St. Johns County 2070

What can we do today to plan for a better tomorrow?

MATANZAS RIVERKEEPER

THE COMMUNITY FOUNDATION FOR NORTHEAST FLORIDA

ST. JOHNS COUNTY AUDUBON

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Citizens4SmartGrowth

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- Florida's leading nonprofit advocate for sustainable development
- Work with citizens, community and state leaders, conservation and business groups
- Educate, advocate and negotiate to protect Florida's high quality of life

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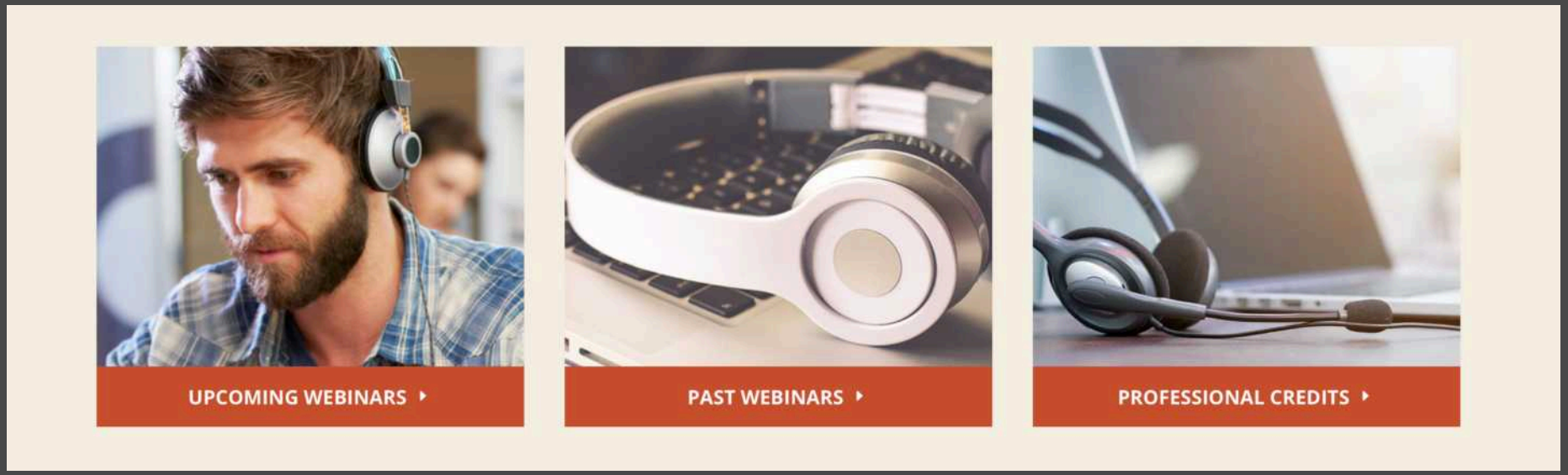

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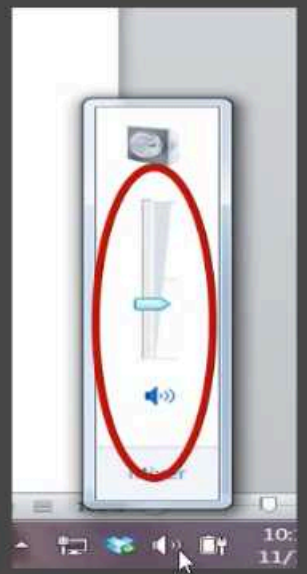

