



City of Atlantic Beach

# Agenda

## Commission Workshop

Monday, October 19, 2020 - 6:00 p.m.

Commission Chamber

City Hall, 800 Seminole Road

Page(s)

### CALL TO ORDER

#### 1. TOPIC- 2030 PARKS MASTER PLAN

1.A. Public Comment

1.B. Staff Presentation

3 - 97

[COAB Parks Master Plan - DRAFT](#)

[Commission Priorities & Cost Estimates](#)

1.C. Commission Discussion

### ADJOURNMENT

This meeting will be live-streamed and videotaped. To access live or recorded videos, click on the [Meeting Videos tab](#) on the city's home page at [www.coab.us](http://www.coab.us).

Any person wishing to speak to the City Commission on any matter at this meeting should submit a request to the City Clerk. For your convenience, forms for this purpose are available at the entrance to the Commission Chamber.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office by 5:00 PM, the Friday prior to the meeting.





# 2030 PARKS MASTER PLAN

*City of Atlantic Beach, Florida*



# Executive Summary

- A. Purpose of the Parks Master Plan
- B. Planning Process



## A. PURPOSE OF THE PARKS MASTER PLAN

The City of Atlantic Beach Planning Department underwent a comprehensive parks planning process, from fall 2018 through late 2019, with the goal of developing a document that would inform and guide decision-making relative to the oversight of parks, facilities and programming into the next decade and beyond. The project began with a community survey and charrettes. Then, with help from the National Park Service and the Florida Chapter of the American Society of Landscape Architects, staff conducted additional charrettes to garner input from the community. The process was multi-pronged, including detailed assessments of the parks and existing facilities, department programming and procedures, consideration of national trends, and extensive community engagement to gather feedback directly from residents and community stakeholders relative to needs and opportunities for improvement.

A healthy network of parks, facilities and recreational opportunities are a vital contributor to a community's vibrancy, sense of place, and desirability as a place to live, work and play, which ultimately supports the community's economic stability. Public parks are the community's front yard, providing space for enjoyment of the natural environment, community gatherings, family activities, educational opportunities, sports leagues, fitness and wellness activities. They improve public and environmental health, create safe neighborhoods, educate and inspire our youth, and connect the community. While the beach and some portions of the Intracoastal Waterway are not officially designated as parks, the City values these conservation and recreation areas as they are an important component to the overall park system.

The City of Atlantic Beach Parks Master Plan is a long-range planning document that is meant to help shape the direction, development and delivery of the City's park and recreation system. This plan includes a community profile, physical inventory and site assessment of existing parks facilities, recommendations for improvements, land acquisition, and capital project development. The purpose of this plan is to advance the mission and vision of City Commission to further the establishment of a high-quality parks system and maximize the effectiveness of the city and its resources.

## B. Planning Process

Public outreach was a large part of this planning process, beginning in 2018 with a public charrette and an online survey for residents, followed by an additional public charrette in 2019 with assistance from the National Park Service and the American Society of Landscape Architects. The 2018 public charrette included a presentation by the Community Development Director and each park had a “station” where participants were encouraged to write comments and draw ideas on aerial maps of each park. The online “Parks and Trails” survey was promoted to city residents and received responses from 291 participants. This survey garnered feedback regarding the importance of the city’s parks and trails, frequency and reasons for utilizing city trails and parks, and many other important trends as well as allowing participants to write in suggestions and comments.

The planning process includes three significant report milestones:

- 1) Administrative Draft – A working draft of the Parks Master Plan 2030 distributed amongst key City staff for review, study and comment.
- 2) Draft Plan – Comments on the Administrative Draft are incorporated, and the report is sent to the Environmental Stewardship Committee (ESC) for review and input and available to public review and comment.
- 3) Final Plan – Final comments from the public, City Commission, Recreation Department, Public Works Department, and key City staff are incorporated before release of the Final Plan. The Final Plan will be adopted by the City Commission upon approval.

**CITY OF ATLANTIC BEACH | NATIONAL PARK SERVICE | ASLA**  
**Have a great idea for a bike trail? A park? A water trail? Join us!**

**COMMUNITY DESIGN CHARRETTE  
FOR A TRAILS & PARKS  
MASTER PLAN**

We are seeking the public's help to determine the desired recreational uses, types, features and amenities of our local area future trails and parks. Additionally, we would like to share with you innovative designs and approaches to outdoor recreation, and ways to beautify our City while also protecting our environment.

**JOIN US:**  
**Tuesday, October 29th, 2019**  
6:00 – 8:00 p.m.  
Public Input Session  
-ALSO-  
**Wednesday, October 30th, 2019**  
6:00 – 8:00 p.m.  
ASLA Unveils Concepts, Designs & Renderings

**LOCATION FOR BOTH:**  
City of Atlantic Beach Commission Chambers  
800 Seminole Road, Atlantic Beach, Florida

*Food and Refreshments provided on both days.*  
**For more information please contact:**  
Contact Amanda Askew, City of Atlantic Beach  
at 904-247-5841 or via email at: [aaskew@coab.us](mailto:aaskew@coab.us)

Logos for the City of Atlantic Beach, Florida, the National Park Service, and ASLA Florida.

# 1.0 Introduction

- 1.1 Introduction
- 1.2 Background
- 1.3 Guiding Principles

## 1.1 Introduction

The Parks Master Plan has been developed to systematically guide the City in its provision of exceptional parks, park amenities, recreational facilities and programming that meet the wants and needs of the Atlantic Beach community. It is a long-range planning document that is meant to help shape the direction, development and delivery of the City's parks and recreation system. The plan provides guidance and policy direction to shape the growth of the city parks. This plan includes a community profile, physical inventory and site assessment of the existing parks, facilities and recreation programs, recommendations for current and future improvements, land acquisition, and capital project development.



By engaging stakeholders and soliciting public input, the planning process provided a foundation for understanding and responding to the parks and recreation needs of the community. The process involved strategically examining the community's vision and existing community services, facilities, and resources; and assessing future needs concerning parks, recreation, open space, and greenways.

The purpose of this plan is to advance key priorities of the City Commission by furthering the establishment of a high-quality parks system, maximizing the effectiveness of our resources, and protecting our resources. The existence of a formal strategic planning document for the parks system that has been endorsed by the City Commission is also a vital step for the city when seeking funding sources for qualifying projects.

## 1.2 Background



The City of Atlantic Beach is a small coastal community in northeast Florida consisting of approximately 3.5 square miles of land area and a population of 13,831 (2018 U.S. Census estimate). The City is located between two miles of Atlantic Ocean beachfront on the east and the expansive marsh and estuarine environment of the San Pablo Creek/ Intracoastal Waterway on the west. The City is a nearly “built-out” municipality where the predominant land use is residential consisting of stable and well-established neighborhoods. The City possesses a unique character and “personality” where a high quality of life, diverse recreational activities, preservation of community



## 1.3 Guiding Principles

Several plans and documents help guide the overall principles, goals and objectives of this Parks Master Plan. Relevant information, studies, and recommendations from each of these documents were considered and utilized in forming this Plan.

**Bikeway and Trail Plan:** The City completed a plan for recreational trails and pathways in collaboration with the City of Neptune Beach and the City of Jacksonville Beach in 2002, and updated the plan in 2009. This collaboration produced a general and conceptual plan for a system of bike and pedestrian routes to connect each of the three beach cities. Based on the findings of the study, a priority list of desired routes was developed.

**Marsh Preserves Master Plan:** Completed in 2012, the Marsh Preserves Master Plan serves as a blueprint for the City to provide orderly, sustainable and enhanced public access, passive recreation, and environmental/ecological education opportunities and management of the Marsh Preserves.

**2018-2030 Comprehensive Plan:** The Recreation and Open Space Element of the City's 2018-2030 Comprehensive Plan contains the following provisions for the management of lands for recreation and open space within the City:



**Goal E.1:** *The City shall maintain sufficient parks, recreation facilities and open space so as to provide the citizens with a wide variety of leisure time activities in order that the City continues to be a healthy, desirable and attractive community in which to live.*

**Objective E.1.1:** *The City shall inventory at least once every five years, public and private recreation resources to identify service inadequacies and opportunities for sharing of facilities and programs so as to provide safe, convenient access for all residents to beaches, parks and other recreation facilities in accordance with Level of Service standards set forth within this Plan amendment.*



**Objective E.1.2:** *The City shall continue to provide varied and diverse recreation activities to the community, and shall coordinate with public agencies, private organizations and individuals, as well as adjacent local governments to supplement efforts and resources of the City.*

**Objective E.1.3** *The City shall ensure that recreation facilities and open space areas are provided in conjunction with development review and permitting so as to maintain or exceed the level of service standards set forth within this Plan and prior to the impacts of such development.*

In addition, the Future Land Use element and Transportation element help illustrate the communities desire to enhance our parks and provide access to our natural resources:

**Objective A.1.3** *The City shall encourage future development and redevelopment, which 1) retains the exceptionally high quality of life and the predominantly residential character of the City of Atlantic Beach, 2) provides for the preservation and protection of the dense tree canopy, and 3) which provides for varied and diverse recreational opportunities, including the preservation, acquisition and development of public access to the beach, Intracoastal Waterway and other water-related resources, and which provides for and maintains energy efficient land use patterns.*

**Policy A.1.3.3** *The City shall continue to manage, preserve and construct facilities that provide diverse opportunities to all residents for both passive and active recreation, including parks, nature preserves, trails and bikeways, skateboard parks and ball fields, dune crossovers, waterway accesses and associated amenities.*

**Policy A.1.3.5** *The City shall continue to expand opportunities and facilities for public access to the beach, the Intracoastal Waterway, and associated creeks and marshes for passive and natural resource based recreation activities, such as hiking and biking, canoeing and kayaking, birding, fishing and other similar active ties that have limited impact on these resources.*

**Policy B.1.3.5** *The City shall support the incorporation of bike paths and pedestrian way systems in the design of new roadway facilities and the upgrading of existing facilities in accordance with accepted design standards and in response to the demonstrated need for such facilities based on survey data or information maintained by the City and the North Florida TPO. (add new comp plan language)*

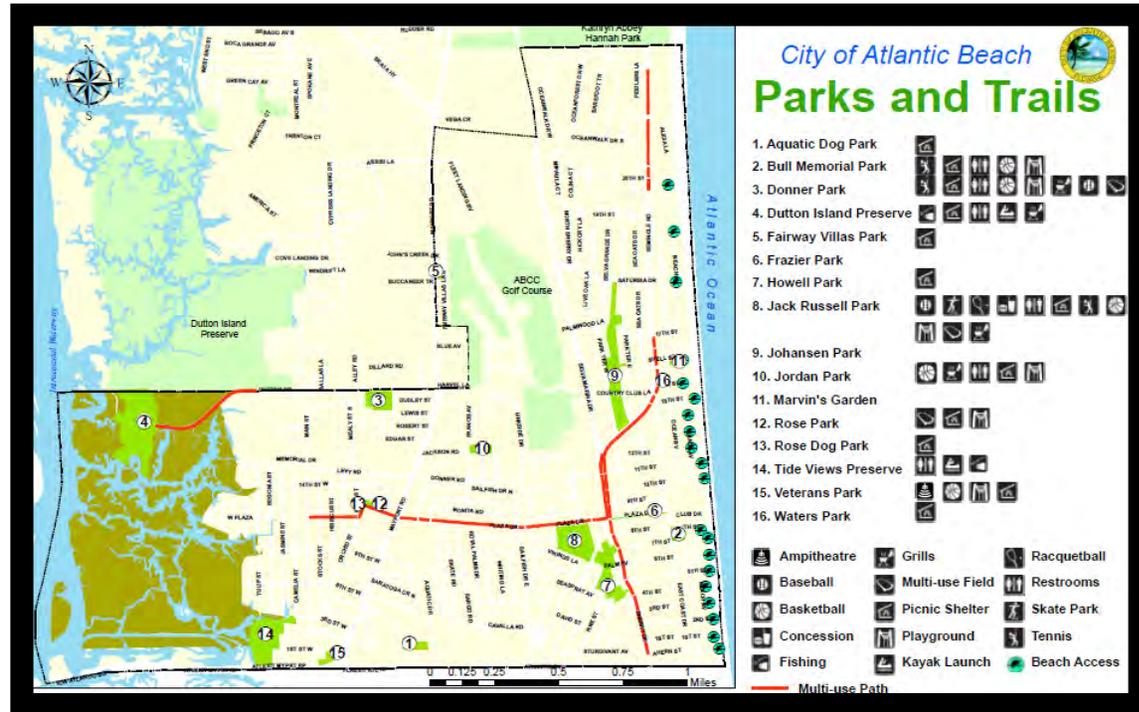
**Objective D.3.5** *The City shall provide opportunities for appropriate recreational uses and access to public waterways, the beach and natural areas and shall restrict activities that harm or diminish the public's right to use such publicly owned natural resources.*

**Policy D.4.1.2** *The City shall continue to encourage and develop the "walk-ability and bike-ability" of the City as a means to promote the physical health of the City's residents, access to recreational and natural resources, and as a means to reduce greenhouse gas emissions.*

## 2.0 Existing Parks

- 2.1 Parks and Facilities Inventory
- 2.2 Level of Service

Update map to include selva preserve and riverbranch. Add new paths.



## 2.1 Parks and Facilities Inventory

The City of Atlantic Beach has 18 parks and preserves -- each with a unique identity and function. The City's parks and preserves range in size from the 350 acre Riverbranch Preserve to small pocket parks like Marvin's Garden and Fairway Villas Park. Similarly, some function as active parks with playgrounds and ball fields while others are passive and largely remain in their natural state. The City has 2.25 miles of white sandy beaches with 21 street beach access points and provides a two-mile paddle trail on the Intracoastal Waterway.

City of Atlantic Beach Parks and Preserves Inventory		
Park/Preserve Name	Park Classification	Acreage
Aquatic Dog Park	Active	2.15
Bull Memorial Park	Active	1.44
Donner Park	Active	5
Dutton Island Preserve	Passive	31.86
Fairway Villas Park	Passive	0.18
Frazier Park	Passive	0.6
Howell Park	Passive	9.64
Jack Russell Park	Active	12.79
Johansen Park	Passive	13.83
Jordan Park	Active	2.22
Marvin's Garden	Passive	0.12
Riverbranch Preserve	Passive	350
Rose Park	Active	0.98
Rose Dog Park	Active	0.18
Selva Preserve (recently purchased-not officially named)	Passive	3.52
Tide Views Preserve	Passive	10.5
Veterans Park	Active	1.5
Waters Park	Passive	0.25
<b>Total</b>		<b>446.76</b>

Park/Preserve Name	Playgrounds	Basketball Courts	Tennis Courts	Baseball Fields	Multi-Purpose Fields	Dog Parks	Skate Parks	Community Centers
Aquatic Dog Park						1		
Bull Memorial Park	1	1	1					1
Donner Park	1	2	2	1	1			1
Dutton Island Preserve								
Fairway Villas Park								
Frazier Park								
Howell Park								
Jack Russell Park	2	1	6	3	2		1	
Johansen Park								
Jordan Park	1	1						1
Marvin's Garden								
Riverbranch Preserve								
Rose Park	1				1			
Rose Dog Park						1		
Selva Preserve								
Tide Views Preserve								
Veterans Park	1	1						
Waters Park								
<b>Total</b>	<b>7</b>	<b>6</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>3</b>

## 2.2 Level of Service

Population-based level-of service standards historically have been a common tool used by governments in analyzing their parks and recreations facilities. However, because cities are so diverse, the National Recreation and Park Association (NRPA) and Florida Statewide Comprehensive Recreation Plan (SCORP) have discontinued the use of these standards and now encourage cities to compare themselves with other similar communities. The chart below shows how Atlantic Beach compares to Northeast Florida (2017 SCORP) and to communities with populations less than 20,000 (2019 NRPA).

