

## COMMUNITIES

- **Marineland**
- **South-Anastasia Island**
- **Crescent Beach**
- **Summer Haven**
- **Mid-Anastasia Island**
- **City of St. Augustine Beach**
- **City of St. Augustine**
- **Vilano Beach**
- **Ponte Vedra**



**St. Augustine Lighthouse Museum and Park**

Although the above communities share an overall vision for the corridor, each community has a unique and distinct story to tell. Each community expressed the desire to protect and preserve the quality of life, natural, cultural, historic, archeological and scenic resources that make their community unique. This executive summary, summarizes the overall appearance of the corridor's adjacent communities, highlights the unique characteristics of each community and identifies natural resources that must be maintained, protected and preserved. The following pages will highlight each community individually. Additionally, the Action Plan of future improvement projects for all the communities is included at the end of this section.

Designating the Scenic and Historic A1A as a scenic highway will serve as a catalyst in joining the communities in a concerted effort to create a uniform, unique and unified corridor. Additionally, it will provide these communities the additional leverage needed to effectively and efficiently preserve, protect, enhance, maintain, and restore their coveted natural, scenic, historic, cultural, archeological and recreational resources by providing additional funding and technical assistance. Participation in the Scenic Highways Program was crucial step residents embraced to ensure the protection and preservation of their beautiful community.



**Summer Haven**

## TOWN OF MARINELAND



The Town of Marineland is a small environmentally sensitive coastal community that promotes the coexistence between man and nature. Presently there aren't any high-rises, large communities, or commercial developments along this segment of the corridor that undermine the scenic highway intrinsic resources. Traveling this segment of A1A will prove to be a memorable nostalgic travel experience for people of all ages to enjoy.

Traveling through this "Remarkable Coastal Place" one will see breathtaking views of the Matanzas National Estuarine Research Reserve (GTMNERR) headquarter building, River to Sea beachside park and boardwalk the Atlantic Ocean, and views of Marineland which is National Historic Register. At Marineland visitors will have the opportunity to learn about fish and other sea life, interact with dolphins, or swim with them, as well as, watch dolphin-training programs.

The Town of Marineland consists of 160-acres and has only 12 year-round residents. Because of this, the available tax base is insufficient to support any proposed improvements for this segment of the corridor. In 2004 after the hurricane season, Jaboy development constructed a new Marineland Dolphin Conservation Center. This new center had its grand opening March 4, 2006. Over 30,000 people attended this grand opening. In 2007 the University of Florida constructed and completed an Educational and Outreach facility overlooking the Matanzas River.

Travelers would be able to, on any given day, bird watch, snorkel, or interact with dolphins. But providing the public these recreational opportunities is not their sole purpose, the Town of Marineland wants "eco-tourism" to be its calling card. The other very important goal the Town is trying to achieve, is to become a major marine science research, education, and nature center that will aid in the conservation of biologically diverse and important marine areas and species.

Significant resources within the community:

- Maritime hammocks
- Salt marshes
- Sand dunes
- Pristine beaches
- Marineland Bridge
- Whitney Lab
- Coastal scrub



**Marineland**



## SOUTH ANASTASIA ISLAND



South Anastasia Island is a Rural Florida Beach Community bound by the St. Johns / Flagler County Line to the south, Owens Avenue to the north, the Atlantic Ocean to the east and the Intracoastal Waterway to the west. The Overlay District is comprised of small close-knit communities, Crescent Beach, and the Frank Butler Beach area. Residents of these communities pride themselves for the “Old Florida” natural setting they maintain.

Interspersed with majestic coastal scrub oaks are “Old Florida” style beach homes, each with their own unique design and features. Along the corridor, travelers will see brilliant views of the Atlantic Ocean and the Matanzas Inlet. The National Oceanic and Atmospheric Administration has designated the Matanzas River as a National Estuarine Reserve. A variety of wildlife can be seen here including countless species of waterfowl, birds, marine and terrestrial wildlife.

Within the area, travelers can visit several State and National Parks. The Pellicer Creek Aquatic Preserve is easily accessed from the Scenic and Historic A1A. Additionally, access to the Frank Butler County Park and the Fort Matanzas National Monument are located along this segment.



**View from S.R. A1A, Heading North**

In an attempt to protect the areas natural setting, quaint atmosphere, and quality of life, community residents and business owners banded together to form the South Anastasia Visioning Group. Through an extensive community awareness program they developed the South Anastasia Visioning document. Once the South Anastasia Visioning document was completed, a South Anastasia Island Coastal Corridor Overlay District Ordinance (SAICCODO) was created and adopted in October 2000. The SAICCODO regulates site design criteria, buffers, parking, signage, landscaping, tree protection, architectural design standards, and lighting standards.