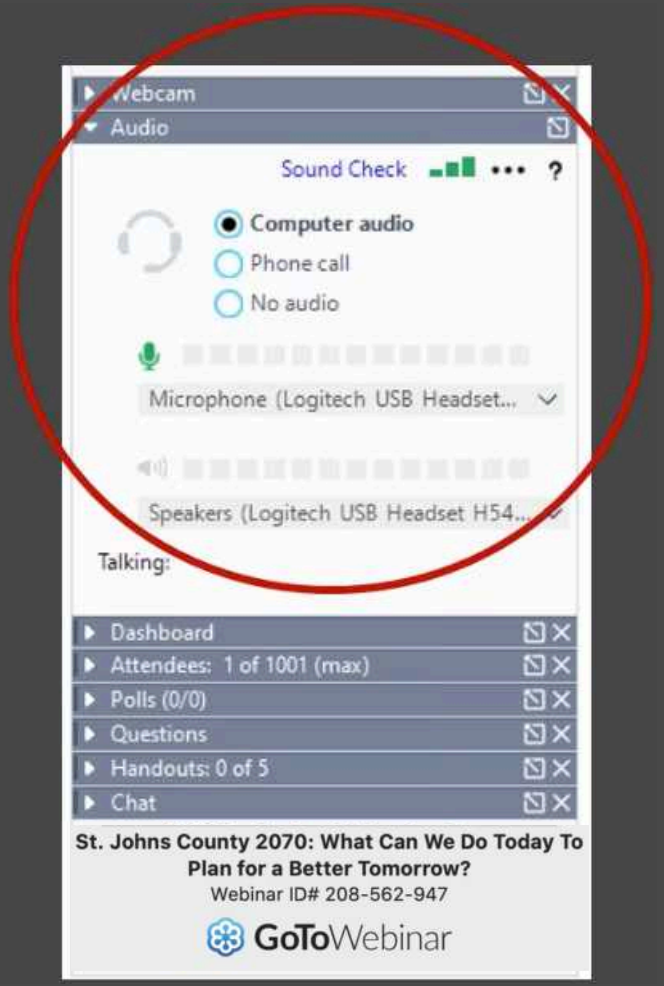

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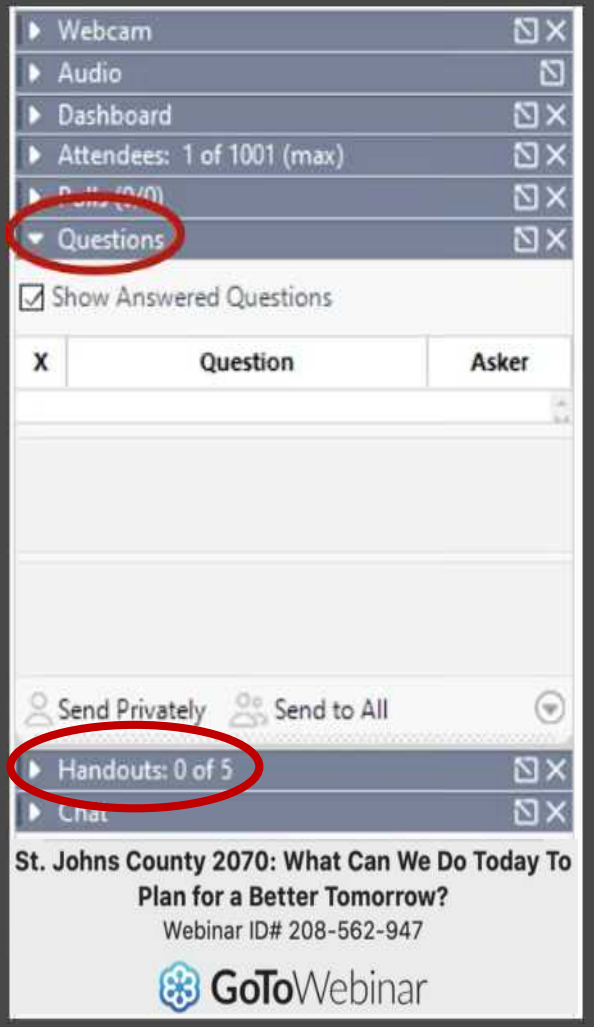

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- Staff will ask the presenters questions, as time permits

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Jen Lomberk

- Executive Director & Riverkeeper for Matanzas Riverkeeper
- Matanzas Riverkeeper is a non-profit organization based in St. Augustine, FL dedicated to protecting the health of the Matanzas River and its watershed through advocacy, education, and community engagement
- Attorney focused on Environmental & Land Use Law and Policy
- Bachelor of Science degree from the University of Central Florida and Juris Doctor degree from the University of Florida Levin College of Law
- Native Floridian & Vice Chair of Waterkeepers Florida

Paul Owens

President of 1000 Friends of Florida

Previously with the Orlando Sentinel, serving as Opinions Editor from 2013 to 2018

In that capacity wrote extensively on growth management, environment and quality of life issues facing Florida.

Also served as the Sentinel's Florida Forward Moderator, organizing and moderating public forums on topics including transportation and affordable housing

Has a Bachelor of Arts in History with honors from Swarthmore College and a Master of Arts in Journalism from Stanford University

Jane West

Policy and Planning Director for 1000 Friends

Provides guidance to citizens on critical growth and development issues, advocates before the Florida legislature, and coordinates legal advocacy

Has practiced law for 22 years, focusing on precedent-setting public interest land use and environmental cases throughout Florida.

AV-rated attorney admitted to the U.S. Supreme Court, the 7th and 11th U.S. Court of Appeals and the Southern and Middle Districts of Florida.

Previously practiced law in Portland, Maine, and Jupiter and West Palm Beach, Florida.

Law degree from the Shepard Broad Law Center at Nova Southeastern University and B.A. from the University of South Florida.

St. Johns County 2070

What can we do today to plan for a better tomorrow?