	2019 NRPA national median (cities with a population with less than 20,000)	2017 SCORP for Northeast Florida	2019 City of Atlantic Beach Inventory (using 2018 Census estimated population of 13,861)
Parks	1 per 1,231 residents	Not available	1 per 770 residents
Acres of Parks	11.8 per 1,000 residents	Not available	31 per 1,000 residents
Playgrounds	1 per 2,269 residents	1 per 3,285 residents	1 per 1,980 residents
Basketball Courts	1 per 3,975 residents	1 per 2,431 residents	1 per 2,310 residents
Tennis Courts	1 per 2,500 residents	1 per 2,694 residents	1 per 1,540 residents
Baseball Fields	1 per 3,378 residents	1 per 2,847 residents	1 per 3,465 residents
Multi-purpose Fields	1 per 3,875 residents	1 per 5,031 residents	1 per 3,465 residents
Dog Parks	1 per 10,000 residents	Not available	1 per 6,930 residents
Skate Parks	1 per 10,234 residents	1 per 4 million residents	1 per 13,861 residents
Community Centers	1 per 10,000 residents	1 per 10,959 residents	1 per 4,620 residents

The comparison chart above shows that the City exceeds the NRPA level of service in every category, except for number of baseball fields. The City's 2018-2030 Comprehensive Plan also defines level-of-service standards for parks and recreation within the City (see below). By comparing the City's inventory to the standards set forth in the Comprehensive Plan, all level of service standards are met except for the number of baseball/softball fields.

Table E-1. Recreation and Open Space Level of Service Standards City of Atlantic Beach, 2030

TYPE OF FACILITY	LEVEL OF SERVICE STANDARD
Playground (with equipment)	1 playground per 2,500 population
Baseball or Softball Field	1 field per 2,500 population
Soccer or Football Field	1 field per 5,000 population
Basketball Court	1 court per 2,500 population
Tennis Court	1 court per 2,500 population
Running/Hiking Trail	1 trail per 10,000 population
Community Center	1 center per 10,000 population
Beach Accesses	1 access per 2,500 population
Passive Park/Scenic Open Space	5 acres per 1,000 population
Golf Course* (public or private)	1 18-hole course per 25,000 population
Regional Park/Open Space*	5 acres per 1,000 population

\*Regional facilities are defined as those, which may not be located within the City of Atlantic Beach, but are in such close proximity so as to directly serve the daily recreational needs of the residents of the City of Atlantic Beach, such as Kathryn Abby Hanna Park and area golf courses.

### 3.0 Park-by-Park Analysis

Update map to include selva preserve and riverbranch. Add new paths.

- 3.1 Aquatic Dog Park
- 3.2 Beach Accesses
- 3.3 Bull Memorial Park
- 3.4 Donner Park
- 3.5 Dutton Island Preserve
- 3.6 Fairway Villas Park
- 3.7 Frazier Park
- 3.8 Howell Park
- 3.9 Jack Russell Park
- 3.10 Johansen Park
- 3.11 Jordan Park
- 3.12 Marvin's Garden
- 3.13 Riverbranch Preserve
- 3.14 Rose Park & Rose Dog Park
- 3.15 Selva Preserve
- 3.16 Tide Views Preserve
- 3.17 Veterans Park
- 3.18 Waters Park



## 3.1 Aquatic Dog Park

**Historical Background:** The Atlantic Beach Dog Park, also known as the Aquatic Dog Park, was the outcome of a citizen-led effort that included funding from a citizens volunteer committee and the City of Jacksonville. The dog park was originally planned to be located at Tide Views Preserve, but after citizen requests and consideration, the city commission approved the construction of the dog park on city-owned property at the Hopkins Creek pond site in 2010. Included in the approved plan were separate play areas for small and large dogs, a rinsing station, benches, and multiple dog waste stations. The Atlantic Beach Dog Park Committee, operating under the umbrella of the Atlantic Beach Public Arts Commission, Inc. raised approximately \$7,000 for construction of the park and agreed to routinely clean up the park and support regular maintenance and improvements to the park through fundraising events. The grand opening for the new dog park was held in January, 2011.



### Existing Conditions/Inventory:

#### GENERAL

Address: 268 Aquatic Drive  
 Park Type: Active  
 Size: 2.15 acres  
 RE#: 177411-0200  
 Parking: 5 spaces  
 Bicycle: None

#### AMENITIES

- 1 Fountain in pond
- 1 Informational sign for “Hopkins Creek Regional Stormwater Facility”
- 1 Covered shelter- 10’ x 10’
- 1 Tennis ball holder/storage bin
- 6 Trash cans
- 1 Dog washing area at entrance
- 6 Dog bag dispensers
- 1 Sign with dog park rules
- 1 Small dog play area
- 8 Benches



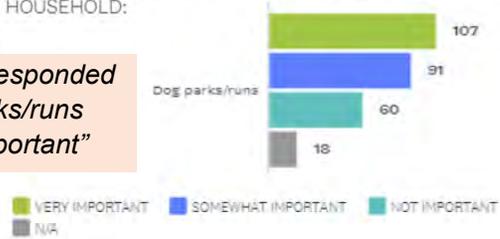
## Community Input:

### From the online "Parks & Trails Survey"

HOW IMPORTANT ARE THE FOLLOWING PARK AMENITIES/SERVICES TO YOU AND YOUR HOUSEHOLD:

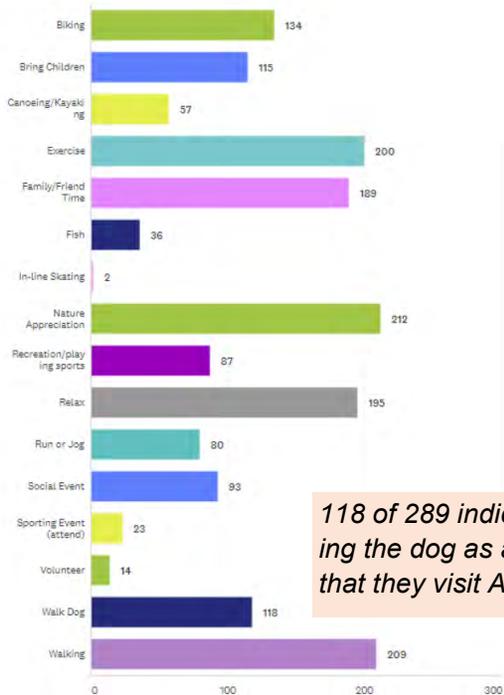
Answered: 288 Skipped: 3

107 of 288 responded that dog parks/runs are "very important"



WHY DO YOU VISIT ATLANTIC BEACH PARKS? (CHECK ALL THAT APPLY)

Answered: 289 Skipped: 2



118 of 289 indicated walking the dog as a reason that they visit AB parks

### 2018 Public Workshop comments

- Adopt-a-park
- Membership
- Make larger



### Staff Input:

- ⇒ Would like to add a pervious asphalt path around the pond
- ⇒ Mulch, coquina and stone are not an option due to periodic flooding of the park
- ⇒ Would like to add a dog obstacle course
- ⇒ The park requires re-sodding a couple of times per year
- ⇒ The fountain in the pond is difficult to maintain

**Recommendations:**

- I. Implement “**green infrastructure**” to improve water quality by filtering contaminants, such as dog feces, from the pond water to help improve water quality. This will help improve water quality of Hopkins Creek as well as improve the safety of the dogs that swim in the pond. Also, much of this park has to be re-sodded twice a year, which can be expensive and time-consuming for Public Works. Planting additional grasses, shrubs, and trees will reduce the area required for maintenance and, as a result, reduce maintenance costs and time.

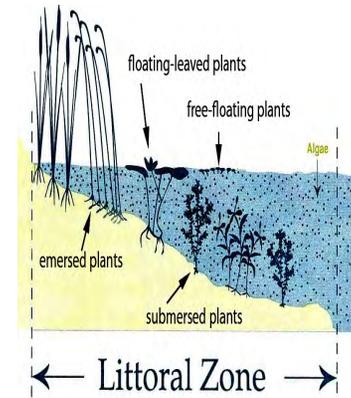
*Trees and shrubs will capture stormwater runoff before it enters the pond which will help reduce flooding in this area and increase the holding capacity of the dog park.*



**Examples of green infrastructure**

“Aquatic Macrophytes”

- ◆ Include submersed, emersed, and floating plants
- ◆ Affect nutrient cycles
- ◆ Increase water clarity
- ◆ Stabilize shorelines



**Recommendations:**

II. Add a pervious asphalt walking path around the pond. A walking path will help reduce the wear and tear on the existing sod while increasing mobility and ease of access to the entire park for visitors. Much of the path will be well shaded providing a comfortable path for visitors. A pervious material is recommended to reduce flooding impacts and minimize impacts to the pond’s stormwater capacity.



III. Install a dog obstacle course.



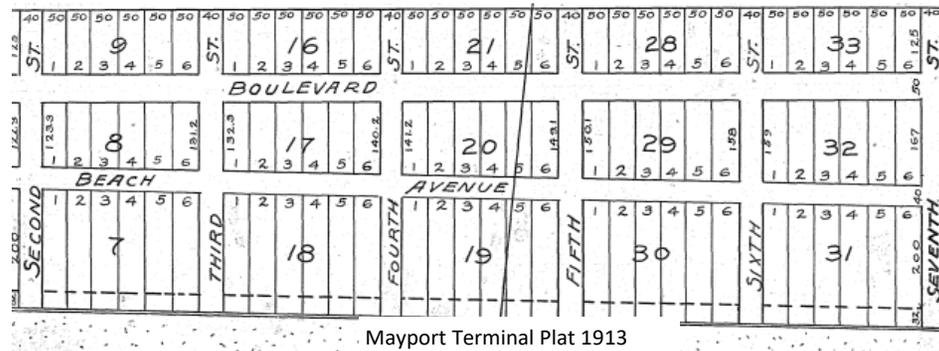
IV. Work with neighboring property owner to install a mural on the “blank” white wall along the western edge of the park.



## 3.2 Beach Accesses

**Historical Background:** The beach is one of largest natural resources and recreational opportunities in our City. There are 21 public beach access points along the beach. Some access points are smaller in scale with little or no parking while some of the access points have parking and more amenities. The city provides life guards during the warmer months and allows camp fires during the colder months. All beach accesses have trash cans and ADA beach wheelchairs are available upon request at beach access points. The City has sea turtle lighting regulations along the beaches and works with the nonprofit origination, Beaches Sea Turtle Patrol to enforce these regulations. Additional information about the Beaches Sea Turtle Patrol can be found at <http://www.bstp.net/>.

The Atlantic Boulevard, Ahern Street, and First Street beach accesses were platted in 1911 as part of the Neptune Beach Plat. Two years later, the Second Street through Seventh Street accesses were platted, each as a 40 foot wide right-of-way. The Mayport Terminal Replat in December of 1913 established the 11th through 16th Street beach accesses as 40 foot right-of-ways as well. However, the 16th Street right-of-way was later closed. In 1993, the City of Atlantic Beach purchased the property that is the 16th Street beach access today. The 10th Street beach access is the south 40 feet of Lot 1 Block 44 of the Mayport Terminal Replat (not platted as a right-of-way).



The 18th Street access was platted in 1936 as a 60 foot right-of-way. However, the portion of this right-of-way east of Beach Avenue was closed by the City of Jacksonville except for the middle 10 feet which was designated as a beach access. The 19th Street beach access was also platted in 1936 as a 40 foot right-of-way. What is known as the 8th Street beach access wasn't established until 1954 when it was designated as a 10 foot wide "Walkway" on the Club Manor plat. Both the Dewees Avenue and 20th Street beach accesses are easements placed over private property designated for public access to the beach.





Access Location	Parking	Bike Rack	Bench	Additional Amenities
Ahern Street	√	√	√	Lifeguard Station Dune walkover Shower Pet wash stations Recycle cans Beach litter baskets Driveway access for authorized vehicles
First Street	√	√		Picnic table
Second Street			√	Pet waste bags
Third Street	√	√	√	Dune walkover Pet waste bags Shower
Fourth Street		√		Picnic Table Shower Pet waste bags
Fifth Street	√	√	√	Pet waste bags
Sixth Street	√	√	√	Dune walkover Shower Pet waste bags
Seventh Street		√	√	Driveway access for authorized vehicles Shower Pet waste bags



Access	Parking	Bike	Bench	Additional
Eighth				Pet waste bags
Tenth Street	√	√	√	Dune walkover Beach litter baskets Shower Pet waste bags
Eleventh Street	√	√	√	Dune walkover Shower Pet waste bags
Twelfth			√	Shower
Thirteenth Street	√		√	Dune walkover Shower
Fourteenth Street	√	√	√	
Fifteenth Street	√	√		Driveway access for authorized vehicles
Sixteenth		√		Dune walkover
Dewees				
Eighteenth Street	√	√		Dune walkover Shower
Nineteenth Street	√	√	√	Shower Beach litter baskets
Twentieth	√	√		Dune walkover

## Guiding Principles & Objectives:

**2018-2030 Comprehensive Plan:** The City's 2018-2030 Comprehensive Plan contains the following policies and objectives pertaining to the beach and beach access:



**Policy E.1.1.6** *The City shall maintain all existing beach access ways as described within the Conservation and Coastal Management Element and shall continue to make improvements to prevent erosion caused by pedestrian traffic.*

**Policy E.1.1.8** *The City shall continue to allow parking along public rights-of-way for the purpose of providing parking for beach access, provided such parking does not interfere with pedestrian or vehicular safety and does not excessively result in damage to public or private property.*

**Policy D.1.4.2** *The City shall maintain all beach parking existing as of the date of this Plan, and reduction in the number of public parking spaces available at beach accesses shall not be permitted unless such eliminated spaces are replaced in equal numbers and within similar proximity to the beach.*

**Policy D.1.4.3** *The City shall not permit, either through public or private action, public access ways to the beach, the Intracoastal Waterway, or other waterways, which are open to the public as of the date of adoption of this Plan, to be closed, vacated or restricted from public use in any manner.*

**Objective D.3.5 Natural Resource Based Recreation and Public Access** *The City shall provide opportunities for appropriate recreational uses and access to public waterways, the beach and natural areas and shall restrict activities that harm or diminish the public's right to use such publicly owned natural resources. Policy D.3.5.1 The City shall prohibit the closure or abandonment of public right-of-ways or public lands that would restrict access to any public water bodies.*

**Policy D.3.5.5** *The beach, River Branch Preserve, Dutton Island Preserve and Tideviews Preserve are the most significant natural resources within the City, and provision for the public's use, enjoyment and access to these natural resources shall be a priority of the City through the provision of activities and facilities that are appropriate to character and environment of each location.*

**Community Input:**

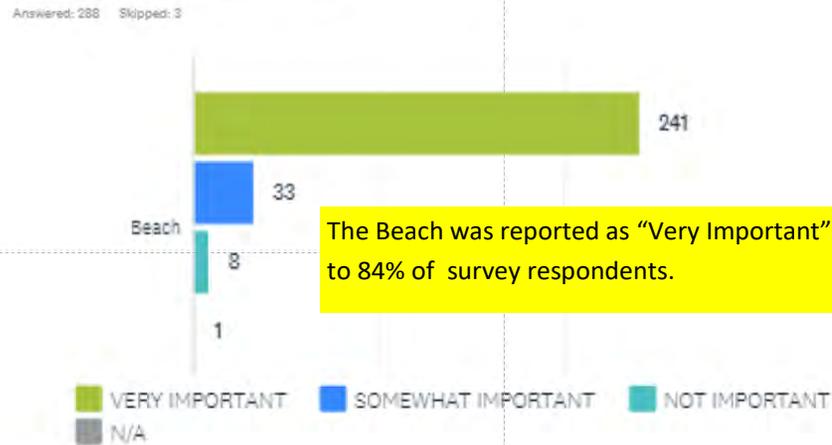
While beach accesses were not a “station” at the 2018 public workshop, a few participants left the comments below:

- ⇒ “Improve the 19th Street access– fix surface in steep portion”
- ⇒ “Reclaim right-of-way”
- ⇒ “No more beach walkovers”
- ⇒ “No beach smoking”
- ⇒ “More beach parking and Town Center parking”

SELECT THE TOP 4 CITY PARKS THAT YOU HAVE VISITED IN THE PAST 12 MONTHS AND RATE THEM FROM 1 TO 4 ACCORDING TO YOUR FAVORITE?