The South Anastasia community is committed to preserving its rural Florida beach characteristics. The combination of the updated 2015 St. Johns Comprehensive Plan, Land Development Regulations (adopted July 1999), the South Anastasia Visioning Document and the South Anastasia Island Coastal Corridor Overlay District regulations (adopted October 2000) will protect the scenic characteristics and integrity



**Fort Matanzas**

of South Anastasia Island, natural resources (uplands, marshlands, wildlife habitat etc.), pedestrian and bike friendly transportation routes, and historical and cultural resources.

Significant resources within the community:

- Faver Dykes State Park (along the Intracoastal)
- Fort Matanzas National Monument
- Pellicer Creek (along the Intracoastal)
- Matanzas Inlet
- Frank Butler State Park
- Southeast Intracoastal Waterway Park
- Moses Creek (along the Intracoastal)

# MID-ANASTASIA ISLAND



Mid-Anastasia Island is an urbanized coastal community bound by Owens Avenue to the south, State Road 312 generally to the north, St. Augustine Beach and the Atlantic Ocean to the east, and the Intracoastal Waterway to the west. The area offers a variety of recreational opportunities such as fine dining, specialty shops, antique stores, campgrounds, and an award winning 18-hole golf course.

Conspicuous views of the ocean and the Intracoastal can be observed from this section of the roadway. In addition, an array of recreational activities and beach access are all easily accessible from the highway. The environmental aspects of this area closely relate to the quality of life enjoyed by the residents.

Mid-Anastasia Island District Vision is that of a seaside community containing compact residential developments, unique local eateries, and a mix of recreational opportunities. This seaside community is interested in preserving its open spaces with consideration to the preservation and protection of wetlands, estuarine and other sensitive environments.

Area residents and business owners established the Mid-Anastasia Island Visioning Group. This group was responsible for the development and submittal of the Mid-Anastasia Visioning document. Once the Mid-Anastasia Visioning Document was completed, a Mid-Anastasia Island Coastal Corridor District was created and adopted on October 2000. In addition, a Design Review Board was established to regulate the site design, buffers, signage, landscaping, lighting, and architectural standards for commercial, multifamily and Plan Unit Developments (PUD's). Designation as a scenic highway will assist the community in achieving the goals developed through the visioning process.

The appearance of the area will be enhanced by increasing landscaping, rezoning properties to less intensive commercial districts, creating a visioning document, and adopting an overlay district, which controls the site and architectural design standards. These are just a few of the Growth Management tools established in this area. Significant resources within the community:

- Camping
- Matanzas River
- RV Resorts
- Marsh Creek Country & Golf Club

## CITY OF ST. AUGUSTINE BEACH



St. Augustine Beach is a small oceanside community that is bound by Sandpiper Drive to the south, the Atlantic Ocean to the east, SR A1A to the west, and Pope Road to the north. Within its 2.2 square mile boundaries, travelers will have the opportunity to take advantage of its rich resources. Activities in the area range from fishing, surfing, or body boarding, to beach volleyball, picnicking and fine dining. There is an eclectic mixture of one-story neighborhoods, multi-story condos, and commercial areas in St. Augustine Beach.

The City of St. Augustine Beach is devoted to preserving the environment and quality of life. At this time the City's Beautification Advisory Committee is developing a beautification plan for the City's Main Street, CR A1A/Beach Boulevard. The committee already received a grant to beautify the CR A1A (Beach Boulevard)/SR A1A south intersection and the beautification efforts are underway for the parkettes located on CR A1A Boulevard/Beach Boulevard and 2<sup>nd</sup> Avenue.

Between 2004-2006, through the Scenic & Historic A1A - Master Planning process and design charettes, several downtown development plans were created which complemented the originally platted Chautauqua Plan designed by John Nolan. Upon the completion of this master plan, the City Commissioner hired a consultant to prepare their City's Vision Plan for Beach Boulevard. Through the public participation process the City identified the need to create an Overlay District along Beach Boulevard. The Overlay District was adopted in 2007 and this ordinance allowed commercial and residential developments (including renovations) to co-exist next to each other in stead of separately.

In 1999 the City updated its Comprehensive Plan and Land Development Code (LDC). The LDC was updated in 2007 and both the Comprehensive Plan and the LDC will be updated again in 2009. The Planning and Zoning Board and City Council holds public hearings to review development plans according to the City's adopted requirements. In addition to these requirements the City has a Beautification Advisory Committee, which makes recommendations to the City Council concerning beautification projects in the City.



**City of St. Augustine Beach, Facing South towards Pier**

Significant resources in the community:

- Pier Park
- Ron Parker Park
- Visitors Information Center
- Bandstand Pavilion
- Old Coquina Quarry

## CITY OF ST. AUGUSTINE



The City of St. Augustine, founded in 1565, is the oldest continuously occupied City in the United States. It is bound by Conch Island and the Salt Run to the east, Mickler O’Connell Bridge to the south, and Robinson Creek to the north. The city is famous for its historic, cultural and scenic resources. Outstanding views of the waterways and majestic fort, its intricate architecture of past centuries and extraordinary historic Plaza de la Constitution, and the nearby beaches are all reasons why it is a well sought after experience.