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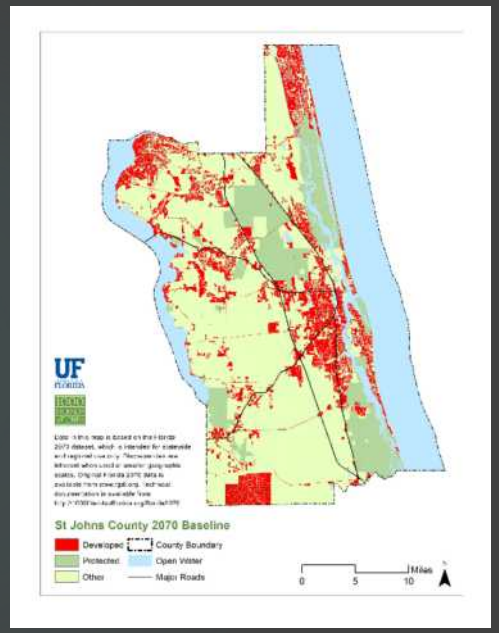
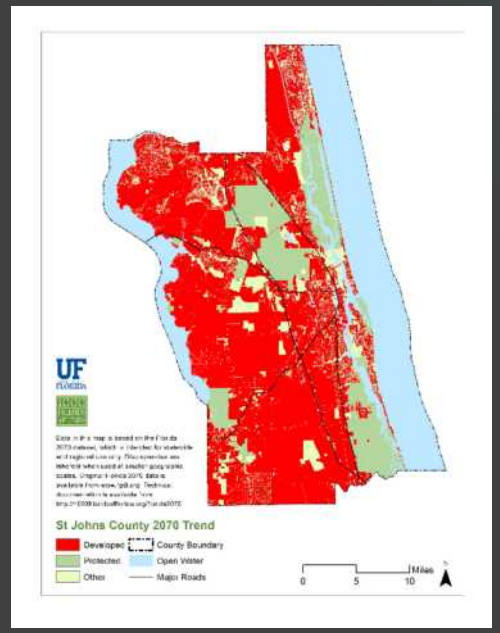
Flashback to November …