HOW IMPORTANT ARE THE FOLLOWING PARK AMENITIES/SERVICES TO YOU AND YOUR HOUSEHOLD:



The Beach was reported as “Very Important” to 84% of survey respondents.

**Recommendations:**

- I. Maximum number of benches and trash/recycle bins at each access. Also minimum number of bike racks
  - II. Discourage and remove landscaping at beach accesses that create the image of private property or has the effect of appropriating public property for private use.
  - III. Reduce or consolidate signage at beach accesses
  - IV. Create consistent hardscape and landscapes for all beach accesses
  - V. All enhancements, hardscapes or improvements should be approved by the city manager or designee
- 
- I. Maximum number of benches and trash/recycle bins at each access. Also minimum number of bike racks

### 3.3 Bull Memorial Park

**Historical Background:** The land now considered Richard Bull Memorial Park was purchased from the Florida East Coast Railway in the 1930's and became the site of the first Town Park and Town Hall after the Town of Atlantic Beach was incorporated in 1926. On May 24, 1944 the park was dedicated in memory of Richard Bull Sr., a pilot in the United States Navy who was killed over the Pacific Ocean during World War II while conducting a reconnaissance flight of an enemy carrier on February 5, 1942. Mr. Bull was later posthumously awarded the Distinguished Flying Cross by Secretary of the Navy Frank Knox on behalf of President Franklin Roosevelt. Richard's father, Harcourt Bull Sr., was a pillar in the early Atlantic Beach community and was appointed as the first mayor of Atlantic Beach by Florida Governor John Martin in 1926. Harcourt Bull Sr. died as a result of injuries from an automobile accident in 1943, but the Bull family's influence on Atlantic Beach continued with Florence Bull, Harcourt's widow, maintaining various Bull corporations in the city and with George Bull Sr., Richard's brother, developing much of Atlantic Beach including the Selva Marina Subdivisions, Selva Marina Gardens, and Sevilla Condominiums.




ATLANTIC BEACH TOWN HALL  
1933



ADELE GRAGE CULTURAL CENTER  
2001



ADELE GRAGE CULTURAL CENTER  
RENOVATION PROJECT

NEWSLETTER  
June 30, 2001

Our fund-raising efforts to date have been very successful. We have raised \$32,000.00 from residents of our community and have commitments of \$85,000.00 from several government agencies.

We have received a letter from our accounting firm Purvis, Gray & Company acknowledging that these contributions are tax-deductible according to Section 170(c) (1), as this was a concern to some of you.

Two resolutions were introduced and passed this month related to this project.

The first (01-12) will protect the future use of the facility. Upon completion of the renovations, rooms designed for community purposes shall remain and continue to be used in accordance with the architectural design and shall not be converted or used for any other purpose.

The second (01-13) will change the name of the facility to the Adele Grage Cultural Center upon completion of the renovation.

Both of these resolutions had unanimous support of the Commission.

We are excited about the progress that has been made, but we still have a way to go. Please support this first ever community fund-raising project. Kelly Elmore said it best, "With the completion of these renovations the City will possess a truly unique and treasured piece of public infrastructure. Not a monument or architectural edifice, but a working, functional and beautiful cultural center, open to all, in the heart of our city and reflective of what is in our hearts as a community."

Bull Park remained the site of Town Hall until 1991 when city functions and offices moved to the current location of 800 Seminole Road. Following the move, the old Town Hall building was renamed the Adele Grage Community Center in honor of longtime City Clerk Adele Grage. In the late 1990s and the early 2000s, a master plan for the park was created and implemented resulting in upgrades to landscaping and playground equipment as well as a new amphitheater area, new parking, and open space for events. In 2002, Adele Grage Community Center was renamed again to Adele Grage Cultural Center following major renovations that added community rooms, a resource center, gallery, verandas and new restrooms. On June 24, 2019, the former Commission Chambers at Adele Grage Cultural Center were named "Gulliford Hall" after former Atlantic Beach mayor and Commissioner Bill Gulliford. Mr. Gulliford also served as a Jacksonville City Council member until June 25, 2019.



# RICHARD BULL MEMORIAL PARK



The names for Richard Bull Memorial Park comes from Richard Bull, Sr. of Atlantic Beach (1914-1942). A pilot in the United States Navy, he was killed over the Pacific Ocean during World War II while conducting a reconnaissance flight of his enemy carrier on February 5, 1942. Bull was posthumously awarded the Distinguished Flying Cross by Secretary of the Navy Frank Knox on behalf of President Franklin Roosevelt.

Richard Bull, Sr. was just an infant when he came to Atlantic Beach from New York City. His father—Harcourt Bull, Sr., a lawyer by trade—was a wealthy man whose business ventures brought him and his family south. In May 1913, Harry Ragler's Florida East Coast Hotel Company sold the struggling Continental Hotel and its land holdings northward to Mayport to the Atlantic Beach Corporation, a group of New York venture capitalists that included Harcourt Bull. By 1916, the Bulls were Atlantic Beach residents. That same year, however, the Atlantic Beach Corporation went bankrupt. Harcourt Bull, Sr. engaged in a lengthy legal battle with W.H. Adams, Sr., another prominent Atlantic Beach businessman, over ownership of the hotel and its property. Adams eventually won but Harcourt Bull, Sr. remained a pillar of Atlantic Beach business and society.



When the Town of Atlantic Beach was incorporated in the mid-1920s, Florida Governor Jake White appointed Harcourt Bull, Sr. its first mayor. Defeated in the 1926 mayor election, his political career was short-lived but he continued to have a loud voice in town matters due to his large land holdings.

Richard Bull, Sr.'s death in 1942 dealt the Bull family a tremendous blow. And on September 9, 1943, Harcourt Bull, Sr. sustained serious injuries in an auto accident and died four days later. That did not signal the end of the Bull family's influence in Atlantic Beach, however. His widow, Florence, maintained various Bull corporations in the city until her death in 1960. Richard's brother, George Bull, Sr., was a real estate developer responsible for the construction of Salvo Marina, Swirls Gardens, and Salvo Marina Condominiums.



1 Richard Bull, Sr., (American Junior Grade, United States Naval Reserve, ca. 1941).  
 2 Harcourt Bull, Sr. in the early 1900s.  
 3 Residence of Harcourt Bull, Sr., 47 LINA Street, Atlantic Beach, FL.

4 George Bull, Sr., (youngest brother of Richard Bull, Sr.), with his son-in-law Paul Wilson in front of Atlantic Beach City Hall (now the John Singer Sargent Center), brother of Richard Bull Memorial Park.

**Existing Conditions/Inventory:**

GENERAL

Address: 716 Ocean Boulevard  
Park Type: Active  
Size: 1.44 acres  
RE#: 170235-0000  
Parking: 26 spaces  
Bicycle: 1 bicycle rack

AMENITIES

- 1 Tennis Court
- 1 Basketball Court (half court)
- 1 Playground (Shaded)
- 1 Swing set (4 swings, 1 is ADA)
- 9 Benches
- 1 Grill
- 1 Water Fountain
- 1 10' by 10' Covered Area
- 1 Tetherball Pole
- 1 Bathroom
- 2 Trash Cans



**Staff Input:**

- ⇒ Resurfacing tennis courts in 2020
- ⇒ Added pedestrian lighting to the sidewalk across the center of the park.
- ⇒ Recently updated the flagpole

**Community Input:**

2018 Public Workshop comments

- Adele Grage needs better signage with lights for events like Song Writers, Artisan fare, etc.
- Sculpture Park, UNF
- Marked parking spaces
- Marquee sign



**Recommendations:**

I. Remove and fill the berm located near the memorial seating area. The berm was created to stabilize the ground around a tree that has since been removed.

II. Add bicycle parking at entrances and other visible locations. Currently, there is one bicycle rack near the entrance to the playground that can be hard to see. Each entrance and other commonly used area should have a bicycle rack. Alternative bike rack designs that fit the character of this park should be considered.



III. Relocate the postal drop off box in order to create additional parking spaces at the park. An estimated three additional parking spaces could be added. Beachgoers and events at Adele Grage often lead to the existing parking spaces at or near Bull Park quickly filling up.



IV. Add a historical marker at the Adele Grage Cultural Center, similar to the one installed at the Continental Hotel site. The marker could display the history of the building as the City's first town hall and help educate both residents and visitors and preserve this history.



**Recommendations:**

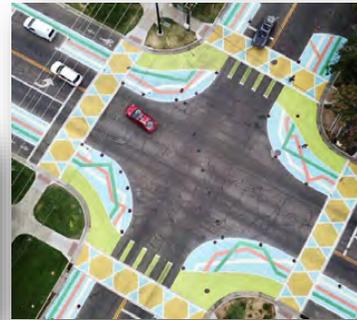
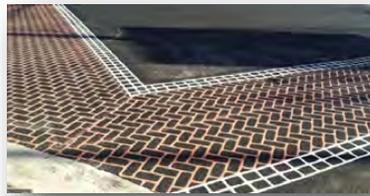
V. Move the curb and sidewalk along 7th Street north to create room for on-street parking while maintaining two lanes of traffic on 7th Street. The sidewalk could then be moved to the north side of the existing palm trees with parking on the south side of the palm trees.



VI. Improve crosswalks at the East Coast Drive and Ocean Boulevard intersection with 7th Street by installing “intersection treatments”. These two intersections experience high usage of bicyclists and pedestrians due to their proximity to the park and the beach. As such, the intersections need to be clearly marked and grab drivers’ attention to minimize incidents and increase safety.

Intersection treatments include:

- ◆ Minimizing crossing distances by reducing the curb radius and extending curbs.
- ◆ Pedestrian crossing signals
- ◆ High visibility crosswalks
- ◆ Lighting and illumination



**Recommendations:**

V. In the event that the large palm tree located in the memorial seating area is removed, repurpose this elevated area to a multi-use outdoor stage that takes advantage of the concrete built-in seating. Proposed uses could be a stage for Acoustic Night and plays by children and adults (The First Act would benefit from this!) and other outdoor gatherings (e.g., education nights, book clubs, speeches, etc.). While not being used as a stage, it could be used as a large (resort style) chess and checker board. It is also recommended that electrical power be added for this repurposed multi-use stage.



### 3.4 Donner Park

**Historical Background:** Donner Park has been a part of the Atlantic Beach parks system for decades, beginning in the 1950's when E.H. Donner sold a roughly one acre parcel of land to the Town of Atlantic Beach to be used as a public park and/or recreational playground. During this time, E.H. Donner was a large landowner and influential resident in Atlantic Beach who owned and subdivided much of the land around the current sites of both Donner and Jordan Parks. In 1940, he dedicated a road to the Town of Atlantic Beach at the southern end of "Donner's Subdivision" that was then designated as "Donner's Road" by the Commission. In 1977, Roberts Mount Pisgah AME Church sold the City a roughly one half acre parcel of land adjacent to the original parcel obtained from Mr. Donner to also be used as a public playground. The remaining land that currently makes up Donner Park was acquired by the city in the early 1990s through several separate land purchases.



In 1996, after years of efforts, the Donner Park Community Center was completed to provide local children with after school and educational programs. Marcia Gail Baker was the activities director for the Donner Park Community Center at this time and, with the help of Atlantic Beach Director of Recreation Timmy Johnson, assisted in getting a community center at Donner Park. In May of 2014, the Donner Park Community Center was renamed the Gail Baker Community Center to commemorate Ms. Baker's years of service as the community center's director as well as her contributions to the local children in the community.

Large improvements to the park, including two tennis courts and sidewalks, were constructed in 2009 with funding from the Community Development Block Grant (CDBG) program. A few years later in 2012, the western parking lot was completed, also funded by the CDBG program.



**Existing Conditions/Inventory:**

GENERAL

Address: 2072 George Street  
Park Type: Active  
Size: 4.99 acres  
RE#: 172246-0000  
Parking: 35 spaces  
Bicycle: 2 bicycle racks

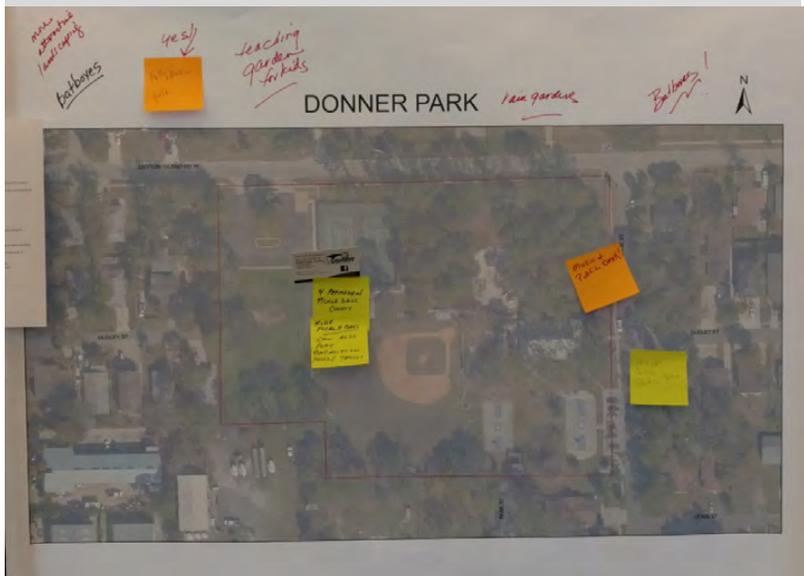
AMENITIES

- 1 Tennis Courts
- 6 Pickleball Courts
- 1 Playground
- 3 Covered picnic seating areas
- 2 Basketball Courts
- 1 Multi-purpose Field
- 1 Baseball Field
- 1 Bathroom
- 12 Benches
- 3 Grills
- 1 Water fountain
- 1 Garden- Ms. Gail's Garden (two raised planting boxes)



2018 Public Workshop comments

- “More attractive landscaping”
- “Bat boxes (twice)”
- “Fully fence in fields (Yes!)”
- “Teaching garden for kids”
- “4 permanent pickle ball courts”
- “Kids pickle ball – can also play badminton, paddle tennis”
- “Rain gardens”
- “Public art”
- “Music and public events”
- “Handicapped parking, parking spaces”



2019 Public Workshop comments

# DONNER PARK

PICKLEBALL - windcreens that maintain view for wiffleball

PARKING - more @ NORTH END, FOR EVENTS  
? @ PARCEL EXTENSION

ADD SPLASH PAD: -NEAR BASKETBALL?

\*TRAFFIC SAFETY COURSE: @ WOODED AREA TO NORTH?  
@ B-BALL COURTS?

