

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

Meagan Perkins

Jack Peter

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

Elvis Pierre

Judy Spiegel



## REGULAR MEETING MINUTES

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, July 11, 2024 1:30:00 PM

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### MEMBERS PRESENT:

Meagan Perkins, District 4, Chair

Jack Peter, District 4, Vice-Chair

Elvis G. Pierre, District 2,

Gregory Matovina, District 1

Dr. Richard A. Hilsenbeck, District 3

Henry F. Green, District 5

Judy Spiegel, District 3

### STAFF PRESENT:

Michael Roberson, Director of Growth Management

Jacob Smith, Planning Manager

Lex Taylor, Assistant County Attorney

Jasmine Allen, GIS Technician

Marie Colee, Assistant Program Manager

Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 06/20/24
  - Motion by Mr. Pierre, second by Mr. Matovina (motion carries 7/0)
- Public Comments

### AGENCY ITEMS

#### Presenter - Mike Roberson, Growth Management Director

##### Staff - Jacob Smith, Planning Division Manager

1. **Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments - Transmittal Hearing.** The State of Florida requires local governments to evaluate and update their Comprehensive Plans every 7 years, this process is known as the Evaluation and Appraisal Report (EAR). The County's consultant, Inspire Place Making Collective, has provided an analysis of the County's current comprehensive plan and identified proposed changes in order to meet current state regulations. The proposed changes reflect updated Florida Statute code sections and citations, as well as an expansion of the current planning horizon from 2025 to 2035, as required by Florida law.

Mr. Roberson provided an introduction and Mr. Dougherty presented the Evaluation and Appraisal Report for transmittal details

Agency Discussion: Agency requests clarification regarding expedited review process; clarification between 2035 and the 2050 Comprehensive Plan; discussion and clarification on projected population, carrying capacity, development boundary changes, transportation, Future Land Use Map changes reflecting the name change vs map content. Discussion pertaining to differentiating between 2035 and 2050 plans. Clarification provided regarding the timeline of submitting for all counties as well as the level of coordinated efforts with adjacent counties; expanded conversation on checking the population growth projections compared to the EAR projections every seven years. Clarification on the 2050 vision year coinciding with the Long-Range Transportation Plan (LRTP) as well as the timeline for PZA, BOCC and the state of Florida to see and approve of the 2050 plan; there is no hard date for the 2050 plan to be completed. Identifying that there is not a robust plan for parks and recreation with a recommendation to ensure there is consideration for that in the 2050 vision. Clarification on the St Johns County Comprehensive Plan interaction and impact for the comprehensive plans for St Augustine and St Augustine Beach cities.

Public Comment: Austin Nicklas, Justin Dudley


Additional Discussion regarding discrepancies in buildable lots vs entitlements. Staff (Mike Roberson) stated that the county tracks the maximum number of entitled lots for building but cannot account for how many lots the developer will build. OCA (Lex Taylor) provided additional context regarding overall consideration of all evidence during the hearing as well as the potential for the Agency to ask for staff to look into the difference between entitlements and buildable lots. Agency requests clarification of the strike through of disadvantaged transportation in section B.

**Motion to RECOMMEND APPROVAL of transmittal by Mr. Matovina second by Mr. Pierre (Motion Passes 6/1; Dissenting Vote Dr. Hilsenbeck) of the EAR Based Comprehensive Plan Amendments.**

- Staff Reports: Next scheduled PZA Hearing: July 18, 2024. There will be two Open House sessions for the 2050 Comprehensive Plan Update on July 23, 2024 with two sessions: 10am and 5:30pm.
- Agency Reports: Marsh Landing Discussion regarding application status and any pending legal questions which may impact the PZA hearing.
- Meeting Adjourned at 3:13 PM

Minutes approved on the 1 day of August, 2024.

  
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Chair / Vice-Chair  
Planning and Zoning Agency

  
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Clerk, Growth Management

\*For more detailed Minutes, please visit the St. Johns County GTV video recording:

<http://www.sjcfll.us/GTV/WatchGTV.aspx>