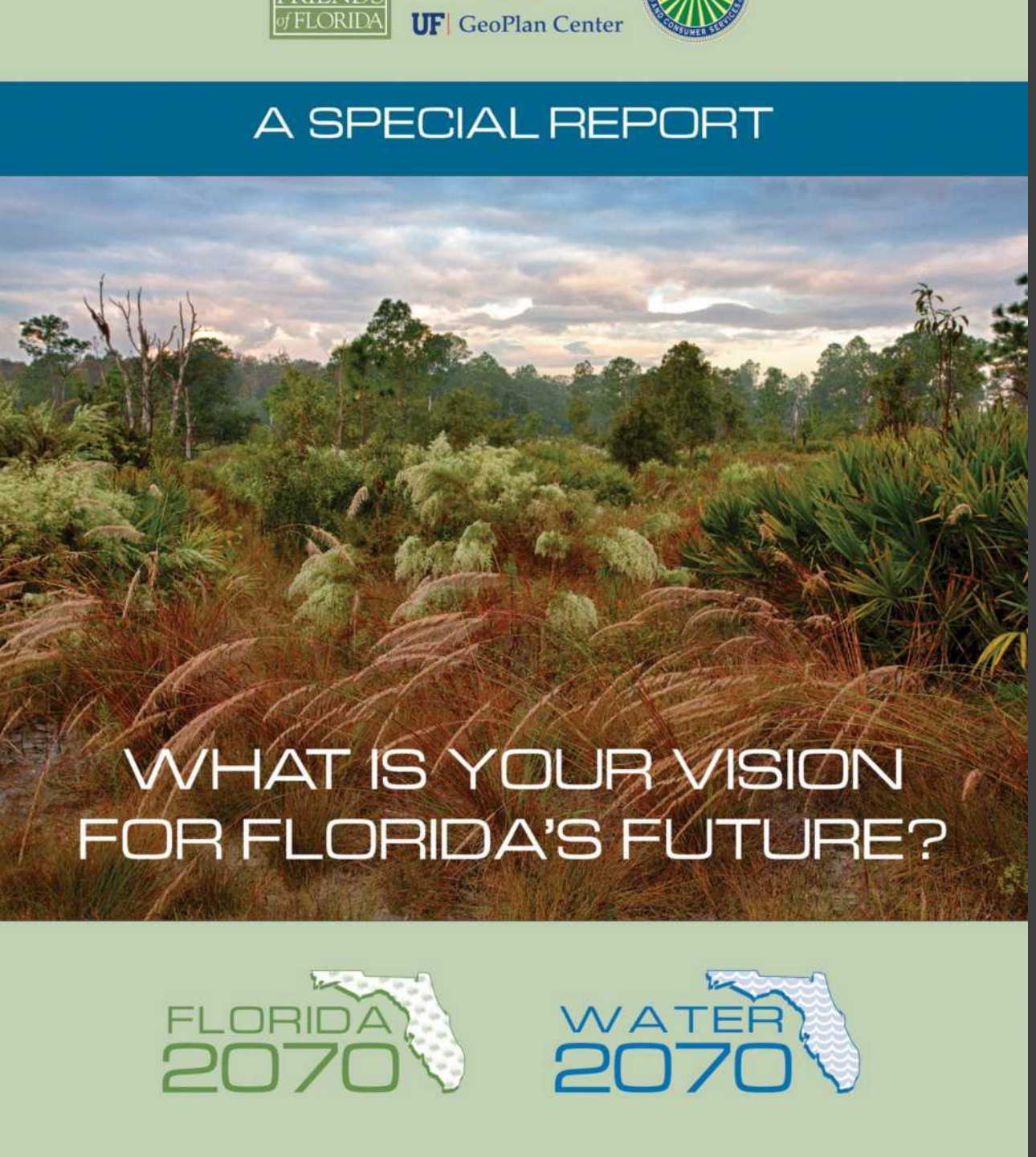
St. Johns County 2070

WHAT CAN WE DO TODAY

TO PLAN FOR A BETTER TOMORROW?







Florida 2070 and Water 2070

- Three partners: 1000 Friends, University of Florida, Florida Agriculture Department
- One question: What is your vision for Florida's future?