The City of St. Augustine abounds with exciting attractions. Travelers journey back in time as they watch one of many historical reenactment exhibits, learn about alligators and crocodiles at the historical Alligator Farm or discover what life was like as an innkeeper at the legendary Lighthouse Museum and Park. Other spectacular sights that await everyone are the stately and historic Bridge of Lions and Anastasia State Park.

Just west of the Bridge of Lions, lies the oldest central plaza, downtown St. Augustine. Visitors can tour the Castillo de San Marcos, view the monumental structures built by Henry Flagler, or walk through the City Gates that were used to protect the City. Beyond the City Gates attractions and businesses line the highway. From the “Old Jail”, and the legendary Fountain of Youth, to the bizarre Ripley’s Believe it or Not Museum, everyone will find something to enjoy. Antique Row offers views of large Victorian style homes, and the Mission Nombre Trios is a place of tranquility and serenity.

The City of St. Augustine prides itself as a historic center and has established strict Historic Preservation ordinance and building standards for renovation, and construction on new structures. The historical Plaza de la Constitution is regulated by the Historic Preservation standards.



**Bridge of Lions**



**City Gates**



**Castillo de San Marcos**

Significant resources within the community:

- Alligator Farm and Bird Rookery
- May Street
- Bridge of Lions
- Oldest School House
- Flagler College (Hotel Ponce de Leon)
- Old Jail
- Oldest House
- Trinity Episcopal Church
- City Gate
- Mission Grounds
- Mission Nombre de Dios
- Castillo de San Marcos National Monument
- Flagler Memorial Presbyterian Church
- Visitor Information Center
- Cathedral Basilica of St. Augustine
- Alcazar Hotel/ Lightner Museum
- Fountain of Youth
- St. Augustine Lighthouse Complex
- Ripley's Believe it or Not Museum
- Antique Row
- Union Bank Building
- Fort Mose
- Historical Re-enactments
- Plaza de la Constitution
- Casa Monica Hotel

## VILANO BEACH (SOUTHERN DISTRICT 4)



Southern District 4 (Vilano Beach) is a barrier island community separated from the mainland by the Tolomato River (Intracoastal Waterway). This area is defined by the St. Augustine Inlet to the south and Guana River State Park / Wildlife Management Area to the north. Guana River State Park is a 2,400-acre park, managed by the Florida Department of Environmental Protection (DEP). The Wildlife Management Area (lying adjacent to Guana) is a 11,500-acre park, managed by the Florida Fish & Wildlife Conservation Commission (FWCC). Since the Guana River State Park/Wildlife Management Area makes up the northern boundary of the Guana Tolomato Matanzas National Estuarine Research Reserve's (GTMNERR) total boundary area, consisting of a total of 64,000 acres of uplands and submerged lands, this previous state park was renamed to the GTMNERR in 2002. Beach oak and saw palmetto hammocks separate expanses of saltwater marsh on the west of A1A from the rolling dunes and soft coquina beach sand to the east of the highway. Due to the tremendous natural resources in this area, GTMNERR Educational/ Interpretative facility was built with the financial assistance from both NOAA and DEP. The grand opening for this new facility was held in the Fall of 2005.



Guana River State Park

Breathtaking views can be seen from the Usina Bridge as travelers approach the coastal highway. The new high-rise Usina Bridge was built in 1995 to replace the old drawbridge; which presently by-passes the business community of Vilano Beach. As a result, several businesses (constructed during World War II era) have failed due to their north-south tourist auto traffic orientation. What remains today, is 685 feet of an old drawbridge used as a fishing pier, several hotels, motels and restaurants located adjacent to the county's beach access ways and parking area. Beyond this area, there are predominately residential developments.



The 60 year old North Shores Improvement Association sponsored the Southern District 4 visioning process. Southern District 4's Visioning Document was completed in January 1999. This same year many of the community leaders and the county planning staff liaison partnered and prepared a Waterfronts Florida grant. With great delight, the Vilano Community was awarded their first Waterfronts Florida grant in 1999. Through the Waterfronts Florida program this community and the county received initial funding and technical assistance. Shortly thereafter, the local residents and the