SPORTS: MULTI-USE FIELD AREA @ WEST EDGE

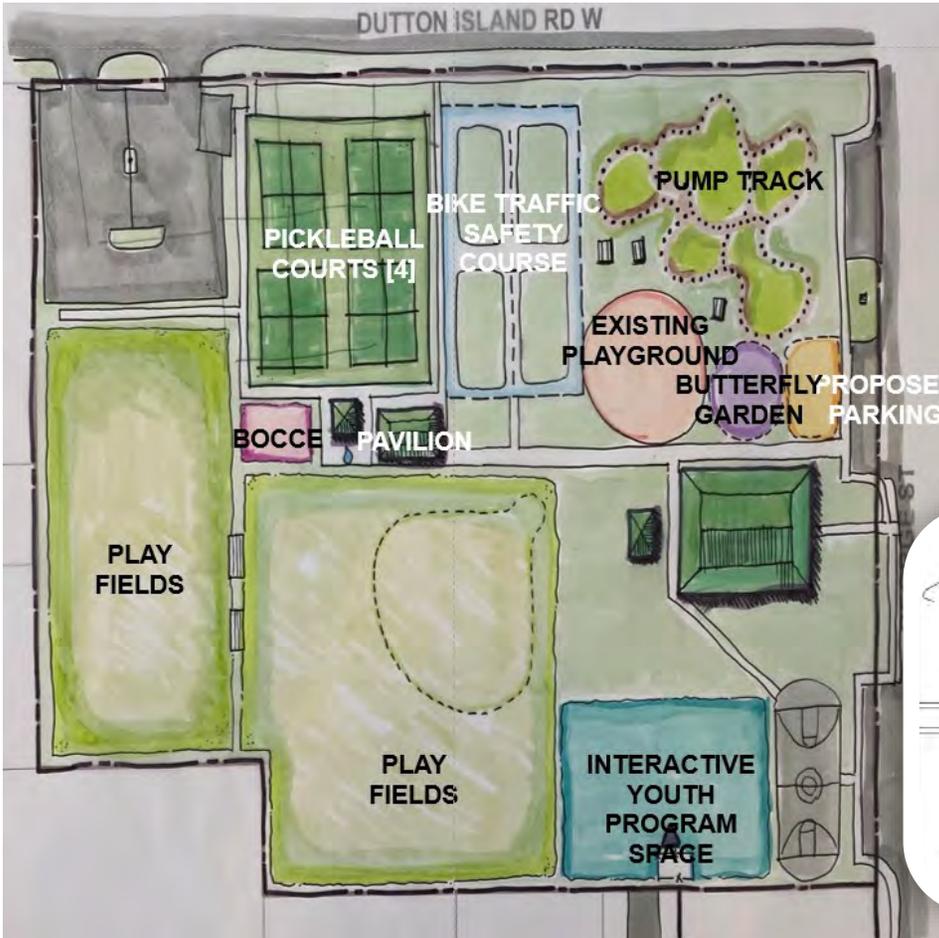
\*BOCCI @ SOUTH EDGE OF PICKLE BALL COURT

BASKETBALL - CAN WEST COURT GO AWAY

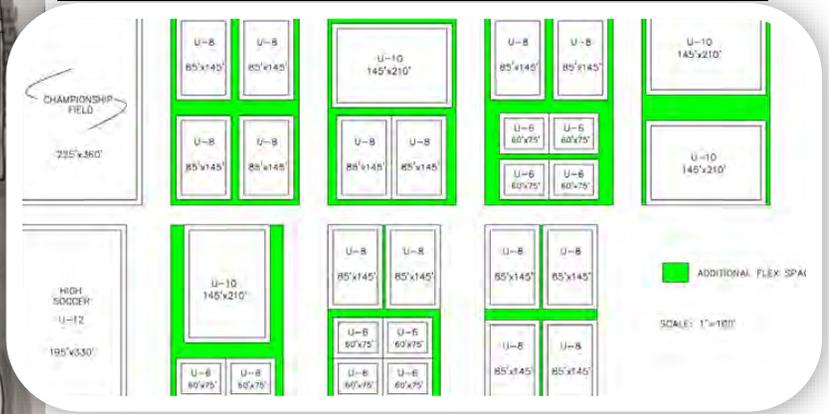
ART: MORAL @ BASKET BALL

\*SEATING/BLEACHERS @ PICKLEBALL + BASEBALL  
SHADE TREES / CANOPY " "

# Donner Park Opportunities:



- American Society of Landscape Architects (ASLA) identified opportunities:
- ⇒ Expand multi-use fields (soccer, flag football), keep baseball diamond but remove pitchers mound
  - ⇒ Move existing bleachers and add bleachers for multi-use fields (capitalize on shade areas)
  - ⇒ Bocce court
  - ⇒ Provide seating for pickle ball/bocce court
  - ⇒ Add shade trees around the restroom building for multi-use
  - ⇒ Drinking station at pickle ball court restrooms
  - ⇒ Remove court and provide youth activities (potential splash pad)
  - ⇒ Provide on-street 90 degree parking
  - ⇒ Art mural option for either pump station wall or buffer wall
  - ⇒ Planting areas around community center



**Recommendations:**

I. Install a bicycle safety course for children just east of the pickleball courts.



- About 400 linear feet
- 10 feet wide
- No tree removal





**Recommendations:**

III. Install a splash pad for children. A potential splash pad can be located between the existing basketball courts.



IV. Install parallel parking on George Street to provide adequate parking for events at the park and/or community center.



**Recommendations:**

V. Add a walking/running path along the perimeter of the park, similar to the path in Russell Park. Planting shade trees and installing exercise stations along the path should also be considered. This will add another activity for visitors of Donner Park with minimal impact to the existing or proposed facilities. It is also recommended that exercise equipment for all ages be added along this path.



VI. Add bottle filling stations near the pickle ball and basketball courts. This request was made by a few participants in the public workshops.

VII. Add shade structures or shade trees near the pickle ball courts and restrooms to provide pickle ball players a shaded place to rest.



**Recommendations:**

VIII. Improve the entrance to the park from Dudley Street (west part). The current entrance is hidden and very narrow, not welcoming to residents of this area. It is recommended that the current chain link fencing be removed at this entrance, the landscaping is enhanced, bicycle racks are added, a park sign is added, and the existing path into the park is widened to 8 feet.



**Recommendations:**

IX. Replace mural on the bathrooms as the current mural is beginning to show signs of disrepair.

X. Install a mural or a buffer wall at the lift station to create a more appealing visual affect.



XI. Convert the western basketball court into a children's size basketball court and an ADA accessible basketball court.

XI. Plant podocarpus or another type of shrub to screen and soften the southern and western perimeter that currently has chain link fencing.



### 3.5 Dutton Island Preserve

**Historical Background:** Dutton Island Preserve, formerly known as Pine Island, was owned by Walter “Wally” E. Dutton before he sold the land to the City of Atlantic Beach to be used as a natural preserve in 1998. Prior to the sale, Dutton Island was planned for the development of single family homes, threatening the natural beauty of the island. The pending development prompted several organizations, administrations, and citizens to begin efforts to preserve the island. Although the island was located within the City of Jacksonville’s jurisdiction at the time, Atlantic Beach mayor Lyman Fletcher contacted Mr. Dutton in 1994 to discuss the possibility of the City of Atlantic Beach acquiring the island. For the next four years, the City of Atlantic Beach, the City of Jacksonville, the Florida Communities Trust, and numerous other dedicated organizations and citizens worked to preserve Dutton Island. The City of Atlantic Beach’s portion of the island was purchased using Florida Barge Canal funds with no Atlantic Beach tax money being used.

For the next couple of years following the purchase, discussion was held on what to name the new preserve. After considering naming the island after Bartolome de Castro y Ferrer, the owner of a large Spanish land grant that included the island, the City Commission chose to name the island after Walter Dutton in 2000. After developing the island into a beautiful park with trails, kayak launches, fishing piers, pavilions, and more, the Dutton Island Preserve was officially opened in October, 2002. One month later, the City Commission officially named a pavilion “The Lyman T. Fletcher Pavilion” for Mr. Fletcher’s valuable contributions to acquiring and preserving the island.

In August 2019, the City Commission passed Resolution 19-39 designating the portion of Dutton Island Road West inside the Dutton Island Preserve from the front gate westbound to the front parking lot as “U.S. Army SFC Leroy Everett Memorial Parkway” in honor of Sergeant First Class Leroy Everett, who gave his life for his country during the Vietnam War. Leroy Everett was born and raised on Mealy Lane in Atlantic Beach and often played in Dutton Island Preserve as a child.



**Existing Conditions/Inventory:**

GENERAL

Address: 1600 Dutton Island Way  
Park Type: Passive  
Size: 31.86 acres  
RE#: 179290-0000  
Parking: 24 spaces  
Bicycle: None

AMENITIES

- 1 Bathroom (Mens & Womens)
  - 2 Outdoor showers
  - 1 Water Fountain
  - 1 Covered Pavilion (15'X25') with 3 picnic tables
  - 8 Trash Cans (mobile)
  - 1 Grill
  - 1 Memorial plaque to Mayor Fletcher
  - 1 Covered Pavilion with 1 picnic table (Marker #3)
  - 1 Bench and picnic table (Marker #5)
  - 2 Kayak Launches (1 ADA)
  - 1 Fishing Pier
  - 2 Fish cleaning stations
  - 1 Covered fishing area (10'X10')
  - 2 Covered Pavilion (10'X15') each with 1 picnic table
  - 1 Fire Pit with grill
- Multiple internal trails that traverse the island



## Community Input:

### 2018 Public Workshop comments

- “Naming Opportunity”
- “Floating Dock”
- “Add trail around pond with native plants”
- “Public art Bat boxes” (twice)
- “Non-chemical insect control”
- “Maintain natural landscape, no structures”
- “Benches Signage/directional trails”
- “Educational markers along a trail like Castaway Island” “(ditto)”
- “Benches on loop trail” “(Yes!)”
- “Form “Friends of Dutton Island” as a neighborhood association/ park support group”
- “Get canoe/kayak concessionaire at Dutton Island”
- “Eco restoration, more maintenance” “(ditto)”
- “Rename pond”
- “More trail, maintenance, natural grass plating to enhance trails, bio swales in areas that flood”

### 2019 Public Workshop comments

- “Water trails”
- “Trail maintenance”
- “Bugs are really bad”
- “Bat boxes”
- “Camp sites need quality maintenance”
- “Platform up camping for coastal flooding” (elevate camp sites)
- “Friends group for Dutton Island”
- “Design parks for resiliency!”
- “Need trash bins at trailheads”

## Staff Input:

- ⇒ In process of repairing two floating docks
- ⇒ North FL Land Trust wont allow any more boardwalks or piers
- ⇒ Waiting on grant to remodel/update showers, add 8 picnic tables, 4 grills, and several benches
- ⇒ Updated bat boxes
- ⇒ Updated/redesigned camping numbering
- ⇒ Added a fire pit area to camp site #2
- ⇒ Several dead pine trees throughout the park are difficult to remove
- ⇒ Hard to maintain due to the size and the vegetation grows quickly
- ⇒ Problems with the homeless

**Goals for preserve:  
Marsh Master Plan Update/progress, completed projects,  
land trust problems, etc.  
1997 Management Plan**

1997 Management Plan priorities

- Protect existing undisturbed environment
- Restore disturbed areas to conditions consistent with undisturbed areas
- Provide safe access corridors to permit public enjoyment of the various natural habitats while protecting those habitats
- Provide educational programs to the public about the various habitats found on the site

Marsh Master Plan “Future uses of the site should be limited to passive resource-based recreational activities such as hiking trails, bird and wild-life observation areas, picnicking, primitive camping, fishing areas, swimming areas, canoe/kayak/crew launching, and interpretative/ environmental education.”

Policy E.1.2.5 The City shall maintain Tideviews Preserve, Dutton Island Preserve and River Branch Preserve as passive and natural recreation areas. Facilities shall be limited to those that support fishing, canoeing and kayaking, biking, hiking and exercise trails, picnicking and camping areas and other similar activities.

**Recommendations:**

- I. Add wayfinding signage at each trailhead. This signage may include the mileage/length of each trail and the number/name of each trail. Benches should also be added strategically along the trails. Adding both benches and signage to the city’s trails were common requests in the online survey as well as the public workshops.
- II. Continue to maintain and replace educational/interpretive signage along the trails, while looking for opportunities to add new signage. Educational signage was a common request from our public outreach and is also one of the recommendations from the Marsh Master Plan for Dutton Island Preserve. Examples include plant identification markers and historical informational signage. It is also recommended that signage be added at the kayak launches showing the bluewater/kayak trails.
- III. Elevate camping sites as needed to prevent flooding damage.
- IV. Install bicycle parking at the preserve entrance and at the two fishing piers.
- V. Install recycling bins, cigarette butt receptacles, and fishing line recycling at the two fishing piers.
- VI. Continue to maintain, replace and install new bat boxes.
- VII. Ensure that there is seating and shade provided at each boardwalk overlook.
- VIII. Add dog-friendly amenities such as dog waste bags and dog water fountains.
- IX. Install trash bins at all trail entrances.
- X. Trail surfacing/edging could be installed to increase accessibility and define the trail edges.
- XI. Stabilize trail surfaces in low-lying wet areas.



**Recommendations:**

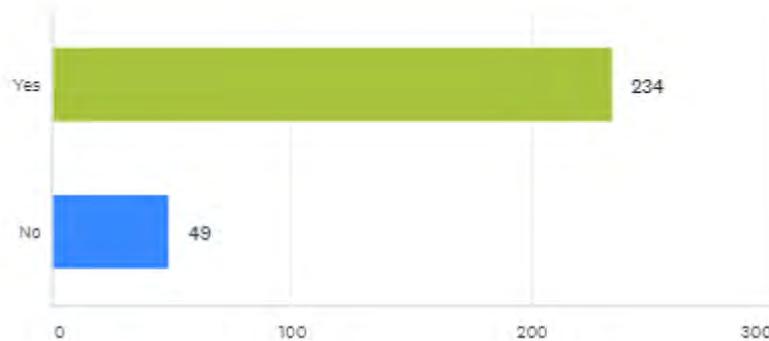
XII. Add skylights to the restrooms building to add natural light which will increase safety and reduce energy consumption.

XIII. Continue to remove exotic and invasive species.

XIV. Restore the freshwater pond to its natural condition by removing exotic vegetation. There is an existing man-made freshwater pond on the northern portion of Dutton Island. The City would like to restore the area which will include the removal of exotic plants, revegetation with native varieties and maintenance activities to promote public access. The location will create a wonderful point for environmental and cultural interpretation and signage. This project is an excellent candidate to partner with a local school or environmental agency.

DO YOU THINK THERE SHOULD BE ENVIRONMENTAL EDUCATION AND/OR HISTORICAL INTERPRETATION ALONG TRAIL ROUTES?

Answered: 283 Skipped: 8



## 3.6 Fairway Villas Park

**Historical Background:** Fairway Villas Park was donated to the City of Atlantic Beach as part of the approval for the Fairway Villas development. In late 1982, the City was presented with the first plans to develop Fairway Villas. Following a change in land ownership and in design proposals, the City again reviewed development plans for Fairway Villas in 1983. In order to meet the minimum required “green space” for the new neighborhood, the developer agreed to donate one lot to the city as a playground/park in 1987.