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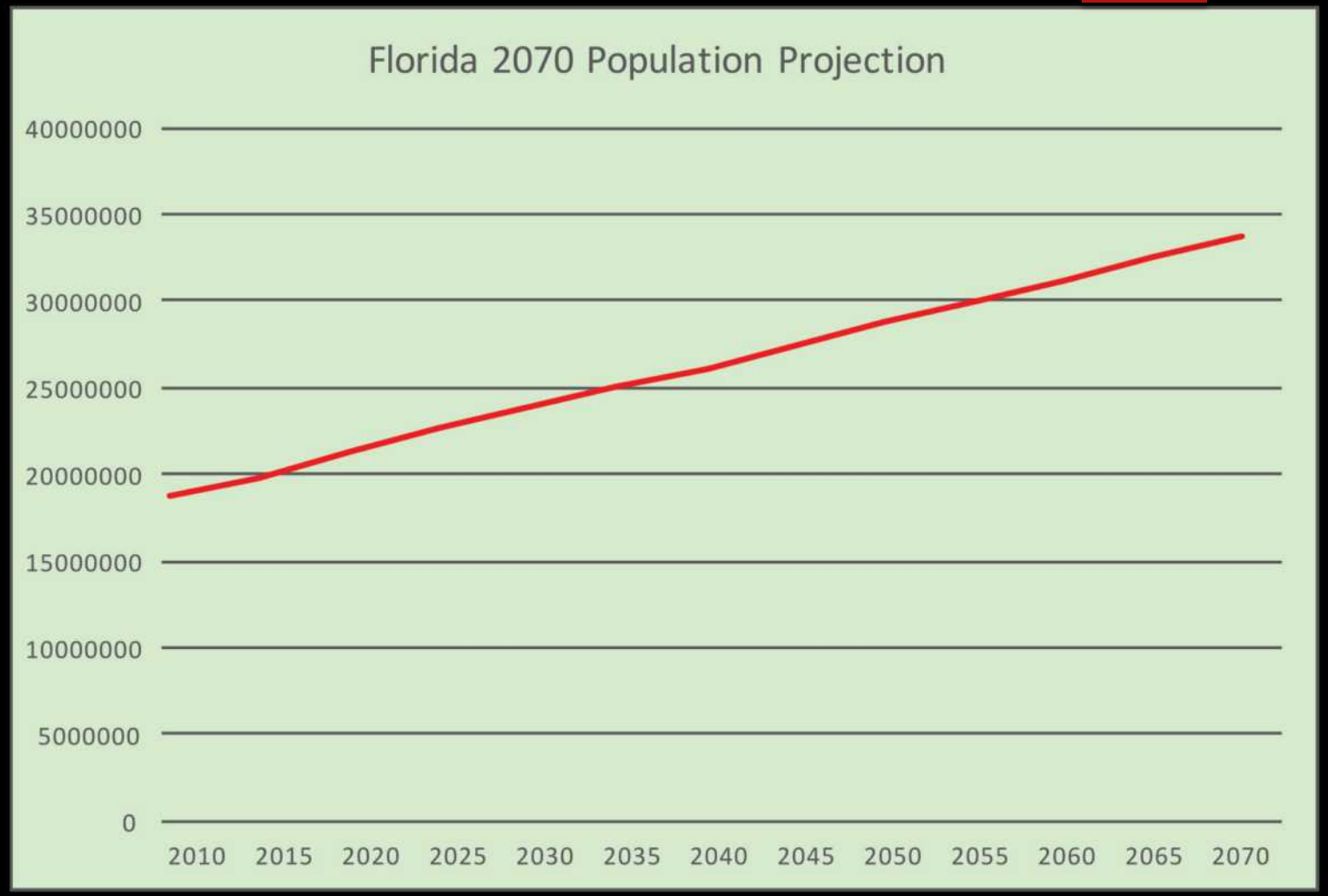
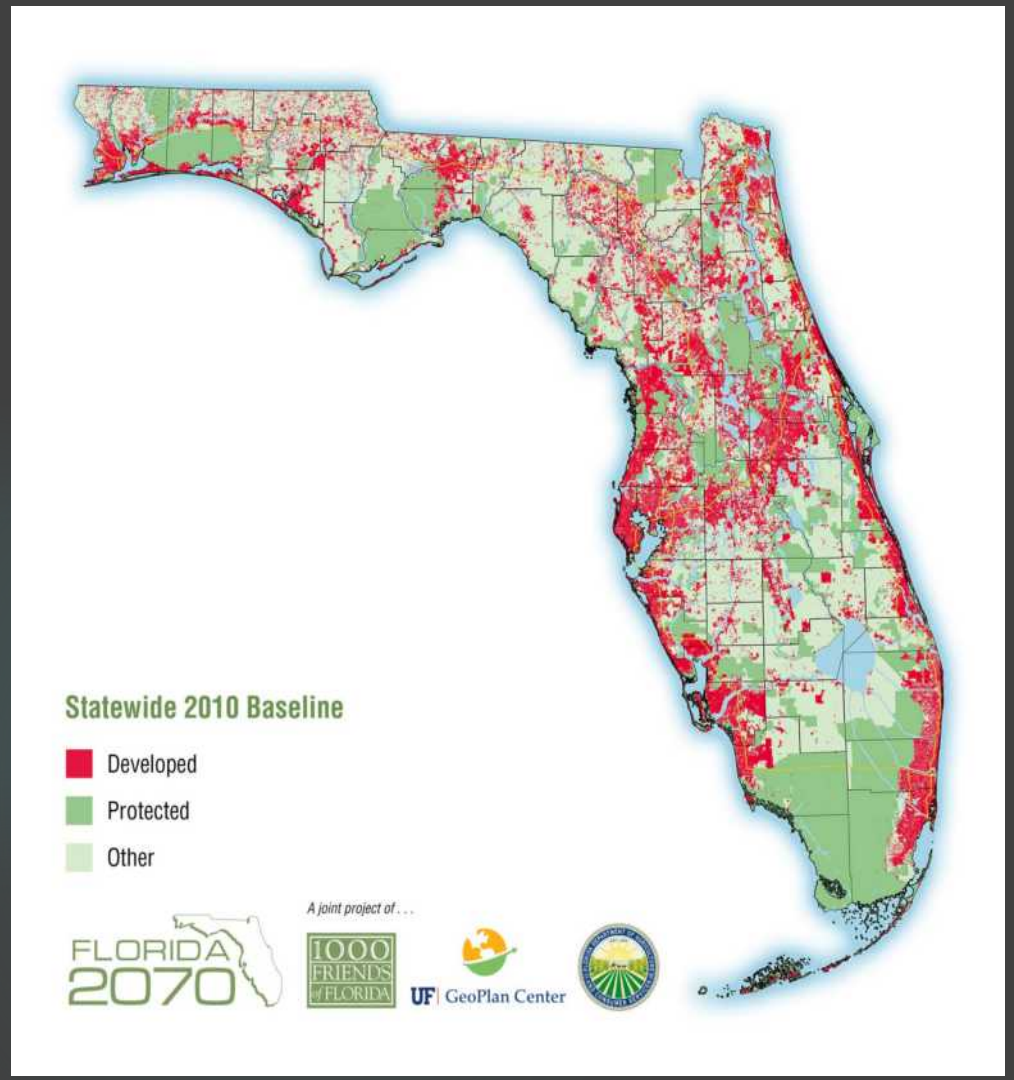
Using moderate projections, by 2070, Florida is expected to have 33.7 million residents, about 15 million more than it had in 2010.

