



ST. JOHNS COUNTY

COMPREHENSIVE PLAN

UPDATE

Planning & Zoning Agency

June 26, 2025

AGENDA

1 Community Input

2 Statutory Compliance

3 Plan Update

4 Element Updates

5 Recent Changes



COMPREHENSIVE
PLAN UPDATE



COMMUNITY INPUT

Project Website



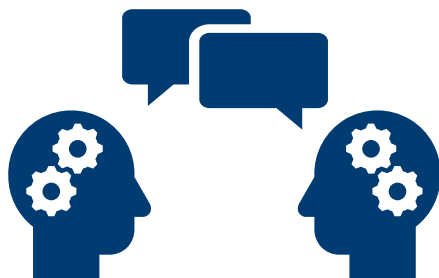
*421 community ideas
1,477 survey responses*

Community Meetings



*6 workshops
325 attendees*

Small Group Meetings



*5 listening sessions
5 focus group meetings*

Open Houses



*4 sessions with
87 attendees*



COMMUNITY INPUT

421

**Forum
Comments
Provided**

10,555

**Vision
Preferences
Tallied⁴**

1,477

**Surveys
Completed**

325

**Community
Meeting
Participants**

10,641

SCAN ME!

**Visits to
the Project
Website**

¹ St. Johns County Planning and Zoning Agency;

Ponte Vedra Zoning and Adjustment Board

² St. Johns County Board of County Commissioners

³ As of August 27, 2024

⁴ 2,438 preferences were collected at community workshop meetings; 8,117 were collected through survey responses



COMMUNITY INPUT

Vision Initiatives



**Conserve and
Protect our Natural
Environment and
Wildlife Habitats**



**Ensure Residents
of All Income
Levels have
Affordable Housing
Options**



**Develop a More
Pedestrian and
Bicycle-Friendly
Transportation
System**



**Protect
Agricultural Lands
by Directing
Growth to Areas
Already Served by
Infrastructure**



**Protect and Grow
the County's
Water Supply
System**



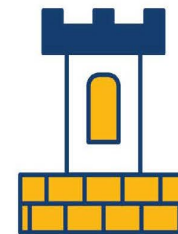
**Preserve Rural
Areas and
Character**



**Maintain and
Improve Roadways**



**Expand and
Enhance the Parks,
Recreation, and
Open Space Systems**



**Recognize,
Protect, and
Enhance Historic
Resources**



**Improve the
County's Public
School System**



STATUTORY COMPLIANCE

Requirements for changing the Plan



§ 163.3191, Fla. Stat. requires the County to evaluate its comprehensive plan and determine if plan amendments are necessary every 7 years – Statute Changes in 2023

- **Evaluation and Appraisal Letter** sent to state in August 2024 (Due August 2025)
- Requires 10- and 20-year planning periods for a **minimum horizon of 2045**
- Requires at a minimum BEBR **medium projections** (permanent and seasonal)
- If the County does not update its comprehensive plan within the 1-year period, it may not initiate or adopt any publicly initiated plan amendments until it complies
- **2050** was utilized to align with the TPO's LRTP – Statutes require consistency with LRTP



STATUTORY COMPLIANCE

Online
Sunshine

Official Internet Site of the Florida Legislature

May 28, 2025

Search Statutes:

2024

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Home

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Citor

Statutes, Constitution,
& Laws of Florida

Select Year:

2024

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The 2024 Florida Statutes (including 2025 Special Session C)



(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

(b) The comprehensive plan and its elements shall contain guidelines or policies for the implementation of the plan and its elements.

recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

1. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.



STATUTORY COMPLIANCE

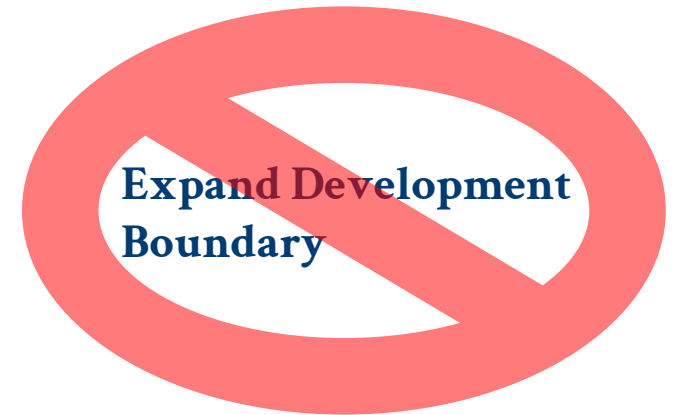
Increase densities within the
development boundary area



Prioritize development within
the infill areas



37,028 housing unit deficit





PLAN UPDATE OVERVIEW

Planning for Current Residents



- **Develop a More Pedestrian and Bicycle-Friendly Transportation System**
- **Expand and Enhance the Parks, Recreation, and Open Space Systems**
- **Maintain and Improve Roadways**
- **Protect and Grow the County's Water Supply System**