### Existing Conditions/Inventory:

#### GENERAL

Address: 2182 North Fairway Villas Lane  
Park Type: Passive  
Size: 0.18 acres  
Parking: None  
Bicycle: None

#### AMENITIES

1 Picnic bench  
1 Trash can

### Community Input:

#### 2018 Public Workshop comments

- “New concrete fence”
- “Public art”
- “Playground”
- “Grill”

### Staff Input:

- ⇒ Receive complaints about keeping the grass cut
- ⇒ Problems with the homeless

### Recommendations:

- I. Survey neighborhood residents to gather feedback about installing amenities such as a grill, playground, and picnic benches.
- II. Add a sign to inform residents and visitors that this lot is a city park and is open to the public.

## 3.7 Frazier Park

**Historical Background:** Frazier Park was created in 1949 with Ordinance No. 128 which designated and named “that part or portion of the street in the Town of Atlantic Beach known as 'The Plaza' lying between Old Sherry Drive and East Coast Drive and not used or devoted to public travel” as Frazier Park in honor of Cecil Ray “C.R.” Frazier’s lengthy service to the city. C.R. Frazier not only served as the first Town Manager of Atlantic Beach from 1944 to 1949, but also served as the Town’s Clerk, Tax Collector, Health Officer, and Building Inspector in the 1930s and 1940s. In 1986, the City Commission authorized the construction of a dedication marker for Mr. C.R. Frazier to be erected in Frazier Park.

### Existing Conditions/Inventory:

#### GENERAL

Address: 300 block of Plaza  
Park Type: Passive  
Size: 0.6 acres  
Parking: None  
Bicycle: None

#### AMENITIES

1 Statue “In Search of Atlantis”  
1 Plaque honoring C.R. Frazier, the first Town Manager

### Staff Input:

- ⇒ Main concern has been keeping the grass cut
- ⇒ Added picnic tables in the past but they were removed at residents’ request

### Community Input:

- 2018 Public Workshop comments
- “Benches”
  - “Public art”

### Recommendations:

- I. Continue to maintain existing trees and look for opportunities to restore canopy where appropriate.
- II. Transition to xeriscape in select areas to reduce water consumption and maintenance costs.



## 3.8 Howell Park

**Historical Background:** Howell Park is named after former mayor of Atlantic Beach William S. “Billy” Howell in 1976 for his dedicated service to the community. Mr. Howell was first elected mayor in 1957 and served two terms. After a brief hiatus, he again served as mayor from 1965 to 1981 and then one last term beginning in 1983. In total, Mr. Howell served as mayor of Atlantic Beach for 26 years, earning the designation as the city’s “Perennial Mayor.” In 1989, Mr. Howell received the E. Harris Drew Municipal Official of the year Award from the Florida League of Cities for his contributions to the city. Mr. Howell passed away in 2015, leaving behind a great legacy in Atlantic Beach.

Prior to becoming Howell Park, in the 1950's, efforts to turn the area north of the elementary school and between Sherry Drive and the Plaza into a public park began. Over the next two decades, the city worked to acquire the necessary land for the creation of both Howell and Jack Russell Parks. In the 1970's, the city received federal assistance for improvements to Howell Park that included trails, benches, bridges, landscaping and more.

**Existing Conditions/Inventory:**

GENERAL

Address: 810 Seminole Road  
Park Type: Passive  
Size: 9.64 acres  
Parking: 5 spaces  
Bicycle: None

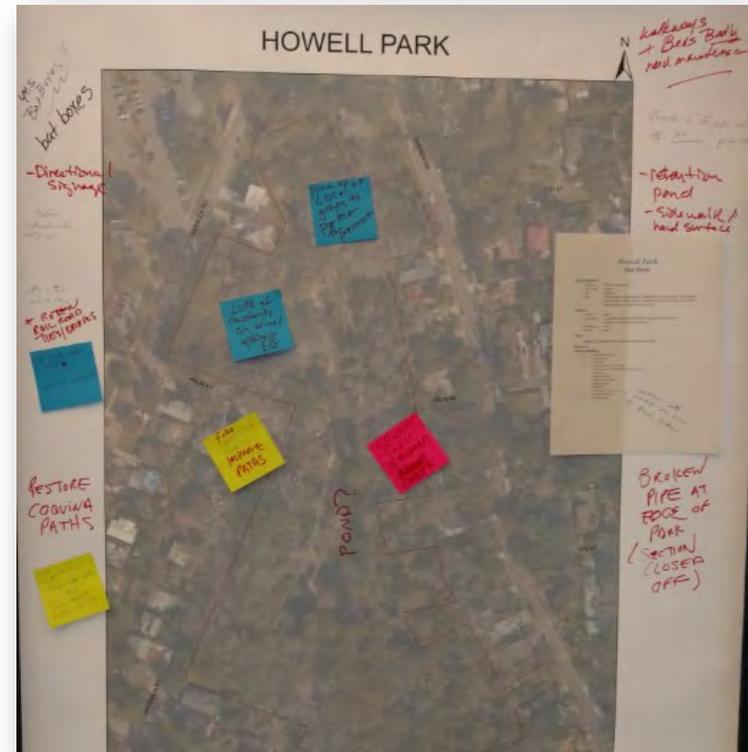
AMENITIES

- 1 Sand bottom trail
- 4 Picnic Tables
- 12 Trash Cans
- 7 Benches (non-picnic tables)
- 6 Informational Plaques (plus one blank one)
  - Oak Tree
  - Sherman Creek
  - Howell Park Pond
  - Slider Turtles
  - Baffle Box
  - Air Potato
- 3 Dog bag dispensers
- 5 Wood bridges

## Community Input:

### 2018 Public Workshop comments

- “Bat boxes!” (twice)
- “Directional signage”
- “Replace boardwalks, signage”
- “Replace rotten railroad ties/bridges” (twice)
- “Clear out overgrowth”
- “Restore coquina paths” (three times)
- “Gazebo”
- “Thin out junk”
- “New wood”
- “ADA parking”
- “Friend of H.P. Local groups partner for preservation” (twice)
- “Lots of complaints on crime/upkeep”
- “Fake surveillance cameras”
- “Pond?”
- “Sewage smell, stagnant creek”
- “Public Art”
- “Walkways and beds badly need maintenance”
- “Retention pond”
- “Sidewalk/hard surface”
- “Containers so residents can remove air potatoes, ex-Ravine Gardens”
- “Broken pipe at edge of park (section closed off)”

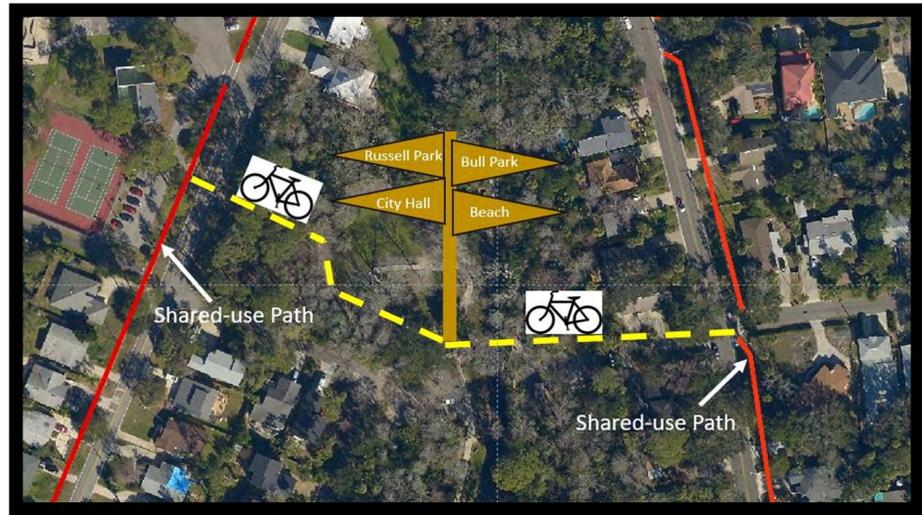


### Staff Input:

- ⇒ Updated bat boxes
- ⇒ Must clean ditch every 3-4 years
- ⇒ Recently planted 40 trees
- ⇒ Cleaned up around turtle pond and added the ability to add water as needed
- ⇒ Updated bridges
- ⇒ Added new picnic tables
- ⇒ Replaced several railroad ties
- ⇒ Would like to add a cabana gazebo for weddings and events

**Recommendations:**

- I. Continue to maintain and update educational signage.
- II. Install a gazebo for wedding, birthdays, and other events.
- III. Add bicycle parking at all entrances.
- IV. Plant landscaping around the lift station to screen the view and to capture odors.
- V. Add an ADA parking space in the parking lot off of Palm Avenue.
- VI. Install wayfinding signage around trailheads and entrances.
- VII. Create a pervious pavement or similar material bike path to connect Jack Russell Park to Bull Park and the Beach through Howell Park



### 3.9 Jack Russell Park

**Historical Background:** Jack Russell Memorial Park is dedicated to James L. “Jack” Russell, who served as Chief of Police for the City of Atlantic Beach from 1931 until his death in 1961. The official dedication of the park took place on August 4<sup>th</sup>, 1966 with a memorial plaque being placed near the newly created baseball field. Plans to turn this area into a city park and playground began in the 1950's as a result of increasing development in the area and the desire to acquire park land and a playground for children before the land was no longer available. Over the next two decades the city worked on acquiring the necessary land for the creation of both Jack Russell and Howell Parks.

In 1961, the City Commission was presented with a map showing tennis courts and a baseball diamond behind the fire station (current police/fire station). With agreement to move forward with these plans, the city looked at how to fill the swampy land in this area at the time and decided to use material from the nearby sanitary landfill. By the end of the decade, a baseball field, two tennis courts, a concession stand and an indoor playroom had been constructed at the new park. During the 1970's, a second baseball diamond and new tennis courts were added to the park as well. In 1978, a master plan for the park was completed that included the development of a municipal complex, a baseball/football combination field, basketball courts, racquetball courts, fitness trails, shuffleboard courts and paved parking areas. By 1987, the parking lot was paved and plans for the new city hall were underway. In 1988, to set up a permanent tribute to the Bi-Centennial of the United States Constitution, the grassy median in the parking lot at Jack Russell Park was named the “Constitution Arbor.” Trees were planted within this median by the Atlantic Beach Garden Circle, Girl Scout Troop No. 46, and Boy Scout Troop No. 37. Over the next ten years, the new city hall was completed, the parking lot was extended to access Seminole Road, a T-Ball field was developed, and three new tennis courts were added to the park.

In 2001, in response to frequent skateboarding at Bull Park, the City Manager suggested installing a skate ramp at Jack Russell Park where the old restroom building was going to soon be torn down. Two years later, the Oceanside Rotary Club offered to raise \$50,000 for the construction of the skate park if the city would agree to name it “Oceanside Rotary Skate Park”, to which the city agreed. On June 28, 2004, roughly six months after the agreement, the Oceanside Rotary Club presented the city with a check for \$60,000 from their fundraising events for the skate park. With additional contributions, including \$35,000 from the City of Jacksonville, \$5,000 from Sandy Forsyth, and \$5,000 from Comcast, the new skate park was completed in early 2005. Tat Chan was the designer and used input from local skateboarders to include challenges for both beginning and advanced skillsets. Grindline was the construction firm and ended up building it larger than originally planned, at no additional cost, because they enjoyed the cause. The grand opening of the Oceanside Rotary Skateboard Park was held on May 14, 2005 and was attended by several hundred people.

**Existing Conditions/Inventory:**

GENERAL

Address: 800 Seminole Road  
Park Type: Active  
Size: 12.79 acres  
Parking: 152 spaces

AMENITIES

- 6 Tennis Courts
  - 10' fencing on north and south sides, 6' on west, 4' on east
  - 2 covered areas each with picnic bench, water fountain, and trash can (extra picnic bench outside of one of the covered areas)
  - 1 bench (resident supplied two other benches at eastern edge) (two people there at the time asked for more seating)
- 2 Racket ball Courts (covered with screen)
  - Storage area attached
  - 1 water fountain attached on west side
  - 1 bench
  - 1 trash can
- 2 Fields (used for soccer, football, etc.)
  - 2 soccer goals
  - not fenced in
- 1 Playground (includes tire pit area and playset area)
  - 4 benches (3 around playset and 1 by tire pit)
  - 1 covered picnic table
  - 1 warning sign for parents
  - 1 light post directed at playground
- 1 Toddler Playground (playset and swingset)
  - 2 ADA swings and 2 enclosed swings for younger children)
  - 1 warning sign for parents
  - 2 benches
  - 1 trash can



**Existing Conditions/Inventory:**

AMENITIES

- 1 Stand along Swingset (4 swings for older kids)
- 1 Full Size Basketball Court (painted but dimensions are not accurate)
  - 2 light poles directly aimed at court
  - 1 covered picnic table
- 1 Half Court Kids Basketball Court (5.5 foot tall rim)
- 1 T-ball baseball field
  - 2 trash cans (one behind home and one behind center field fence)
  - two un-covered dugouts
  - 2 bleachers with 3 rows of seating, both un-covered
- 2 Little League Baseball Fields
  - Screening connected to concession stand to protect fans from foul balls
  - 2 Scoreboard behind center field fence (one each field)
  - Elevated deck area with railings between fields
  - Yellow painted foul poles, each field has two
  - 4 large light poles directed at each field (8 total aimed at baseball fields)
  - Both fields fenced in (northern field has 6' outfield fencing while southern field has 4' outfield fencing) (northern field has advertising on outfield fencing)
  - 4 mobile trash cans
  - 4 bleachers (northern field has 5 row bleachers, southern field has 3 row) (two bleachers are covered, one at each field)
  - Northern field has flag pole behind center field fence
  - Northern field has grass infield, southern has clay infield
  - 5 total bullpen areas (1 at northern field-by first base, 4 at southern field-1 behind right field and 3 by third base)



## Existing Conditions/Inventory:

### AMENITIES

- 1 Batting Cage (Divided into 4 separate batting cage areas by netting- there can be 4 batters & pitchers at one time separated from one another)
- 1 Concession Stand with Press Box above)
  - storage bin/box attached to bldg.
  - 6 mobile trash cans
  - 1 water fountain
  - 1 memorial plaque for concession bldg.
  - 4 ordering windows/openings (3 on west side, one on south)
- 2 Men's Bathrooms (one at racketball courts and one at concession stand)
- 2 Women's Bathrooms (one at racketball courts and one at concession stand)
- 1 Skate Park
  - 8 foot fencing along southern and western sides, 6' fencing around remainder
  - Trash can at entrance
  - Rules of skate park sign at entrance...deteriorating
  - memorial orange tree planting with plaque at SE corner
  - Covered bleachers, 3 rows
  - Large concrete "bowl" area
  - Metal railing along majority of bowl area, for people standing on top
  - 2 "No Helmet No Skate" Signs
  - "Oceanside Rotary Skate Park" sign on concrete at entrance
  - 2 light posts, one with 2 cameras attached
- 1 X by X covered Picnic Structure
  - 6 picnic benches
  - 4 mobile trash cans
  - 2 grills
  - 1 water fountain
- 2 Memorial monuments (one to James Russell and one to "Combat Team Camp", both located along northern sidewalk)
- 2 Bike racks (one near covered picnic structure and one near skate park entrance)
- 1 concrete vehicle access area that leads to concession stand
- stormwater ditch that runs between parking lot and park
- wood bridges that cross over stormwater ditch
- paved trail along southern and western perimeter (western side shaded, lined with oaks). 2 benches and 1 trash can along northern section. Trail links to sidewalk along northern side which is also shaded and lined with shade trees.
- 1 Decorative Manatee statue

