

QUESTION 26 - RECREATION AND OPEN SPACE

- A. Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Identify which of these areas or facilities will be open to the general public.**

As depicted on Map H, the Elkton DRI will feature a variety of recreational facilities and open space. Active recreation facilities include a large athletic complex that will be built as part of Phase 2, while passive recreation facilities will include a neighborhood parks, greenspaces, civic plazas and a trail system that will tie in to St. Johns County's greenway system. The applicant is engaged in ongoing discussions with the St. Johns County Recreation and Parks Department regarding which facilities will be publicly accessed.

- B. Will the development remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating or other recreation uses? Specify.**

No public access lands or waters will be removed as a result of the Elkton DRI.

- C. Will parks and open space be dedicated to the city or county? If not, who will maintain the facilities?**

The Applicant is engaged in ongoing discussions with the St. Johns County Recreation and Parks Department regarding maintenance and ownership of parks and open space. Facilities not dedicated to St. Johns County will be maintained by a Community Development District.

- D. Please describe how the proposed recreation and open space plan is consistent with local and regional policies.**

As required by Comprehensive Plan Policy F.1.1.1, the Elkton DRI will feature an extensive system of multi-purpose paths and trails that will not only connect residential and recreational sites within the Elkton DRI, but will also connect the Elkton DRI to the regional greenway and Rails to Trails trail system currently

under development.

The Elkton DRI's recreation and open space plan is consistent with Comprehensive Plan Policy F.1.3.10, which requires that large developments such as DRI's shall provide neighborhood parks meeting the level of service standards provided in Comprehensive Plan Policy F.1.3.1. Table 26-1 below demonstrates that the Elkton DRI will actually exceed the county's level of service standards.

**Table 26-1
Parks and Open Space**

TYPE	ACRES REQUIRED	MIN. ACRES PROVIDED
Neighborhood Parks	16.7	20
Community Parks	25	30
Regional Parks	0	50

Prepared by Prosser Hallock, Inc., June 2006

Neighborhood parks generally have no parking and are located interior of neighborhoods, intended to serve the population within one-quarter to one mile of the site. They are typically the smaller of the different park types and typical facilities may include playground equipment, open play fields, benches, walking paths, natural passive areas and landscaped areas, and pools.

Community parks generally have limited parking facilities and are located adjacent to collector roadways. They may be located adjacent to schools and are larger than neighborhood parks. Such parks generally serve the population within 1 to five miles of the site. Typical facilities that may be found within community parks include open play fields, multi-purpose fields, playground equipment, walking paths, natural passive areas, pool, and community buildings.

Regional parks tend to offer a special amenity to the community, which the amenity within Elkton is the Greenway Corridor Trail. Trailhead parking will be provided near the ends of the trail within Elkton, with several local trail connects providing Elkton residences easy access. The trail will meander through a linear park that may also offer educational interpretation opportunities.

E. Does the project have the potential for impacting a recreation trail designated pursuant to Chapter 260, F.S., and Chapter 16D-7, F.A.C.? If so, describe the potential impact.

Only positive impacts to designated recreation trails will result from the Elkton DRI. The Elkton DRI is located adjacent to an abandoned railroad right of way along State Road 207 that is in the process of being converted to a recreation trail through the state's Rails to Trails program. This trail will ultimately connect to the Cross-Florida Greenway. As previously stated, Elkton proposes to develop the section of the Greenway Corridor Trail that will connect to this Rails to Trail trail, providing the first Corridor trail link in this area. The Applicant will coordinate with the St. Johns County Recreation and Parks Department and Florida Department of Transportation to ensure that appropriate connections are made with the State Road 207 trail.