

# ST. JOHNS COUNTY COMPREHENSIVE PLAN UPDATE

*Board of County  
Commissioners*

*November 21, 2023*



COMPREHENSIVE  
PLAN UPDATE



# AGENDA

- 1 Project Team
- 2 The Plan Update
- 3 Project Timeline
- 4 What We've Heard
- 5 Next Steps



COMPREHENSIVE  
PLAN UPDATE



# PROJECT TEAM

**Mike Roberson**  
*Growth Management  
Director*



**Teresa Bishop, AICP**  
*Planning Division Manager*

**Chris Dougherty,**  
**AICP**  
*Project Manager*

**Nick Hill, AICP**  
*Assistant Project  
Manager*



**Erik Bredfeldt,**  
**PhD, AICP**  
*Economic  
Development Director*

**Pat Tyjeski,**  
**AICP**  
*Principal Planner*



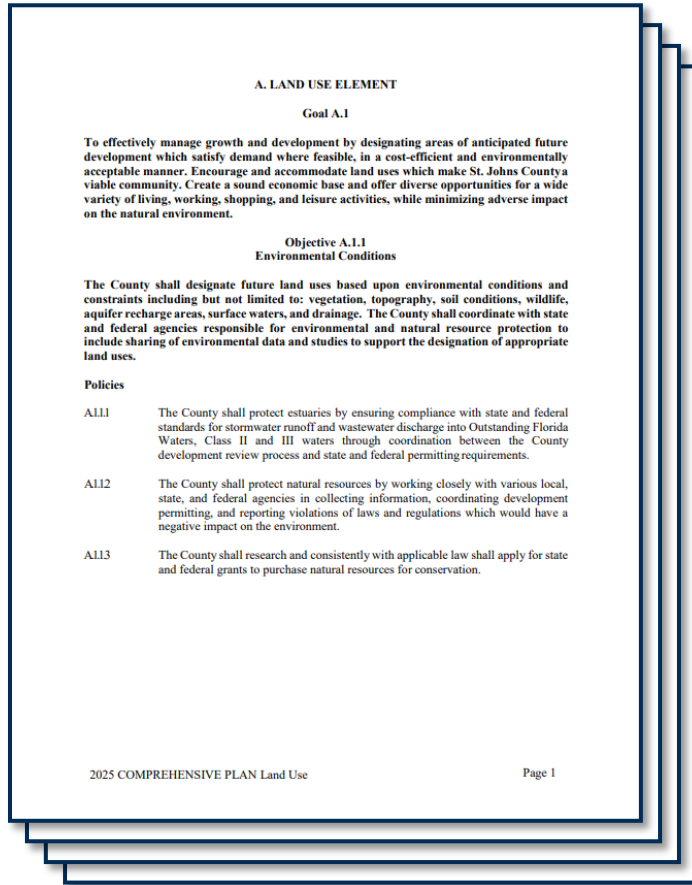
# THE PLAN UPDATE

## What is a Comprehensive Plan?

*A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future with long range goals, objectives, and policies*

## The comprehensive plan also serves to:

- Help residents identify their vision for the future of the community
- Coordinate local decision making
- Provide guidance to landowners and developers





# THE PLAN UPDATE

## Plan Elements

### A. LAND USE ELEMENT

#### Goal A.1

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

#### Objective A.1.1 Environmental Conditions

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

#### Policies

- A1.11 The County shall protect estuaries by ensuring compliance with state and federal standards for stormwater runoff and wastewater discharge into Outstanding Florida Waters, Class II and III waters through coordination between the County development review process and state and federal permitting requirements.
- A1.12 The County shall protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting, and reporting violations of laws and regulations which would have a negative impact on the environment.
- A1.13 The County shall research and consistently with applicable law shall apply for state and federal grants to purchase natural resources for conservation.

# A

## Land Use

# B

## Transportation

# C

## Housing

# D

## Infrastructure

# E

## Coastal /Conservation Management

# F

## Recreation Open Space

# G

## Intergovernmental Coordination

# H

## Capital Improvement

# I

## Property Rights

# J

## Economic Development



# THE PLAN UPDATE

## Why Update?

- Allows for the community to update its vision for future growth
- Empowers the jurisdiction to plan, rather than react, to new development
- Provides an opportunity for the community to re-evaluate its current decision-making practices
- Allows for a reevaluation of service standards for public facilities and services
- Empowers the community to identify and address existing and projected opportunities
- Required by Florida Statutes

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# THE PLAN UPDATE



## EAR-Based Amendments

October 2023 – December 2023



## Data & Analysis

October 2023 – May 2024



## Goals, Objectives, & Policies

March 2024 – October 2024



# THE PLAN UPDATE

**“WHERE ARE WE NOW?”**

Aug. 2023 – Feb. 2024

**Kick-Off Meetings**

**Listening Sessions**

**Board Workshops**

**Town Halls**

PART  
**1**

**“WHERE DO WE WANT TO GO?”**

Feb. 2024 – Jun. 2024

**Check-In Meetings**

**Focus Groups**

**Board Workshops**

**Open House**

PART  
**2**

**“HOW DO WE GET THERE?”**

Jun. 2024 – Jan. 2025

**Check-In Meetings**

**Focus Groups**

**Board Workshops**

**Open House**

**Adoption Hearings**

PART  
**3**





# THE PLAN UPDATE



[SJCPlanUpdate.com](https://SJCPlanUpdate.com)



| 2023            |       |       |                               |     | 2024  |     |     |     |     |     |     |     |     |     |     |     | '25 |
|-----------------|-------|-------|-------------------------------|-----|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| AUG             | SEP   | OCT   | NOV                           | DEC | JAN   | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN |
|                 |       |       | EAR UPDATES                   |     |       |     |     |     |     |     |     |     |     |     |     |     |     |
|                 |       |       | DATA & ANALYSIS               |     |       |     |     |     |     |     |     |     |     |     |     |     |     |
|                 |       |       | GOALS, OBJECTIVES, & POLICIES |     |       |     |     |     |     |     |     |     |     |     |     |     |     |
| PROJECT WEBSITE |       |       |                               |     |       |     |     |     |     |     |     |     |     |     |     |     |     |
| KO              | brief | dept. | LS                            |     | muni. | FG  |     |     |     | FG  |     |     |     |     |     |     |     |
|                 |       |       | CC                            | PZA | PV    |     |     | CC  | PZA |     |     |     | CC  | PZA |     |     |     |
|                 |       |       |                               | TH  | TH    | TH  | TH  |     | OH  |     | OH  |     |     |     |     |     |     |
|                 |       |       |                               |     |       |     |     |     |     |     |     |     |     | PZA | CC  |     | CC  |

Special Meeting

Listening Session /Focus Group

Board Workshop

Public Meeting

Adoption Hearing



# WHAT WE'VE HEARD

- **Work with the public to understand how, and to what extent, the County should grow**
- **Protect the County's inventory of natural resources**
- **Prioritize economic development, particularly in the agricultural industry**
- **Strike a balance between jobs and housing needs**
- **Address traffic concerns and connectivity of the transportation network**
- **Diversify and expand the public park system**
- **Ensure consistency between the Plan Update and the County's other ongoing plans and project**





# NEXT STEPS

**Advance  
EAR-Based  
Amendments**



**Attend  
Kick-off with  
PVZAB (12/4)  
& PZA (12/7)**



**Schedule & Host  
Countywide Town  
Halls**





# THANK YOU!



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PLAN UPDATE