## Community Input:

### 2018 Public Workshop comments

- “Bat boxes”
- “Public art”
- “Remove pine trees for soccer field”
- “Naming opportunities for ball field?”
- “Color palette for buildings-maybe new color?”
- “Bike loop, more bike racks” “(Yes!!)”
- “Maintain/pressure wash skate park”
- “Update mural on racquet ball court”
- “Playground equipment for older kids, i.e. challenging monkey bars, hand to hand, etc.”
- “Repurpose racquetball courts”
- “All street style skate features”
- “Need to spend money improving what we have vs. doing new things-this park could use an update”
- “Renovate skate park”
- “Improve grass outfield-baseball”

### Staff Input:

- ⇒ Added ADA mulch to playground and tire area
- ⇒ Resurfaced walking paths
- ⇒ Making a walking path connection from Clipper Ship Lane to existing walking path
- ⇒ Added 3 new cabanas
- ⇒ Added new LED lights to tennis lights and moved old lights to skate park
- ⇒ Added new sprinkler system and grass to soccer fields
- ⇒ Budgeted the removal and reinstallation of basketball courts
- ⇒ Recommend changing one racquetball court to a pickle ball court
- ⇒ Recommend adding a children’s splash pad
- ⇒ Need repairs to skate park
- ⇒ Bathroom remodel to start within a month
- ⇒ Need new fence netting on baseball fields

### 2019 Public Workshop comments

**RUSSEL PARK**

- INCREASE 4' PATH TO 8' + LIGHTING
- ADD FITNESS STATIONS
- ART STUDIOS @ RACQUET BALL COURTS\*
- ART GARDEN - FOR CRAFT / ART SUPPLY
- IMAGINATION PLAY SPACE / NATURE PLAY - PONDLESS WATER FEATURE
- NATIVE PLANTS (right plant right place)
- "XERISCAPE" GARDEN
- DROUGHT-TOLERANT
- LIGHTING / SAFETY IMPROVEMENTS ALONG PATH
- BOTTLE REFILL
- SPLASH PAD
- BOCCI
- HORSESHOES
- SHUFFLE BOARD
- PRACTICE TENNIS COURT
- PING PONG
- CHESS
- DEMO GARDENS @ CITY HALL + GREEN INFRASTRUCTURE
- WAY FINDING (how to get to T-Ball) - retaining wall/re-grade
- MORE PARKING esp @ TENNIS COURTS
- old
- \* SAND VOLLEYBALL
- CLIMBING WALL / CLIMBING PLAY EQUIPMENT
- PARKING
- NATURE PLAY
- REGULATION SIZE SOCCER FIELDS @ WEST EDGE
- NATURAL COLOR PALLETTE FOR FENCES ETC.
- + BIKE RACKS
- YOUNGER KIDS SKATEPARK

# RUSSELL PARK



**Recommendations:**

- I. Create rain gardens and bioswales along the drainage ditch and parking lot in the northeast area of the park
- II. Widen the existing sidewalks along Seminole Road and Plaza to create an 8 foot wide path that loops around the park and police station.
- III. Plant oak trees along the walking path to fill in missing link
- IV. Add bicycle parking at Seminole Road entrance by the tennis courts, entrance at Plaza, entrance at Clipper Ship Lane, and along Plaza near the soccer/multi-use fields.
- V. Install low-light and low-level pedestrian lighting along the walking path.
- VI. Install exercise facilities designed for all ages along the walking path.
- VII. Repurpose racquetball courts. Community suggestions included art studio, pickleball courts, and tennis practice courts.
- VIII. Add benches by basketball court
- IX. Add water bottle filling stations.
- X. Replace mural on the racquetball courts.



- X. Replace mural on the racquetball courts.

## Russell Park:

- Wall mural options at racquet ball courts



## Russell Park:

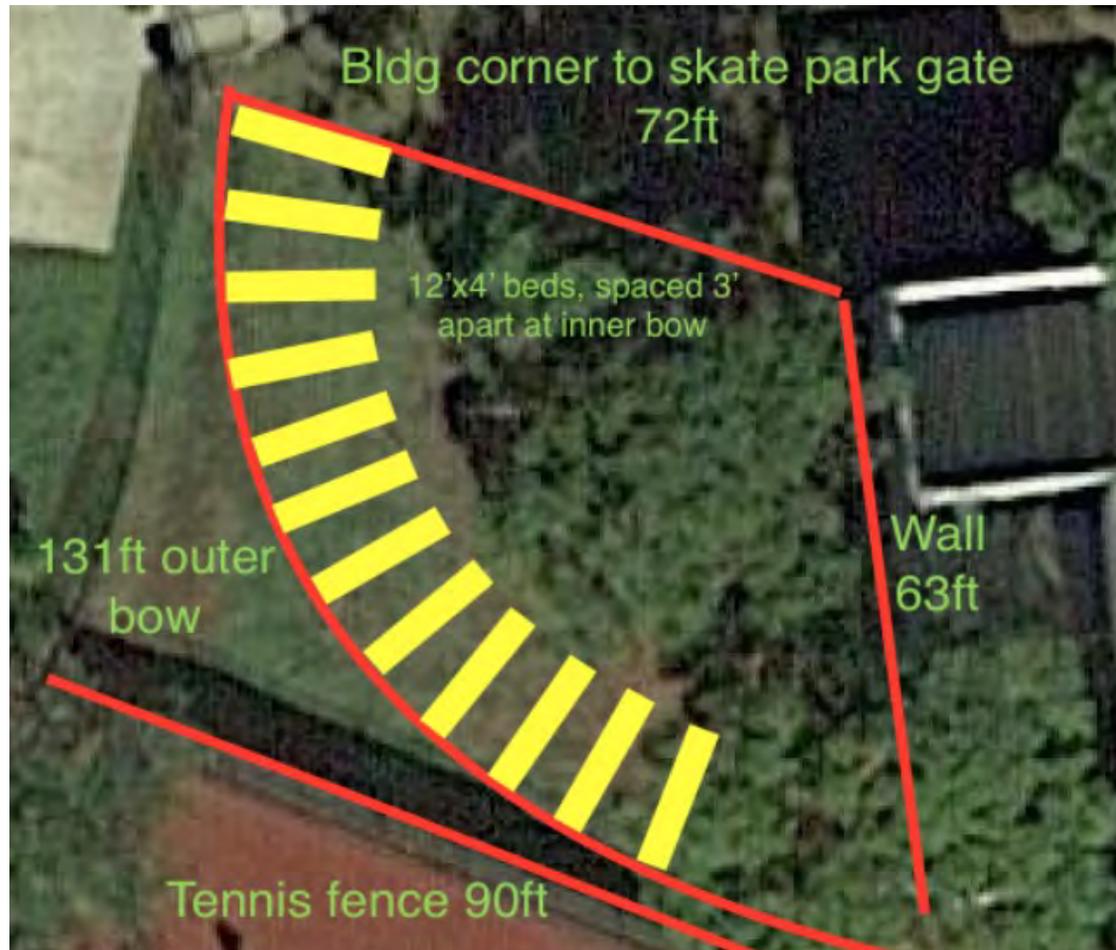
- Art studio space /repurpose of racquet ball courts



3-27



XI. Install a community garden in the area between the skate park and the tennis courts. Community suggestions for this area that should be considered if the community garden is removed include a street-style skate area, a beach volleyball court, a bocce ball court, an area for horseshoes, a shuffleboard court, and to expand the parking lot to provide additional parking.



### 3.10 Johansen Park

**Historical Background:** Preben Johansen Parkway was named after Preben Johansen in 1983 for his dedication and outstanding service rendered to the City of Atlantic Beach. Preben Johansen was first named an Atlantic Beach City Commissioner in 1957, a title he held until 1963 and again from 1967 to 1971 before serving as a Jacksonville City Council member for the following eight years. He would serve as an Atlantic Beach Commissioner again from 1981 until his untimely death in September 1982. In a 1982 Resolution by the City Commission, Mr. Johansen is commended for his faithful service and his dedication, diligence, perseverance, and personal sacrifice to further the interests of the community. Many members of the community also remember Preben Johansen as the spirited owner of the former Atlantic Beach landmark, Le Chateau Restaurant. After purchasing Le Chateau in 1959, Preben and his wife, Nina Johansen, successfully ran the restaurant which attracted notable customers like Liberace, Barry Goldwater, and various others.

In the 1950's and 1960's, prior to being named Johansen Park, this area was donated by the Selva Marina Realty Company to the City of Atlantic Beach to be used for "park and beautification purposes." The southern part of the park was donated as part of the Selva Marina Unit 2 subdivision in 1957 followed by the northern parts of the park as part of Selva Marina Unit 7 in 1969 and Unit 8 in 1972. In the 1990's, a plan to create a stormwater pond in Johansen Park was considered but was shut down following strong opposition in the community to removing trees and disturbing the Park's natural state.



**Existing Conditions/Inventory:**

GENERAL

Address: 1300 Seminole Road  
Park Type: Passive  
Size: 13.83 acres  
Parking: Available around perimeter of park

AMENITIES

- 2 Heritage Trees
- 4 Wood walking bridges over stormwater ditch (1 north of and 3 south of Country Club Ln)
- 12 Benches
- 2 Trash Cans
- 3 Bat Boxes
- 1 Brick monument along Seminole Rd with 2 recycle bins inside/on top of it.



**JOHANSEN PARK**  
CITY OF ATLANTIC BEACH  
**EXISTING CONDITIONS**



## Community Input:

### 2018 Public Workshop comments

- “ADA Walking trail” (twice)
- “Activate”
- “Disk golf”
- “Physical activity stations”
- “Don’t manicure!!”
- “Community wildlife NWF Habitat garden”
- “Pollinators”
- “Shelters”
- “Shade”
- “Native Plants-including understory as well as obvious tree replacements”
- “Art”
- “Challenging playground equipment”
- “Bat boxes”
- “Arboretum”
- “Garbage cans and benches”
- “More bridges”

### Staff Input:

- ⇒ Most people don’t want changes to this park, they like it in its natural state
- ⇒ Added a new water fountain
- ⇒ Planted 78 trees in early 2019
- ⇒ Bridges could use some work
- ⇒ Need to ensure access to ditches for maintenance

### 2019 Public Workshop comments

JOHANSEN PARK					
	①	②	③	④	⑤
BENCHES		✓	✓		
TABLES / SMALL GATHERING		✓			
PIC-NIC			✓		
WAY FINDING			✓	✓	
PARK HOURS				✓	
DOG STATIONS * INTERNAL			✓	✓	
EDUCATIONAL SIGNAGE *			✓	✓	
PUBLIC ART			✓	✓	
ACTIVE PLAY	✓				
CROSS WALKS FROM SEMINOLE				✓	
COVERED PAVILION			✓		
possible topics * PILEATED WOODPECKER PETS + WILDLIFE					
** TRASH CANS					

2019 Public Workshop comments

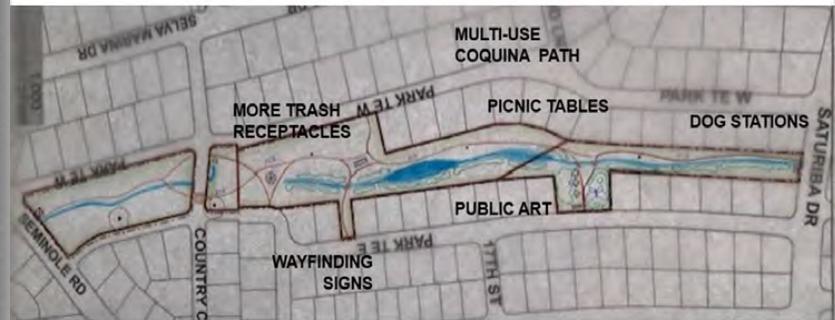
### JOHANSEN PARK

	①	②	③	④	⑤
IMPROVE SENSE OF PUBLIC SPACE @ N. END	✓		✓	✓	
IMPROVE DRAINAGE:					
SOUTH (FESTIVAL CENTER)	*POND ✓	✓	*POND ✓	✓	*NO POND ✓
NORTH					
MAINTAIN FESTIVAL SPACE	✓	✓			
WALKING PATHS:					
SOUTH					
CENTER					
NORTH					
VEGETATION - SWALE CLEAR @ SAFETY PTS		✓			✓
MAINTAIN (E) TREES		✓		✓	✓
ADD SHADEY UNDERSTORY		✓			✓
BUTTERFLY/POLLINATOR NATIVES		✓	*HABITAT		✓
FLOWERING PLANTS					✓
POCKET PARK @ NE EXTENSION (PARK)		✓			✓
FIX (E) PLANTER				✓	✓
KEEP (N) END PASSIVE				✓	

\*AZALEA

### JOHANSEN PARK OFF SITE

	①	②	③	④	⑤
IMPROVE BIKE/WALK ROUTES ON SELVA MARINA	✓		✓		
IMPROVE BIKE/WALK ROUTES ON SATURIBA DR		✓	✓		
TO MARSH OAKS (S)		✓			



## Recommendations:

- I. Refurbish/ restore the memorial planter that was placed in memory of Preben Johansen.
- II. Add a pervious walking trail along the drainage swale that connects the southern part of the park with the northern part of the park. This trail would allow visitors to enjoy the entire park and provide an off-road, shaded walking path.
- III. Add wayfinding and educational signage along the walking trail.



DO YOU THINK THERE SHOULD BE ENVIRONMENTAL EDUCATION AND/OR HISTORICAL INTERPRETATION ALONG TRAIL ROUTES?

Answered: 283 Skipped: 8



**Recommendations:**

- IV. Add dog waste bag stations.
- V. Add picnic benches/tables.
- VI. Add public art.
- VII. Add trash cans.
- VIII. Add a butterfly garden.
- IX. Add native plants and preserve select areas as natural areas with minimal to no maintenance.
- X. Replace dead trees when removed to continue to maintain the park's canopy.
- XI. Add education signage for certain trees that explains their unique values and contributions.
- XII. Continue to maintain and add bat boxes.
- XIII. Add bike racks at the entrance of the park near Seminole Road
- XIV. Add an entrance sign at the northern end of the park at Saturiba Drive to notify visitors that this area is part of Johansen Park and may be accessed.
- XV. Add park signage, wayfinding signage, and a path to the walking trail from the entrance on Park Terrace East. This will notify visitors that this area is part of the park and may be accessed.

### 3.11 JordanPark

**Historical Background:** Jordan Park is officially named “The Reverend William Holsey Jordan Park” in 1987 after Reverend William Holsey Jordan, a Georgia native and veteran of World War I who founded the Jordan Chapel C.M.E. Church in Atlantic Beach. Reverend Jordan retired from the Jordan Chapel in 1975 but remained an active member of the community and referred to as “one of the most distinguished citizens in Atlantic Beach.” He also served as President of the Beaches Ministerial Alliance, a member of the Atlantic Beach Black Chamber of Commerce, and a charter member of the Beaches Area Historical Society. Reverend Jordan passed away on Christmas Day in 1985.

Jordan Park was once a vacant parcel owned by the City of Jacksonville who, in 1979, passed a Resolution authorizing the City of Atlantic Beach to use the property in any manner that they so wished. In 1983, with funding from the U.S. Department of Housing and Urban Development (HUD), the city decided to build a basketball court on the property. In 1984, the City of Jacksonville deeded the property to the City of Atlantic Beach. Meetings with neighborhood residents suggested showed a desire for this park to serve as a “family park” with no baseball parks or soccer fields, but rather a place to have picnics and hold church events. Over the next several years, amenities including a kid’s basketball court, picnic shelters, lighting, and restrooms were added to the park.

In 2000, Beaches Habitat for Humanity offered to construct a multi-purpose building at Jordan Park to accommodate their after school program if the city agreed to supply the materials and allow them to use the office space. The city agreed and the Jordan Park Community Center was completed in 2001 with a ribbon cutting ceremony held on November 17. The Community Center was expanded in 2006 by Beaches Habitat for Humanity after the expansion of their after school program and then remodeled in 2013 to further enhance their after school program.



