

# Comprehensive Plan Evaluation and Appraisal Review Process

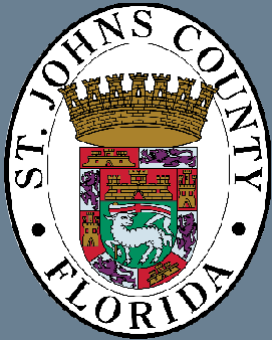


Date: 3/21/2023

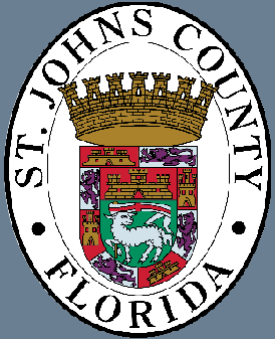
Presenter: Michael Roberson

# What are Comprehensive Plans?

- “The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future...development of the area that reflects community commitments to implement the plan and its elements”. – Florida Statutes 163.3177 F.S.
- These are expressed as Goals, Objectives, and Policies, which must be consistent with a Map Series, and cover the following Elements:
  - Future Land Use & Maps
  - Capital Improvements
  - Transportation
  - Water and Sewer
  - Conservation
  - Recreation and Open Space
  - Housing
  - Coastal Management
  - Intergovernmental Coordination
  - Private Property Rights
- This is the foundational document guiding all decisions related to future growth.

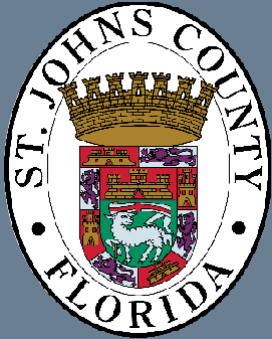


# St. Johns County Comprehensive Plan



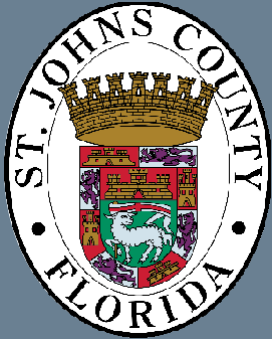
- Plan must be evaluated every 7 years to determine if an update is necessary
- Staff recommends update
  - Respond to changes to State regulations
  - Population (and other) change in St. Johns County, impacting all required elements
  - Incorporate updated Master Plans for each service areas/elements (i.e., Parks and Recreation, Fire Services, Libraries, etc.)
  - Incorporate public input
  - Other considerations
- Legally prescribed process
  - Letter of determination (i.e., whether to update) due to State by 08/2024
  - Comprehensive plan transmittal due 1-year later, by 07/2025
  - Similar to a Comprehensive Plan amendment: PZA → BoCC → State agencies → PZA → BoCC adoption

# Recommended Action Plan



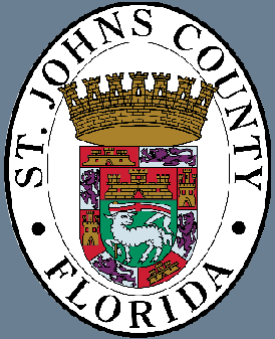
- BoCC direction on letter of determination (whether to update)
- High level review
  - Legal – statutorily required update
  - Policy - BoCC input (listening tour) on goals/objectives/policies and areas of focus
- Service area/department review
  - Department/service area Master Plan or operational update based on level of service
  - Departmental updates to goals, objectives, policies for each element
  - Departmental update to Map Series
- Draft Comprehensive Plan Update for BoCC and public feedback

# Recommended Action Plan cont.



- Public review and comment – 30 days
  - Submit comments (via web/email/mail)
  - Public comment meetings
- Staff analysis of public comments
  - Categorization
  - Quantification
- Update the Draft in response to public and BoCC comments
- Final Comprehensive Plan Update

# Milestones



- August 2024 – Letter of determination to Florida Department of Economic Opportunity
- June 2025 – Latest date for transmittal (PZA Hearing)
- July 2025 – Latest date for transmittal (BoCC Hearing)
- State requires 60-day review after transmittal
- Adoption hearings