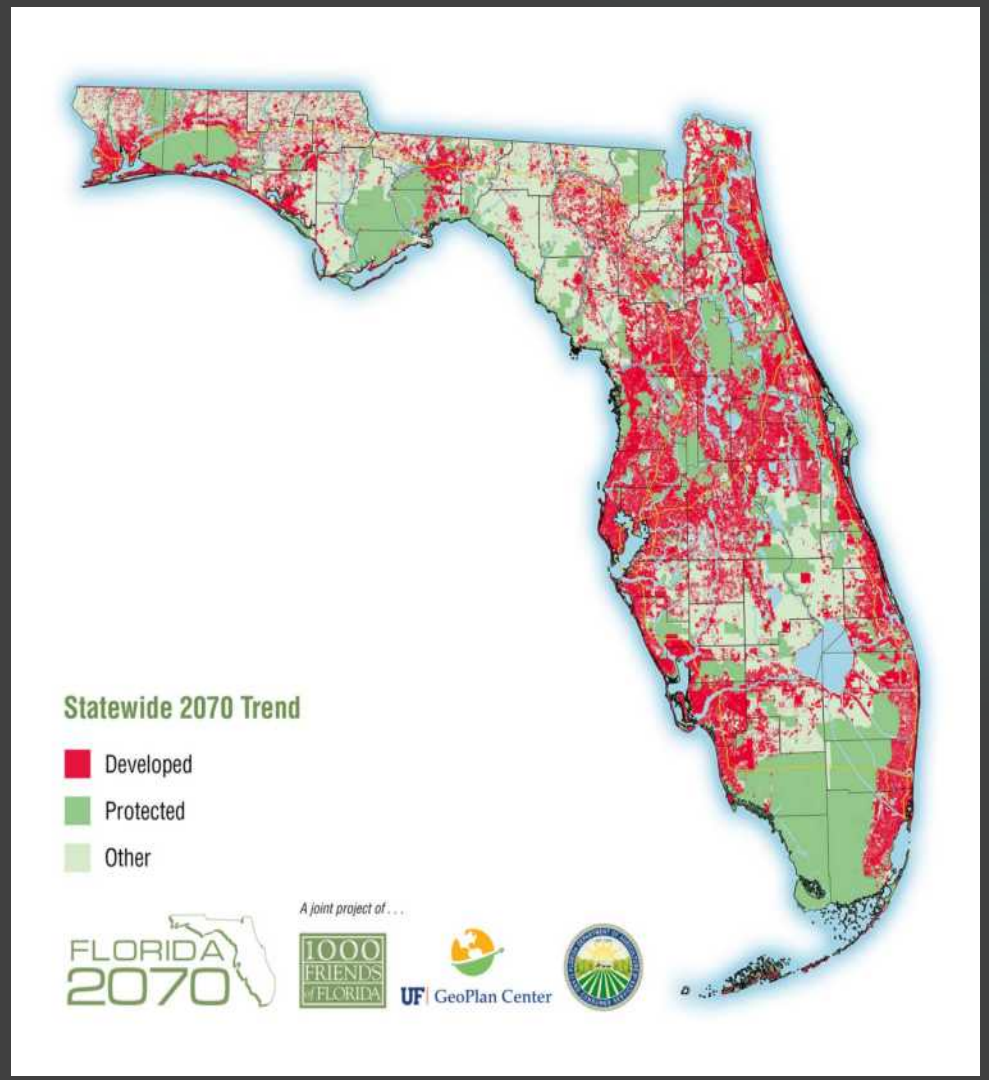
This growth has significant impacts on Florida's lands, waters, roads, and quality of life.