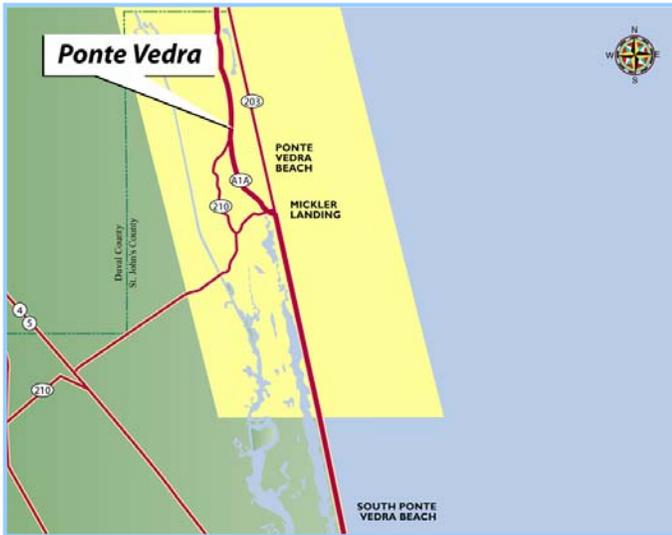
**Vilano Fishing Pier**

business owners created Vilano Beach Waterfronts Revitalization Initiative to manage the Waterfronts funds.

In 2001, a North Coastal Corridor Overlay District for Southern District 4 was created to help implement a pedestrian friendly main street Town Center District as well as coastal corridor requirements. The Board of County Commissioners (BCC) appointed a Design Review Board (DRB) to review commercial, multifamily and Planned Unit Development (PUD's) development applications. These regulations provide architectural standards, site design standards as well as other site amenity standards (i.e. landscaping, buffering, lighting and signage requirements). Through the partnerships established with the Department of Community Affairs, 1000 Friends of Florida, St. Johns County Planning staff and North Shores Improvement Association leaders, the Waterfronts Revitalization Initiative has received funding for a Town Center Design, gateway landscaping, stormwater management plan, signage, nature greenway boardwalk, pavilion designs (and permits) for the Intracoastal Waterway and the Atlantic Ocean entrances.

Over the past five years (2002-2007) the North Shores Improvement Association has continued their revitalization initiatives and sought and became a Community Redevelopment (CRA) in 2002, became a designated Main Street Community in 2003, was awarded a Florida Communities Trust (FCT) grant to purchase a community park (Fiddlers Green) and adopted the North Coastal Corridor Overlay District - Vilano Beach Town Center in 2006. In an effort to assist Vilano's revitalization initiatives, St. Johns County Board of County Commissioners (BCC) approved of two bond measures in 2004 and 2006 to fund various capital improvement projects throughout the county including Vilano Streetscape Improvements. The total bond funds approved for the Vilano Streetscape Improvements is 12.6 million dollars for such improvements like underground utilities, decorative sidewalks, street amenities, structural entry features, water fountains, landscaping and public art.

## PONTE VEDRA BEACH (DISTRICT 4)



Ponte Vedra Beach is a renowned seaside resort community. It is bound by the Guana State Park to the south, the Tolomato River to the west, the St. Johns / Duval County Line to the north and the Atlantic Ocean to the east.

This area offers opportunities for all. For the sport enthusiast, there are world-class golf courses and resorts, and the PGA and TPC International Headquarters. For the scenic driver there are exhilarating views of stately estate homes that are nestled behind natural coastal scrub oak buffers, the ocean and estuary. Mickler’s Landing County Park provides beach access and parking. Additionally, there are wonderful commercial areas located throughout the community. But be careful you just might miss them, because like the estate homes and grand entrances to the golfing resorts, some of the well-landscaped commercial areas are set back from the road.



**PGA Tour National Headquarters, Tournament Players Club**

Citizens of Ponte Vedra joined together to develop the District 4 Vision Committee. The committees developed the Ponte Vedra Overlay District, which was submitted to and approved by the St. Johns Board of County Commissioners. This document will help guide future development and land use issues. The intent of the county regulations is to protect, preserve, maintain and enhance the areas natural beauty, beaches, waterways, marshes, open spaces and wildlife habitat. The community strongly believes that the preservation of its natural resources, in turn, will enhance the quality of life for all.

Significant resources within the community:

- Deleon Shores Community Park
- PGA Professional Golf Association
- ATP International Tennis Headquarters
- Micklers Landing
- The Ponte Vedra Inn and Club
- The Surf Club
- Ponte Vedra Coast Guard Station
- Ponte Vedra Convention Center

Significant Resources in the Community:

- Camachee Island Yacht Harbor
- St. Augustine Yacht Club
- Surfside Park and beach access
- Guana River Aquatic Preserve
- Vilano Boat Launch Ramp
- North Shores Park
- Guana River Lake
- Nature Greenway Boardwalk
- Villages of Vilano Beach Park
- Vilano Beach Town Center
- Boating Club boat ramp
- Guana River Wildlife Management Area
- Vilano Beach Fishing Pier
- North Beach access
- Porpoise Point Beach access
- Vilano Beach access
- South Ponte Vedra Beach Park
- Serenata Beach Club
- GREBE Environmental/ Interpretive Learning Center, Guana State Park