
- G.1.7.7 The County shall ensure that amendments to its Comprehensive Plan are consistent with the Strategic Regional Policy Plan; the State Comprehensive Plan (Chapter 187, F.S.); the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, F.S.); and the Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments and Determination of Compliance (Florida Administrative Code, Rule 9J-5).
- G.1.7.8 The County shall request that all annexations by municipalities be consistent with the provisions of Chapter 171, F.S. In addition, County staff shall attend appropriate public meetings concerning potential annexations, if needed.

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### Objective G.1.9 Growth Management/Environmental Coordination

**By December 2001, the County shall establish and implement Growth Management/Environmental Coordination Mechanisms.**

#### Policies

G.1.9.1 The County shall utilize its LAMP Conservation Board to oversee a Land Acquisition and Management Program for the unincorporated County and participating municipalities.

G.1.9.2 The County shall coordinate future land acquisitions for greenways with the Office of Greenways and Trails.

G.1.9.3 The County shall support the acquisition of Environmentally Sensitive Lands which can be set aside as open space, through such programs as State purchase plans, the Community Trust Program, the Land Acquisition Management Program, the St. Johns County Land Trust, and local bonding programs, as well as the Office of Greenways and Trails (OOT), the Florida Community Trust (FCT), the Trust for Public Lands (TPL), and The Nature Conservancy (TNC).

G.1.9.4 The County shall work with other public agencies for the development of compatible multi-use programs for the public lands within the County.

0.1.9.5 The County shall coordinate with the St. Johns River Water Management District (SJRWMD), to ensure that adequate water supplies will meet existing and projected future demands by adopting policies which both agencies can mutually agree upon.

G.1.9.6 By December 2003 or sooner, St. Johns County in coordination with the Florida Department of Environmental Protection (DEP), shall adopt standards and procedures which promote and regulate the Marine Best Management Practices (BMPs).

0.1.9.7 By December 2003 or sooner, signs shall be posted along the Intracoastal Waterways at appropriate locations stating that the boaters have entered shellfish harvesting areas and that any overboard sewage disposal is illegal. The County shall work with the appropriate Federal and State agencies in locating these signs.

0.1.9.8 St. Johns County shall support and encourage continued water quality monitoring by local, state and federal agencies that will identify and formulate plans to address point and non-point sources of surface water pollution.

0.1.9.9 The County shall promote water conservation coordination with the St. Johns

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River Water Management District's Water Shortage Plan, as specified in Chapter 40C-21, F.A.C., in developing a local water shortage and conservation plan, with criteria as enumerated in Conservation Policy E.2.1.1.

- G.1.9.10 The County, in cooperation with the St. Johns County Cooperative Extension Service, the Florida Department of Agriculture and Consumer Affairs (Division of Forestry), the Natural Resources Conservation Service (NRCS), and the St. Johns River Water Management District (SJRWMD), shall provide technical assistance to agriculture operations and other large irrigation water users in the design of low- volume irrigation systems.
- G.1.9.11 St. Johns County shall coordinate with the School Board to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 235, F .S. and Rule 6A- 2, F .A.C., regarding flood plain and school building requirements.
- G.1.9.12 By December 2003 or sooner, the County shall work with the Florida Fish and Wildlife Conservation Commission (FWCC), and other appropriate governmental agencies in the creation and adoption of a Manatee Protection Plan (MPP), which will consider performance criteria for siting marinas and other water dependent facilities, in addition to the placement of signs at strategic locations along the Intracoastal Waterway and the St. Johns River.
- G.1.9.13 The County shall work with the appropriate State agencies when revising the Beach Traffic Patterns and Lighting Management Plan Ordinances. St. Johns County shall also work with the FWCC on the enforcement and protection of sea turtles during their nesting times.
- G.1.9.14 By December 2003 or sooner, the County shall identify and describe the native vegetative communities and their associated wildlife species in St. Johns County. The County shall designate a Land Acquisition Management Program (LAMP) /Environmental Advisory Board (EAB), which shall make recommendations to the Board of County Commissioners (BCC) on additional vegetative communities, Strategic Habitat Areas, Biodiversity Hot Spots, Ecosystem Management Areas (EMA), Greenways and wetland habitats that may need further protection in the County. The St. Johns River Water Management District (SJRWMD), the Florida Department of Environmental Protection (DEP), the Florida Fish and Wildlife Conservation Commission (FWCC), and other appropriate state agencies shall be requested to assist the LAMP/EAB in their recommendations to the Board of County Commissioners (BCC).
- G.1.9.15 The County shall provide technical support and assistance to the FWCC and the SJRWMD, in their inventory, assessment, and mapping of existing fish and wildlife habitat and significant upland communities, as provided in Conservation Policy

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### E.2.2.8.