Planning for Current Workforce



- **Ensure Residents of All Income Levels have Affordable Housing Options**

Preservation



- **Preserve Rural Areas and Character**
- **Conserve and Protect our Natural Environment and Wildlife Habitats**
- **Recognize, Protect, and Enhance Historic Resources**
- **Protect Agricultural Lands by Directing Growth to Areas Already Served by Infrastructure**



PLAN UPDATE

- **Planning Horizon** (i.e., 2050 ~~2025~~)
- **Agency Names** (i.e., ~~Department of Community Affairs~~
State Land Planning Agency)
- **References to Florida Statutes & Florida Administrative Code** (i.e., Section 163.3164(51~~0~~), F.S.)
- **Updated Map Series**
- **Reflected Statutory Changes** (Substation Regulations, Floating Solar Facilities etc.)
- **Consolidated LOS Standards to Capital Improvement Element**
- **Split Coastal Management (E) and Conservation (F) into Two Separate Elements**
- **Created a new Economic Development Element (J)**



LAND USE



- **Development Area Boundary**
 - New criteria to expand
 - Design flexibility for infill development
 - Priority given to enclave areas
- Streamlined density factor tables
- Increased density for workhouse, affordable, missing middle housing types and wetland preservation
- Reassess in 7 years



LAND USE

- **Enhanced Historic Preservation measures**
- **Provide protections for Rural Area - Rural Advisory Board**
- **Planned Unit Development (PUD)**
 - **Change from 10 acres to 40 acres (for Res and M/U)**
 - **Not requiring PUD for certain Land Use Categories**





TRANSPORTATION

- **Removed references to Traffic Element**
- **Converted text to tables for readability**
- **Required separate bike lanes for roads that are over 30 mph**
- **Incorporated Complete Streets**
- **Required coordination regarding potential future passenger rail**
- **Policy to expand fixed route transit**





HOUSING

- **Emphasized increasing housing supply and variety**
- **Provided additional housing affordability incentives**
- **Increased cooperation and coordination**
- **Ensured AHAC's responsibility includes recommendation of affordable programs**





INFRASTRUCTURE



- Consolidated sewer and potable water goals
- Strengthened language to encourage development where existing water and sewer lines are available
- To ensure water and sewer capacity and level of service remain, added timeframes when planning, preparing and constructing plant expansions



COASTAL MANAGEMENT

- Updated language to limit new seawalls
- Additional policies regarding water dependent uses
- Preservation of historic, recreational, and commercial working waterfronts
- Limits filling in wetlands or open water to allow water-related uses
- Limits infrastructure in areas expected to be subject to sea level rise
- Implementation of Vulnerability Assessment





CONSERVATION



- **Update LDC to require 100% native or Florida Friendly Landscaping**
- **Encourage the protection of wetlands through incentives**
- **Require removal of invasive plant species**
- **Create a Rural Lands Conservation Program to protect agricultural and silvicultural lands through conservation easements and financial incentives**
- **Funding source to support LAMP**
- **Encourage more connected greenspaces**
- **Promote volunteer opportunities and advocacy efforts**



RECREATION AND OPEN SPACE

- Accessibility to parks and park amenities
- Amenities at parks, open spaces, recreational facilities, beaches, and waterways
- Incentivize new development to dedicate active public parkland in-lieu of recreational impact fee
- LOS standard changed to 5 acres/1,000 residents (Active & Passive)
- Moved Greenway, Bikeway, and Trail objective from FLU





INTERGOVERNMENTAL COORDINATION



**Streamlined and Removed
duplicative statements**



**Maintain membership in the JAXUSA
Partnership**



CAPITAL IMPROVEMENTS

- Establish separate accounts for planned improvement when accepting contributions from multiple applicants (F.S.)
- Establish Level of Service Standard for paved trail and beach access
 - Paved Trail: .1 mile per 1,000 residents
 - Beach Access: 1 access for every half-mile of shoreline
- Revised LOS for Parks
 - Removed LOS per type of park added LOS for passive and active park





ECONOMIC DEVELOPMENT



- Retain and facilitate the expansion of existing high growth businesses
- Attract high growth businesses
- Support startup and entrepreneurial activity
- Establish a healthy workforce pipeline
- Build and maintain partnerships that support economic development



RECENT CHANGES

- **Highlighted in Blue**
- **A.1.2.7 removed “building height”**
- **A.1.4.15 rephrased to encourage missing middle housing types and provided specific in the optional density factors notes**
- **A.1.13.1(l) revised length for Workforce Housing Zoning District requirements**

- In Density Zone “C” and “D” designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Unit Development process/standards as provided in the LDC or site plan approval by the PZA and development regulations, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.43.7, A.1.43.8, A.1.43.9, A.1.43.10, A.1.43.11, and A.1.131.2;
- In the West Augustine Overlay District, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- In the Workforce Housing Zoning District, at least thirty percent (30%) of all residential units constructed must be dedicated as Workforce Housing for a minimum period of 10 years as amended by the LDC. This zoning category is implemented through provisions outlined within the Land Development Code Article V, Part 5.11.00.
- In Density Zone “D” designation, hotels, motels, and club facilities, together with ancillary commercial uses, may be appropriate when not incompatible with surrounding residential uses; and

Discussion

Planning & Zoning Agency

June 26, 2025