**Existing Conditions/Inventory:**

GENERAL

Address: 1671 Francis Avenue  
Park Type: Active  
Size: 2.22 acres  
Parking: 8 parking spaces

AMENITIES

- 2 5' wide sidewalks thru park
- 1 Basketball Court (full court, painted)
  - 2 benches
  - 2 light posts directed at it
- 1 Covered seating area 15'X20'
  - 4 picnic tables
  - 1 grill
  - 1 bench just outside covered area
  - 1 mobile trash can
- 1 Covered seating area 15'X10'
  - 1 picnic table
  - 1 grill
  - 1 water fountain near it
  - 1 mobile trash can near it
- 1 Bathroom (mens & womens)(not including inside Community Center)
- 1 Memorial plaque along Francis St
- 1 Playground with equipment (mulch floor)
  - 2 benches
  - 1 warning sign
  - 1 trash can
  - 4 swings (no ADA)
- 1 Small basketball hoop about 6' tall
  - 1 trash can
  - 1 bench

**Community Center Amenities (Jordan Park Community Center)**

- 3 Trash Cans (outside)
- 1 Bike artistic statue
- 1 USPS drop off box
- 1 Small garden in back
- 3775 Total Square Feet



## Community Input:

### 2018 Public Workshop comments

- “Retention”
- “Fence”
- “More signage, Public events”
- “Parking and signage for bike access”
- “Pump track-need public input” “(yes)”
- “Lighting”

### **Staff Input:**

- ⇒ Added new play set within the last 2 years
- ⇒ Added new bike path
- ⇒ Resurfaced basketball courts
- ⇒ Periodically repair light at the rear of the park and it keeps getting shot out
- ⇒ Crime is a problem in the evenings

**Recommendations:**

- I. Add parking that is accessible and clear to visitors. Angled parking can be added to Walter Road which is currently an unpaved right-of-way but provides an opportunity for additional parking. Similarly, parallel parking should be added to Jordan Street.
  
- II. Install/improve lighting.
  
  
- III. Add walking paths along the perimeter of the city-owned parcels north of Jordan Park.
  
  
- IV. Add a multi-use path through the park that connects with Jordan Street to provide pedestrians and bicyclists an off-street route to travel to Donner Road.
  
  
- V. Add exercise equipment for all ages along the new sidewalks.
  
  
- VI. Install bike racks at all entrances (Francis Ave and Jordan St).
  
  
- VII. Enhance the Jordan Street entrance to the park with park signage, a clear path, and enhanced landscaping.

### 3.12 Marvin's Gardens

**Historical Background:** "Marvin's Gardens" is a small triangular park located at the intersection of Dewees Avenue, Coquina Place, and Shell Street. The park is named after the former dog of the Sheppard's, longtime residents of the neighborhood. Part of the Ocean Grove Unit 1 plat, this triangular parcel was bounded by public right on all three sides. Soon after platting, the area around the park began to develop with homes and was then annexed by the City of Atlantic Beach in 1987. Two years later, the City of Atlantic Beach first proposed to pave Dewees Avenue, Coquina Place, and Shell Street as well as locate a lift station in this area. After opposition from neighborhood residents, these plans were shut down. The City then decided to purchase this land for use as a public park that would later receive the name "Marvin's Gardens."

Years later, in 2002, several petitions from neighborhood residents were submitted to the City Commission for several requests including that the streets be paved and that Marvin's Gardens be improved. This led to two neighborhood meetings led by former City Manager Jim Hanson and former City Commissioner Desmond Waters and attended by neighborhood residents and city staff. The opinions of residents were divided regarding their desire to have the streets paved and drainage improvements made. A survey was then distributed to residents for their input regarding the multiple paving and drainage options presented by city staff. Of the 30 homeowners that were sent surveys, 21 responded with the majority in favor of paving and drainage improvements. In August 2002, it was decided to proceed with paving and drainage improvements to Dewees Avenue, Coquina Place, and Shell Street and to leave Marvin's Garden as a green space.



**Existing Conditions/Inventory:**

GENERAL

Address: 1609 Coquina Place  
Park Type: Passive  
Size: 0.12 acres  
Parking: 6 parking spaces

AMENITIES

3 Benches  
1 Climbing tree with wooden steps  
1 Tire Swing

**Recommendations:**

- I. Make the area feel like it is a city owned pocket park (park sign, split rail fencing to match other parks, etc.)
  
- II. Upgrade play equipment to standard city type equipment
  
- III. Add a park sign that residents and visitors know that this space is a public park.

**Community Input:**

2018 Public Workshop comments

- “Signs or rename after a person”
- “German Shepherd named “Marvin””
- “Leave as is”

**Staff Input:**

⇒ The surrounding residents maintain the park

### 3.13 Riverbranch Preserve

**Historical Background:** River Branch Preserve was acquired in 2009 for preservation purposes. It is approximately 350 acres of marshes and shallow waterways, with several islands. This preserve is located between Dutton Island Preserve and Tide Views Preserve, and it is bordered on the west by the Intracoastal waterway. There are currently no manmade structures in this park with the exception of some canoe/kayak trail signs marking the waterways.

The channels are tidal in nature, and most of the waterways cannot be navigated at low tide. At high tide, the waterways provide excellent venues for kayaks, canoes, and ecotourism excursions. The lands have been maintained primarily in their natural state, and the flora and fauna are outstanding.

The River Branch Preserve connects two other City parks; Tide Views and Dutton Island Preserves. Except for the public access points at the Dutton and Tide Views Preserves, access to the marsh is very limited due to tidal conditions.

Goals and Objectives for the Preserve include:

- Preserve and enhance environmental resources and scenic value
- Restore and enhance water quality and marine habitat
- Protect native vegetation and wildlife habitat
- Promote passive recreation, and
- Further environmental education.

CITY OF ATLANTIC BEACH  
MARSH PRESERVES



**Recommendations:**

- I. Add an educational sign/marker at the West 6th Street marsh overlook to educate visitors of the history and purpose of the Riverbranch Preserve. It is also recommended that this marsh overlook be renamed to the “Riverbranch overlook” or something similar.
- II. Maintain and repair the kayak route signage currently in the preserve.
- III. Add parking that is accessible and clear to visitors. Angled parking can be added to Walter Road which is currently an unpaved right-of-way but provides an opportunity for additional parking. Similarly, parallel parking should be added to Jordan Street.

### 3.14 Rose Park & Rose Dog Park

**Historical Background:** Located at the intersection of Rose Street and Orchid Street, Rose Park was designated as park land when platted in the 1930's. While residential development began to occur around the park in the mid-1980's, it remained a vacant, passive park with no recreational facilities. In 1987, the City Commission named the small triangular park "The Adele Grage Park" after long time city clerk, Adele Grage. However, this name did not stick and the park became known as Rose Park shortly after.

In 2001, with funding from the Florida Recreation Development Assistance Program, the city expanded the park with the purchase of six lots to be used as a recreational field. The city also installed the first playground equipment at the park in the area currently used as a dog park. In 2010, led by former Commissioner Daugherty, major renovations to Rose Park were included in the 2010 Strategic Plan. In 2013, a portion of Orchid Street was closed off and incorporated into the park which facilitated the construction of new playground equipment, a multi-use field, a pavilion and the new dog park. A ribbon cutting ceremony was held on December 14, 2013 to celebrate the expanded and renovated Rose Park.



## Existing Conditions/Inventory:

### GENERAL

Address: 1 Orchid Street  
Park Type: Active  
Size: 0.98 acres  
Parking: 10 parking spaces

### AMENITIES

- 1 Playground (with slides, monkey bars, etc)(has mulch floor)
  - 1 Warning sign
  - 2 benches (tall benches about 3+' off ground)
  - 1 Trash can
- 1 Roughly 12'X15' covered area with one picnic table
  - 1 Trash Can
  - 1 Grill
- 1 Swingset (located near covered area)
  - 4 swings (no ADA swings)(mulch floor)
- 1 Large open grass field
  - 2 Soccer Goals
  - 1 Bench
  - 1 Small storage area with lock
- 1 Bike rack for 3 bikes near entrance
- 1 Trash can near entrance
- 1 Dog Park
  - 1 Water fountain (contains fountain for people and lower one for dogs)
  - 1 roughly 8'X10' covered area with picnic table
  - 1 entrance point
  - 3 benches
  - 1 sign with rules
  - 2 dog bag dispensers
  - 1 mobile trash can

## Community Input:

### 2018 Public Workshop comments

- “Bat boxes”
- “Good fencing-use elsewhere in active parks”
- “More landscaping”
- “Shade for playground area”
- “Wash up station for dog park”
- “Public art, community mural”
- “Water fountain”
- “Bathrooms”
- “Working gate”
- “Dog park membership”
- “Dead pines”

### **Staff Input:**

- ⇒ Newer soccer nets
- ⇒ New fence along the north side of the park
- ⇒ Newer playground equipment
- ⇒ Rebuilt cabana
- ⇒ Key card lock keeps getting vandalized and currently does not work

**Recommendations:**

- I. Add bat boxes
- II. Add water/bottle filling station.
- III. Provide landscaping/trees to provide shade for the playground area
- IV. Add dog washing station to the dog park.
- V. Add public art
- II. Add water/bottle filling station.

### 3.15 Selva Preserve

**Historical Background:** In 2017 the City began the process of purchasing part of an undeveloped plat of land in Selva Preserve. The land is part of a 7.2 acre Selva Preserve that was originally proposed to be part of the Atlantic Beach Country Club, re-developed in 2013. Most of the property is wetlands along Sherman Creek. In partnership with the Public Trust with City purchased in the property in 2018. A private donation is to be used for the creation of a greenway through the preserve for the public to enjoy.



#### Recommendations:

- I. It is recommended that any improvements or plans for this property be delayed until the city has a better understanding of what is going on with the proposed development to the north.
- II. Add “no trespassing” and/or warning signage to alert potential visitors to this area of the overgrowth and wildlife that exist on this property.



### 3.16 Tide Views Preserve

**Historical Background:** Efforts by the City of Atlantic Beach to acquire the Tide Views Preserve property began in the 1980's with hopes to develop the land into a regional park. However, initial efforts were unsuccessful as agreements could not be reached to purchase the property. Several years later, James Tresca agreed to sell roughly 7 acres of marsh front property to the City in 1994. The city was later reimbursed for the purchase through grants from the Florida Communities Trust (FCL) and the Florida Inland Navigation District (FIND). Shortly after the purchase, the city hired Dames and Moore, Inc. to plan and design the future park. The final plan for the park which included a canoe launch, a large picnic area, signage, nature trails, a boardwalk, and restrooms was approved by the City Commission in December 1996.

The park remained unnamed until October 11, 1999, when the City Commission agreed to name it "Tide Views Nature Preserve" and to name the park in honor of Carl Walker, the longtime Beautification Coordinator for the city who passed away earlier that year. The park was then opened to the public with a ribbon cutting ceremony held on October 30, 1999. Around the same time, the park was expanded by roughly one acre with the purchase of additional land on the corner of West First Street and Begonia Street. Within the next few years, the city closed off a portion of Begonia Street which was then sold to the Jacksonville Transportation Authority to allow them to construct a retention pond in connection with the Mayport Flyover construction.

In 2009, the city received a grant from the Florida Inland Navigation District for the construction of a pier and a kayak/canoe launch. Two years later, the pier was completed and officially named "Sunset Pier." In 2015, the park was again expanded with the purchase of 280 Camellia Street, which created a new access point to the park for neighborhood residents.

**Existing Conditions/Inventory:**

GENERAL

Address: 1 Begonia Street  
Park Type: Passive  
Size: 10.5 acres  
Parking: 16 parking spaces

AMENITIES

- 6 Dedication chairs/benches
- 9 Trash Cans
- 7 Benches
- 2 Kayak/Canoe launches
- 1 Bathroom
- 1 Water fountain
- 8 Educational signs
- 3 Picnic tables
- 1 Covered Gazebo



**Staff Input:**

- ⇒ North FL Land Trust won't allow any more boardwalks or piers
- ⇒ Hammock village added to Benet area
- ⇒ Would like to add walking trail around pond and connect to rest of trails
- ⇒ Problems with homeless hanging out

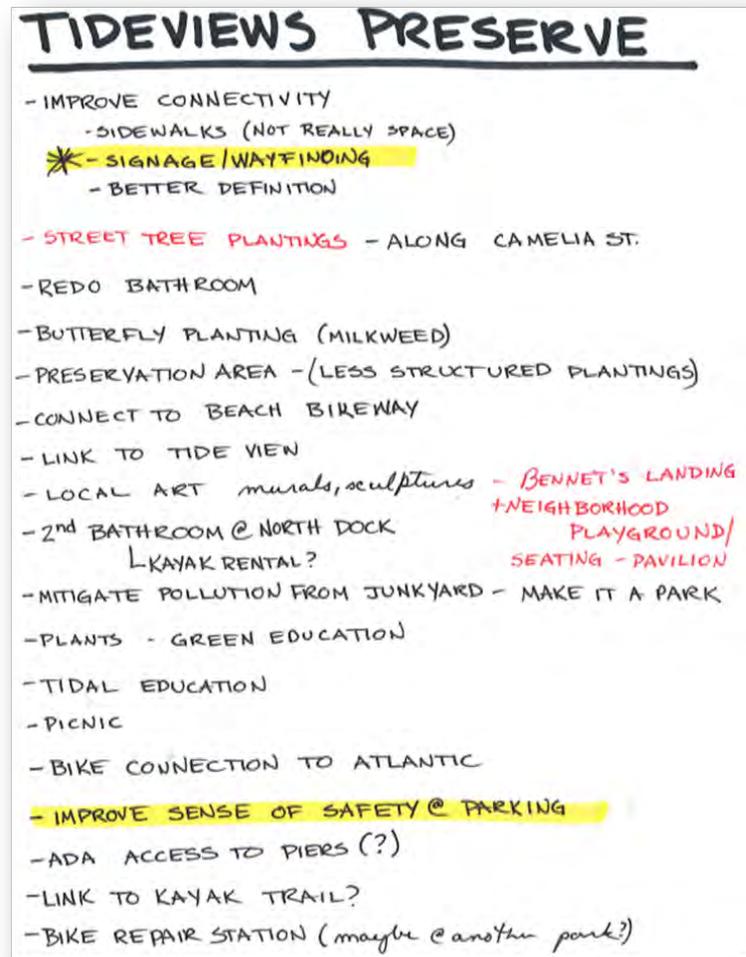


## Community Input:

### 2018 Public Workshop comments

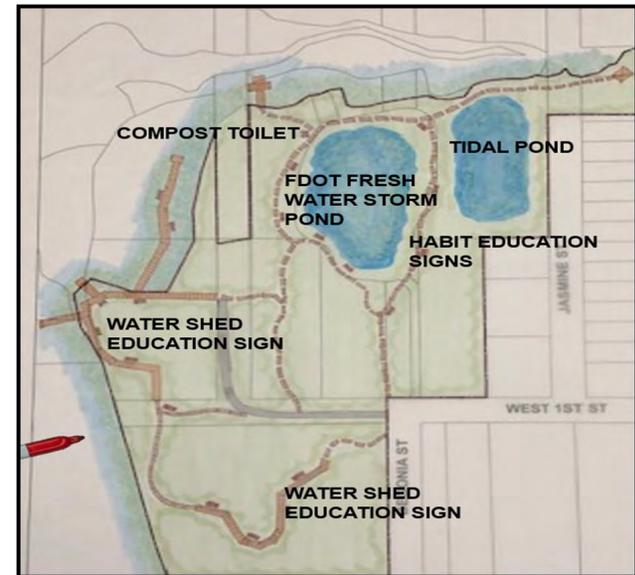
- “Bat boxes” (twice)
- “Shade?”
- “Purchase the junkyard that is adjacent to the park” (twice)
- “Bike pump track on adjacent city owned land”
- “Public art”
- “Junkyard, check on violations and pollution into Marsh Preserve”
- “Enhance/maintain trails”
- “Clear out homeless campers”

### 2019 Public Workshop comments:



**Recommendations:**

- I. Add signage at the kayak launches that shows the bluewater/kayak trails .
- II. Add bike racks at each entrance to the park
- III. Add seating and shade along the city’s drainage pond.
- IV. Add a pervious walking path around the city’s drainage pond that connects to the existing trails. The path would start at the Camelia St parking lot, around the city’s pond and continue down the alley of palm trees to the W 1st St parking lot. It will also have a portion along the DOT pond to the kayak ramp at the NW corner of the pond.
- V. Add wayfinding signage at the trailheads.
- VI. Continue to maintain and add educational/interpretive signage along the trails.
- VII. Add fishing line recycling to the fishing piers.
- VIII. Add an entrance sign to the Camelia St entrance to notify that this is part of Tide Views Preserve.
- IX. Add bike racks at each entrance to the park
- X. Provide ADA access to the “Sunset Pier”. An existing paved trail ends about 200 feet shy of the pier.
- XI. Add a path to the (proposed) walking path around the drainage pond from the Camelia Street entrance.