- G.1.9.16 By December 2002 or sooner, the County shall establish a greenways program in coordination with DEP's Greenway Office. Such greenways shall protect and enhance the natural, cultural and historical resources of the County while providing interconnecting accessways between public conservation and parklands. The established greenways shall be coordinated with the surrounding counties and municipalities.
- G.1.9.17 The County shall provide technical support and assistance to applicable State and Federal agencies in identifying and inventorying all beaches and dune systems, so that they may be protected, enhanced and renourished.
- G.1.9.18 St. Johns County shall continue to coordinate with the appropriate governmental agencies on the St. Johns River Surface Water Improvement (SWIM) program, the Northern Coastal Basins Reconnaissance Report, the NERR Management Plan, Pellicer Creek Aquatic Preserve Management Plan, Guana River Marsh Aquatic Preserve Management Plan, the GTM Task Force Progress Report, the Natural Resources of Regional Significance (NRRS), the St. Johns River American Heritage River designation and any future Management Plan, Habitat Conservation Plans, Manatee Protection Management Plan and Estuarine Sanctuary Plans to ensure that the County resource protection measures are implemented in conjunction with the existing resource protection plans.
- G.1.9.19 Recognizing that sea-grass beds protect water quality by stabilizing sediments and absorbing nutrients and provide essential habitats for many species of wildlife, the County, in conjunction with the SJRWMD, shall adopt regulations to protect sea-grass beds by 2005.
- G.1.9.20 The County shall coordinate with the Florida Department of Agriculture and Consumer Services, Division of Forestry, to ensure that appropriate fire prevention methods are implemented for the burning of land clearing debris within the RuraVSilviculture areas.
- G.1.9.21 St. Johns County shall study the location, spacing and construction styles of dune walkovers. The study results will be documented, community guidelines will be established, and this information will be coordinated with the appropriate state agencies.
- G.1.9.22 The County shall develop and adopt guidelines and standards for the preservation and conservation of silviculture and agriculture in addition to native forest through various land development techniques, including coordination with the St. Johns County Cooperative Extension Service, the Natural Resources Conservation Service (NRCS), the Florida Department of Agriculture and Consumer Services (Division of Forestry),

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and the Land Acquisition Management Program (LAMP)/Environmental Advisory Board.

G.1.9.23 The County shall adopt Land Development Regulations which address alternative types of protection for each type of Environmentally Sensitive Lands (ESL), and which include the intergovernmental coordination processes provided in Conservation Policy E.2.2.5, as they pertain to water quality in the County's major rivers, and consistent regulations for coastal barrier resources.

G.1.9.24 The County shall develop an information and education program, in cooperation with the Natural Resources Conservation Service, Agricultural Extension Service, and others, to provide suggestions and guidance to the agricultural and silviculture communities on methods for incorporating wildlife corridors in the management of their lands.

G.1.9.25 The County shall coordinate with appropriate agencies to implement all of the other objectives and policies of the Coastal/Conservation Element and the Recreation and Open Space Element.

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### Objective G.1.10 Improvements to Coastal and Waterfront Areas

**By December 2001, the County shall establish agreements or other mechanisms to obtain grant resources for planning activities to improve coastal and waterfront areas including, but not limited to boat ramps, beach parking, dune cross overs, public access signage, beach renourishment and waterfront redevelopment.**

#### Policies

G.1.10.1 The County shall improve physical access to parks and recreational sites by researching and applying for grants and other available funding to acquire and construct parking and access at chosen locations.

G.1.10.2 The County shall continue to protect the accessibility of public beach access points and easements by pursuing additional beach accessway funding sources.

G.1.10.3 The County shall protect its public beaches by pursuing additional funding sources to assist funding for future beach renourishment projects.

G.1.10.4 By December 2003 or sooner, the County shall investigate and develop additional mechanisms, such as user fees, parking fees, grants and other sources, for the purposes of funding beach and navigable waterway accesses, parking spaces, dune walkovers and other related facilities.

G.1.10.5 By 2001 or sooner, the County shall develop standards and procedures, through the adoption of Land Development Regulations, to ensure the protection, enhancement or restoration of the County's dune systems. Among other things (as enumerated at Coastal Management Policy E.1.2.2), these procedures or regulations shall provide for continued enforcement of Federal, State or Local coastal construction zone requirements, and the County's use of beach ramp fees or tolls, consistent with applicable law, for dune restoration and enhancement programs, which prevent further dune damage by controlling beach access.

G.1.10.6 St. Johns County shall permit the utilization of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to those projects which demonstrate a high cost-benefit ratio while having the least impact to the offshore reef and near shore beach and dune ecological communities.