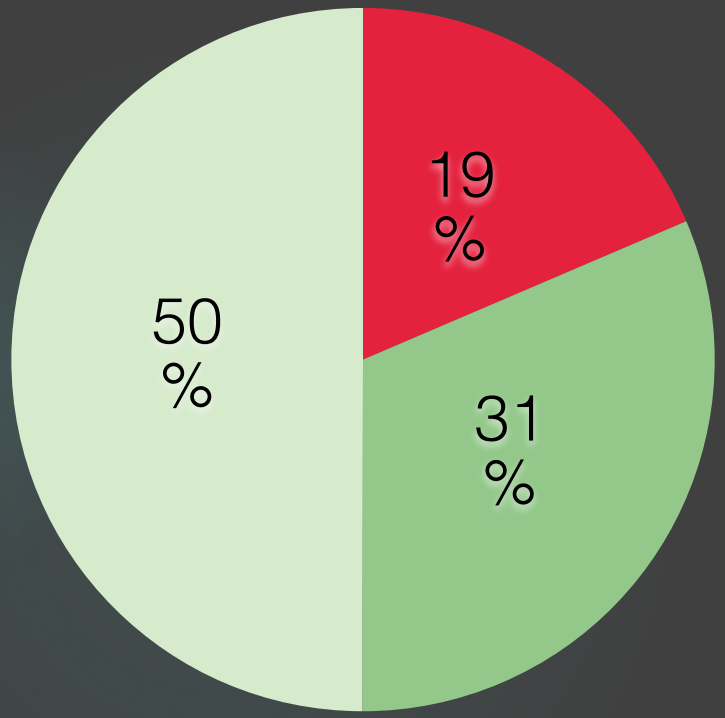
2010 Baseline



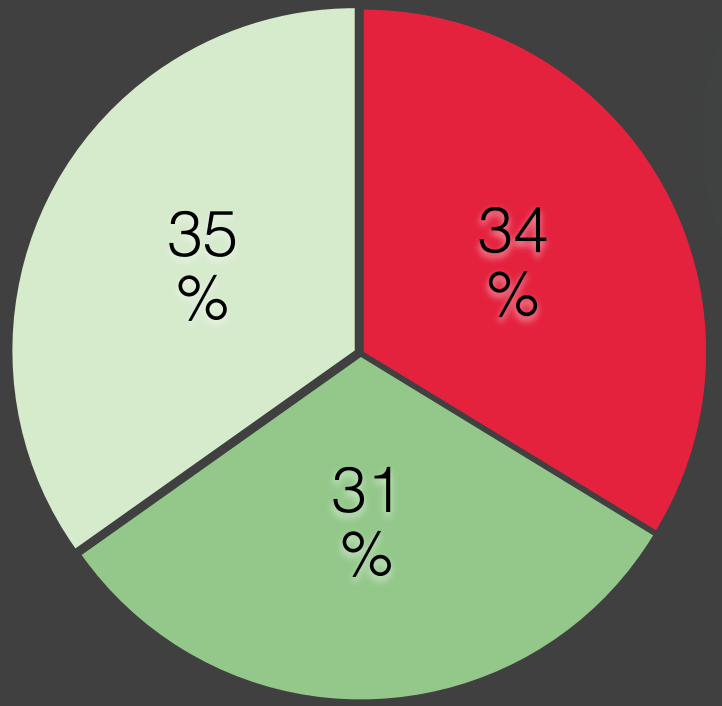
2070 Trend



2010
Baseline



2070
Trend



Key

- Developed
- Protected
- Other

2070 Methodology

- State land inventory based on 2010 property appraiser data: developed, agricultural, protected agricultural, protected non-agricultural and other
- 2010 development density in each county: population divided by developed land
- Projected 2070 population increase allocated to land based on suitability for development
  - Factors include proximity to urban areas, major roads, coastline and open water; approved DRIs and sector plans; presence/absence of wetlands
- Undevelopable acreage excluded, including open water, major road rights of way, protected lands, mitigation banks
- Same development density maintained for 2070 trend

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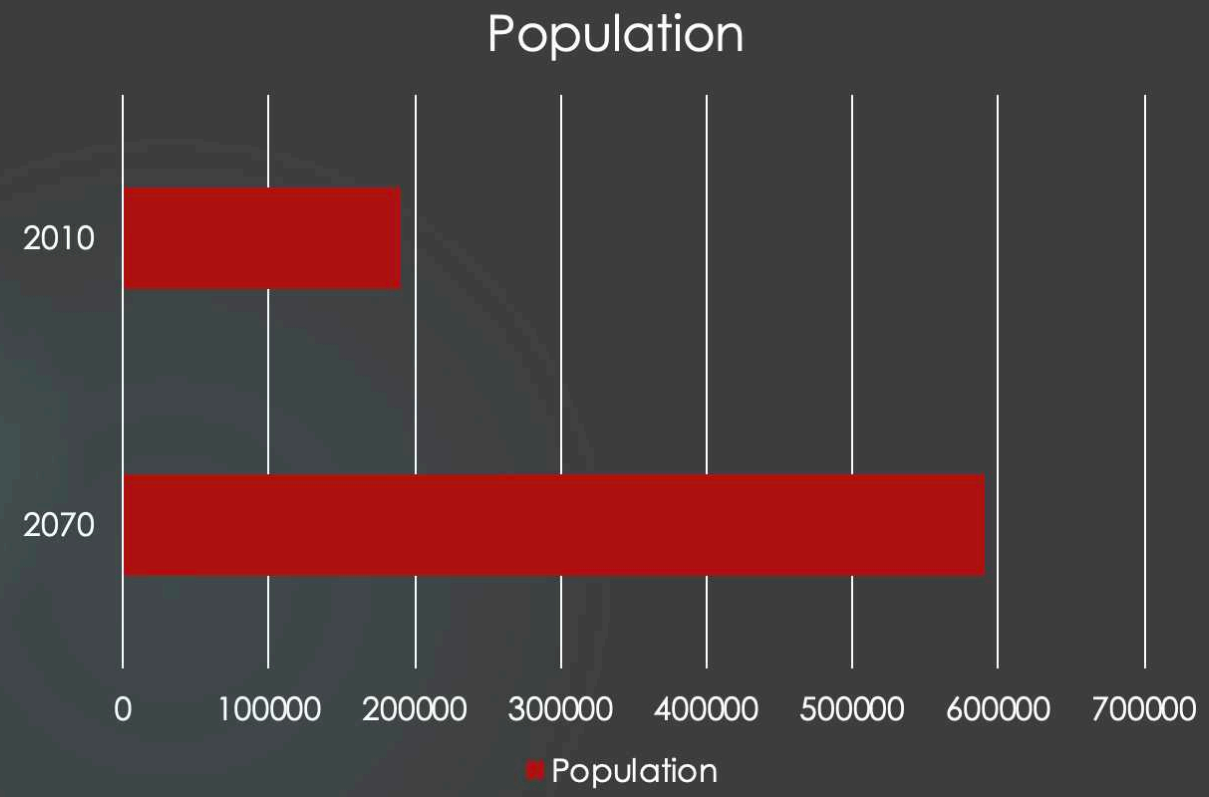
Projected population growth in St. Johns County