# Tide Views Preserve:

- Interpretive Signage



**NPS RTCA**  
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**ASLA**  
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### 3.17 Veterans Park

**Historical Background:** In January 2003, the City purchased land on the northwest corner of Atlantic Boulevard and Mayport Road from the Jacksonville Transportation Authority in connection with construction of the Mayport Flyover. Later that year, the City Commission agreed to name the property “Atlantic Beach Veterans Memorial Park” to recognize the City’s close connection to the Mayport Naval Base and the several retired military organizations in the area. Initial improvements to the park included a playground, grass and irrigation.

After receiving interest for providing funding from the City of Jacksonville, the Oceanside Rotary Club, and several veterans group, the Atlantic Beach City Commission approved a contract for Tat Chan to prepare a master plan for the park in December of 2009. The master plan consisted of two phases with phase one including a stage, a lawn area, a playground, and landscaping, while phase two included a memorial garden to the west of the stage bordering the American Legion property. On April 12, 2010, the City Commission unanimously approved the designs for both phases of the plan while also approving to rename the park “Beaches Veterans Memorial Park” and to name the future garden “Chaplains Memorial Garden” in honor of the 103 chaplains who lost their lives in combat. At this Commission meeting, representatives from several veterans groups gave their pledge to the City Commission to support the park both financially and with “sweat” equity.

In October of 2010, the City of Jacksonville provided \$50,000 in grant funds for the construction of phase one. Further, the Veterans of Foreign War Post #3270 and the Oceanside Rotary Club both committed \$12,500 each for the installation of the 80 foot flag pole. With a total of \$75,000 provided in funding, construction of phase one began. On Veterans Day in 2010, a dedication and flag raising ceremony was held to unveil the new flag pole and plaza area of the park. Construction of the stage area was later completed in time for a second ceremony on Memorial Day of 2011.

On June 13, 2011 the City Commission approved the plans for the Chaplains Memorial Garden, which included a chaplain’s monument, engraved brick pavers, and six monuments dedicated to the various branches of the Armed Services. Construction for the memorial garden was completed in 2015, completing both phases of the park’s master plan.

## Existing Conditions/Inventory:

### GENERAL

Address: 1 West 1st Street  
Park Type: Active  
Size: 1.5 acres  
Parking: 6 parking spaces

### AMENITIES

- 1 Basketball Court (painted, full court)
    - 2 light posts (only light posts in park)
    - 2 benches (one on each side)
  - 2 Dog bag dispensers
  - 1 Playground (sand bottom)
    - 1 warning sign
  - 1 Swing set (sand bottom)
    - 2 swings (no ADA swings)
  - 1 Roughly 10'X8' covered seating area with one picnic table
  - 1 Stage/Amphitheater (covered)
    - Wheel chair ramp
  - 1 Large flag pole (located behind stage)
  - 1 Large open grass field in front of stage
  - 1 Memorial "Walk"
    - 6 memorial benches dedicated to branches of military
    - Brick path with memorial bricks with veteran's names on them
  - 1 Entrance from Legion parking lot
  - 5 Trash cans
- Park is available to rent for event (reunions, funerals, weddings, etc.)

## Community Input:

### 2018 Public Workshop comments

- "Water fountain"
- "Model gardens-vegetable, xeriscape, rain garden, community garden"
- "Bat boxes"
- "Pavilion with bathrooms and kitchen"
- "Buy adjacent property for senior center"
- "Military flag project (Eagle Scout?), stadium seating, portable grills"
- "More shade!"
- "Shade sail, block sun to pavilion"
- "Bathroom-can't always count on Legion"
- "Add trees along trailer park"
- "Review City Commission approved master plan"

### **Staff Input:**

- ⇒ Updated sidewalk to playground area
- ⇒ Would like to re-surface basketball courts
- ⇒ Difficult to get to park
- ⇒ Playground in great shape
- ⇒ Request to add a side to the sun shade
- ⇒ Added new windscreen adjacent to Mayport Road

**Recommendations:**

- I. Plant shade trees to provide shade for attendees of the Park’s multiple annual events. These events often draw large crowds and with the lack of shade around the stage, can be uncomfortable in higher temperatures. To increase comfort and encourage additional participation, it is recommended that shade trees be strategically located in the “lawn area” to provide shade while being cautious to not block any views.



**Beaches Veterans Memorial Park draws about 200 to solemn remembrance**

- II. Grade the lawn area to create a gradual increasing slope as it gets further away from the stage to emulate “stadium seating” where those furthest away can see over those between them and the stage.



- III. Wrap the electrical box with an American flag or red, white, and blue design.



- IV. Plant bushes or install fencing around the electrical substation to provide a visual screen and more appealing entrance to the park.



## Recommendations:

V. Identify the parking area with signage or by installing a ground material such as turf block pavers or gravel. This will help visitors identify where to park and know that they are parking legally.

VI. Add a pavilion and grill to increase usage and activity of the park.

VII. Add a water fountain.

VIII. Add signage about the purpose, value, and history of this park to clearly show and emphasize that this park is a memorial for veterans.

IX. Add restroom facilities. This was a public comment but was also included in the approved plan for this park years ago.

X. Add bicycle parking at the entrance.



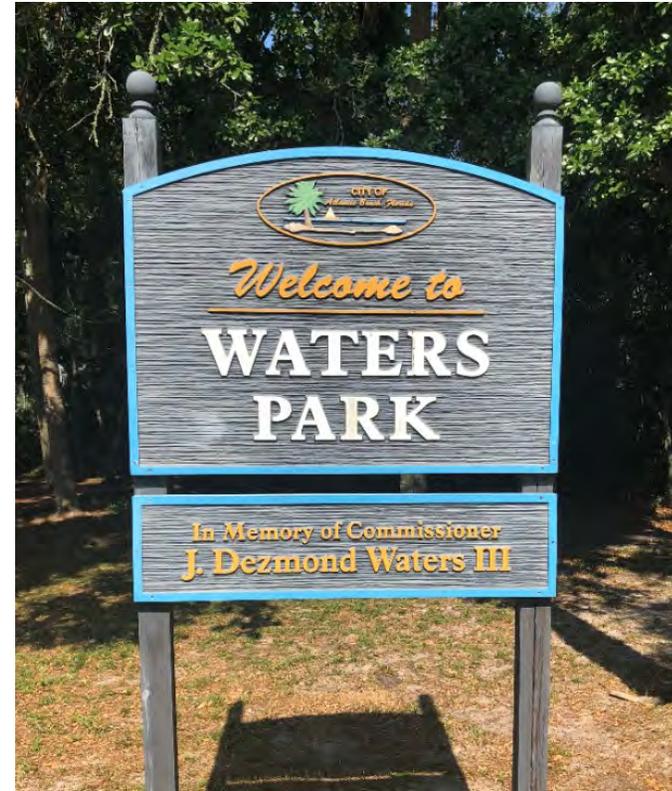
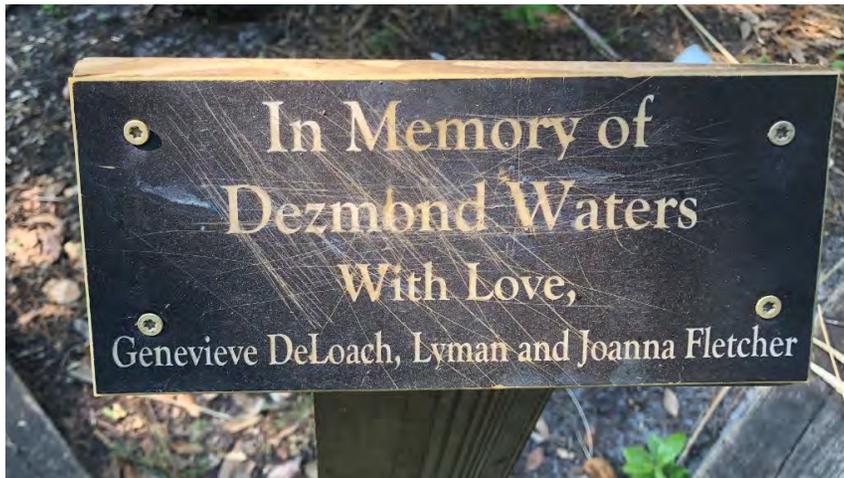
XI. Add a park sign to Mayport Road entrance to increase awareness of the park and encourage additional users.



### 3.18 Waters Park

**Historical Background:** Purchased in 1989 by the City of Atlantic Beach for use as a public park, the wooded area between 16<sup>th</sup> Street, Ocean Boulevard, and Seminole Road remained unnamed until 1997 when the City Commission designated it as “Mandalay Park.” This name was recommended by the Parks and Recreation Board, which was chaired by J. Dezmond Waters III at the time, and came from Mandalay Avenue which was a part of what is now Ocean Boulevard. The street was originally named after the Mandalay Company, which in 1938, deeded various streets to the Town of Atlantic Beach. Soon after this designation, trails, benches, and a water fountain were added to the park.

Years later in 2011, the park was renamed “Waters Park” in memory of J. Dezmond Waters III for his many years of devotion and service to the City of Atlantic Beach and its citizens. Mr. Waters served as an Atlantic Beach City Commissioner from 1991 to 1995 and again from 1999 to 2007. Additionally, he served on numerous boards and committees including as Chairman of the Atlantic Beach Parks and Recreation Board, Community Development Board, Chairman of the Atlantic Beach Zoning Committee, First Night Committee, President of the Town Center Agency, founding member and Chairman of the Atlantic Beach Beautification Committee, President of the North Duval Beaches Association, Chairman of the Atlantic Beach Tree Conservation Board, and member of the Beaches Center Oversight Committee.



## Existing Conditions/Inventory:

### GENERAL

Address: 1601 Seminole Road  
Park Type: Passive  
Size: 0.25 acres  
Parking: 24 parking spaces

### AMENITIES

1 Swinging bench  
1 Water fountain  
2 Trash Cans  
2 Picnic tables  
1 Pet waste bag dispenser  
1 Drive-up area for Mail drop box and Newspaper Boxes  
1 Memorial plaque to former Commissioner Dezmond Waters



## Community Input:

### 2018 Public Workshop comments

- “Clear underbrush for visibility”
- “Crime?”
- “General for city medians (e.g. Selva Marina, Saturiba, 19th, etc.) have tree service clean up dead branches on Live Oaks and plant more trees”

### **Staff Input:**

- ⇒ Would like to add turf block parking
- ⇒ Would like to add a playground



**Recommendations:**

- I. Install turf block parking to prevent gravel from spreading into the road.
- II. Keep this park as a natural/passive pocket park with limited facilities.



09-22-20

## 2030 PARKS MASTER PLAN

### Commission Priorities and Cost Estimates

<b>PARK: Aquatic Dog Park</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
No improvements necessary since walking path and dog obstacle course being added		

<b>PARK: Beach Accesses</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Reduce or consolidate signage at beach accesses. Create uniform signage	\$21,000	Price includes all beach access points but this could be done in a phased approach.

<b>PARK: Bull Memorial</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Relocated postal drop off box in order to create additional parking spaces	\$25,000 - \$35,000	Depends on amount of asphalt needed
When large palm in memorial seating is remove – repurpose area to include multi-purpose stage	\$10,000 - \$15,000	Tree removal and patch concrete work

<b>PARK: Donner Park</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Increase parking along George St.	\$100,000 - \$150,000	Adds 12 spaces plus one ADA space
Convert tennis court into pickleball court	\$50,000	
Splash Pad	\$250,000 - \$300,000	Look into public/private partnership

<b>PARK: Dutton Island preserve</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Fishing line recycling		Request from FWC
Seating and shade at each boardwalk overlook	\$5,000	

<b>PARK: Fairway Villas</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
No comments from Commission on park enhancements		

<b>PARK: Howell Park</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Obtain additional input from Friends of Howell park for gazebo	\$20,000 - \$30,000	
Add ADA parking in parking lot off Palm Ave	\$5,000	

09-22-20

<b>PARK: Jack Russell Park</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Obtain additional input regarding the repurposing of the racquetball courts		
Add permeable surface at NEC of park	\$3,000 - \$5,000	Possibly use coquina shells
Water bottle filling station	\$1,200	Replace once a water fountain stops working
Community Garden	\$2,000	

<b>PARK: Johansen</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Add more bridges	\$12,000	
Add public art at south end	\$2,000 - \$20,000	Staff to check into borrowing art
Replace dead trees	0	Can be done with tree mitigation money
Butterfly garden	\$2,000	

<b>PARK: Jordan</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Add angled parking to the dirt right-of-way on the north side of the park.	\$100,000	
Stage for events	\$50,000	

<b>PARK: Marvin's Gardens</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
No comments from Commission on park enhancements	\$2,000	

<b>PARK: Riverbranch Preserve</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Educations sign/marker at the west 6 <sup>th</sup> Street marsh overlook to education visitors of the history and purpose of the preserve	\$4,000 - \$6,000	Look into college intern to identify the plants/trees for educational signs
Update kayak signage	\$5,000	

<b>PARK: Rose Park</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Add benches	\$2,000	
Field lighting	\$50,000 - \$70,000	Touch base with neighbors to see if they still disagree

<b>PARK: Selva Preserve</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
No comments from Commission on park enhancements		

09-22-20

<b>PARK: Tide Views Preserve</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
Bat boxes	\$3,000	Make a bat condo colony (small groupings)
Connection to Atlantic Blvd	\$10,000 - \$15,000	
Rehab bathroom	\$10,000 - \$15,000	

<b>PARK: Veterans</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
<b>Community Input</b>		
Water fountains/water bottle filling station/dog water fountain	\$1,200	
Add bathroom	\$50,000 - \$70,000	
More events in park (activate park)		

<b>PARK: Waters</b>	<b>COST ESTIMATE</b>	<b>NOTES</b>
No comments from Commission on park enhancements on park enhancements	0	Staff time

General Comments:

- Have chief review safety issues at Dutton Island, Tideviews, Jordan and Veterans park
- Connectively between parks
- All parks should be ADA compliant