G.1.10.7 The County shall investigate alternative funding sources for projects in the Coastal Management Area such as a Tourist Development Tax or a Beach Taxing District to fund shoreline stabilization for the areas of critical erosion; improve and protect water quality; and manage the revitalization, redevelopment and hazard mitigation efforts of coastal waterfront communities.



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G.I.10.8 The County shall seek new funding sources to implement the "Best Management Practices" for water resources identified as shellfish harvesting areas, Northern Coastal Basins Reconnaissance Report and the St. Johns River SWIM Program.

G.I.10.9 The County shall encourage and pursue the acquisition of Environmentally Sensitive Lands (ESLs) through state or local acquisition programs.

G.I.1,10.10 The County shall continue to pursue funding sources for improvements along waterfronts.

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### Objective G.1.12

#### Responsible Infrastructure Improvements

**The County shall initiate Intergovernmental Coordination programs and policies which contribute to the improvement and expansion of public facilities and services, while protecting, managing and conserving the natural groundwater resources of the County.**

#### Policies

- G.1.12.1 The County shall coordinate with the Florida Department of Environmental Protection (DEP), the St. Johns River Water Management District (SJRWMD), and other applicable agencies to implement the objectives and policies contained in the Infrastructure Element.
- G.1.12.2 In an effort to promote orderly contiguous compact development, by 1999, the County shall define the extent of where centralized potable water and sanitary sewer utility services will be provided by the various service providers.
- G.1.12.3 The County shall ensure that, prior to the issuance of a development order or permit, the applicant has demonstrated that the project complies with the Federal, State and Local permit requirements for wastewater systems (package treatment plants).
- G.1.12.4 The County shall establish public education programs on the proper use, inspection requirements, maintenance, and abandonment of septic tanks. The abandonment process shall be based on applicable state and local regulations.
- G.1.12.5 St. Johns County shall support, encourage and coordinate the water quality monitoring by local, state and federal agencies which will identify and formulate plans to address point and non-point sources of surface water pollution.
- G.1.12.6 By December 2003 or sooner, St. Johns County in coordination with DEP shall adopt standards and procedures which promote and regulate the Marine Best Management Practices.
- G.1.12.7 The County shall pursue federal, state and local funding sources available for the improvement and expansion of utilities.
- G.1.12.8 The County shall seek new funding sources to implement the Best Management Practices (BMP) for water resources identified as shellfish harvesting areas, Northern Coastal Basins Reconnaissance Report and the St. Johns River SWIM program.
- G.1.12.9 The County shall encourage the Florida Department of Environmental Protection (DEP) to perform regular inspections of large quantity hazardous waste generators

## APPENDIX E – Excerpts from the St. Johns County Comprehensive Plan

(LQOs) and private licensed waste handlers to ensure that bio-hazardous waste which is generated by medical establishments and handled by private firms is properly managed. When improper management of these bio-hazardous wastes are found, the private waste handler shall be fined.

- G.1.12.10 The County shall cooperate with the Northeast Florida Regional Planning Council, and other counties in the region, to investigate solid waste funding options.
- G.1.12.11 The County shall coordinate with the DEP and the SJRWMD to identify all drainage basins in the County to assure uniformity of basin designation.
- G.1.12.12 St. Johns County shall continue to coordinate with the SJRWMD in the ongoing programs of the St. Johns River Surface Water Improvement Management (SWIM) Program, and the Northern Coastal Basins programs, and to work with the SJRWMD on the long term ambient water quality monitoring program.
- G.1.12.13 St. Johns County shall continue to coordinate with the DEP and participate in the programs recommended by the Guana-Tolomato-Matanzas (OTM) Task Force.
- G.1.12.14 St. Johns County shall continue to coordinate with the DEP and the SJRWMD to utilize water quality data and other appropriate biological indicators to design water management practices that facilitate the maintenance and/or improvement of the existing water quality.
- G.1.12.15 St. Johns County shall continue to coordinate with the DEP and the SJRWMD to develop management practices for water resources to mitigate urban and agricultural non-point sources of water degradation.
- G.1.12.16 The County shall work with the SJRWMD, the DEP, and the Environmental Protection Agency (EPA), to educate and distribute information on the surface water resources in the County.
- G.1.12.17 The County shall establish a coordination mechanism between the Planning and Engineering Departments to ensure that plans developed for drainage facilities are consistent with and support the Future Land Use Element.
- G.1.12.18 By 2005 or sooner, the County shall establish a mechanism (e.g., an Overlay District), to preserve the SJRWMD's Designated Surficial and Floridan Aquifer Recharge Areas. The County will work with the SJRWMD to educate the public on major groundwater issues of concern in the county.
- G.1.12.19 St. Johns County shall request the SJRWMD to establish maximum well depths by rule for St. Johns County, in order to protect water supplies from the upconing of salt water. The County shall coordinate with the SJRWMD on their recommended rule