- 2010: 190,000
- 2070: 591,000

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Some caveats

- 2070 data was intended for statewide and regional use; discrepancies inherent when using at smaller geographic scales
- 2070 scenarios don't reflect all current growth management rules
- 2070 scenarios don't project impact of sea-level rise

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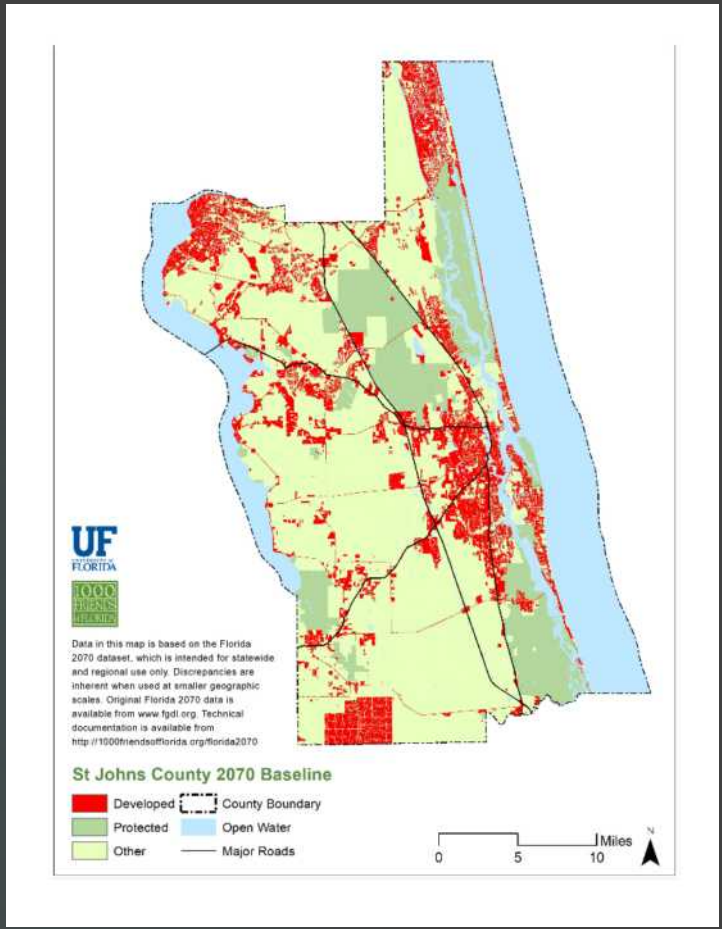
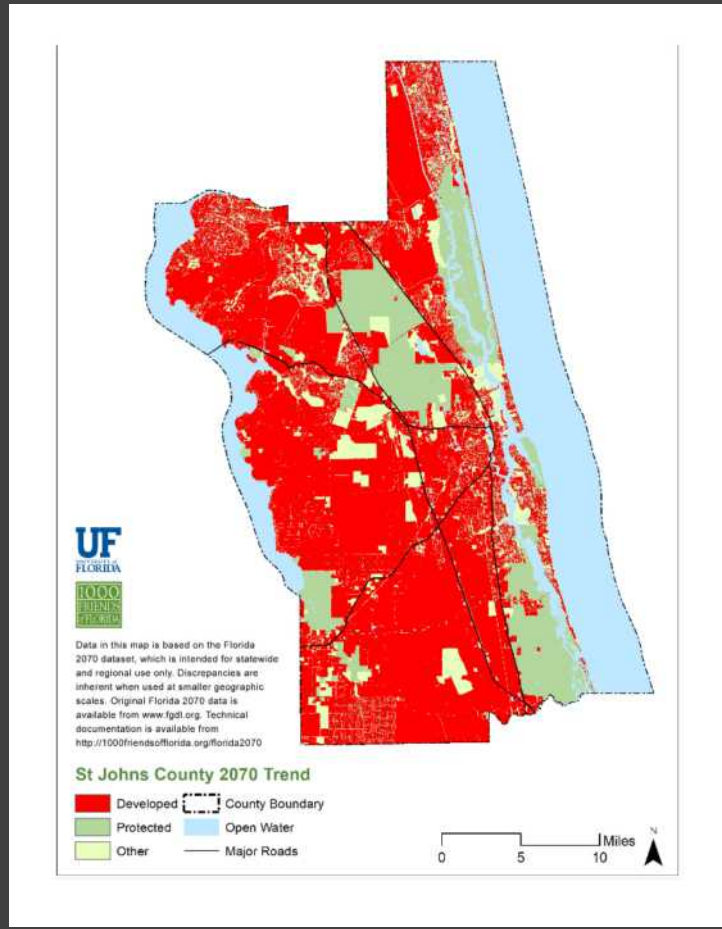
St. Johns County's growth trend



2010 Baseline



2070 Trend

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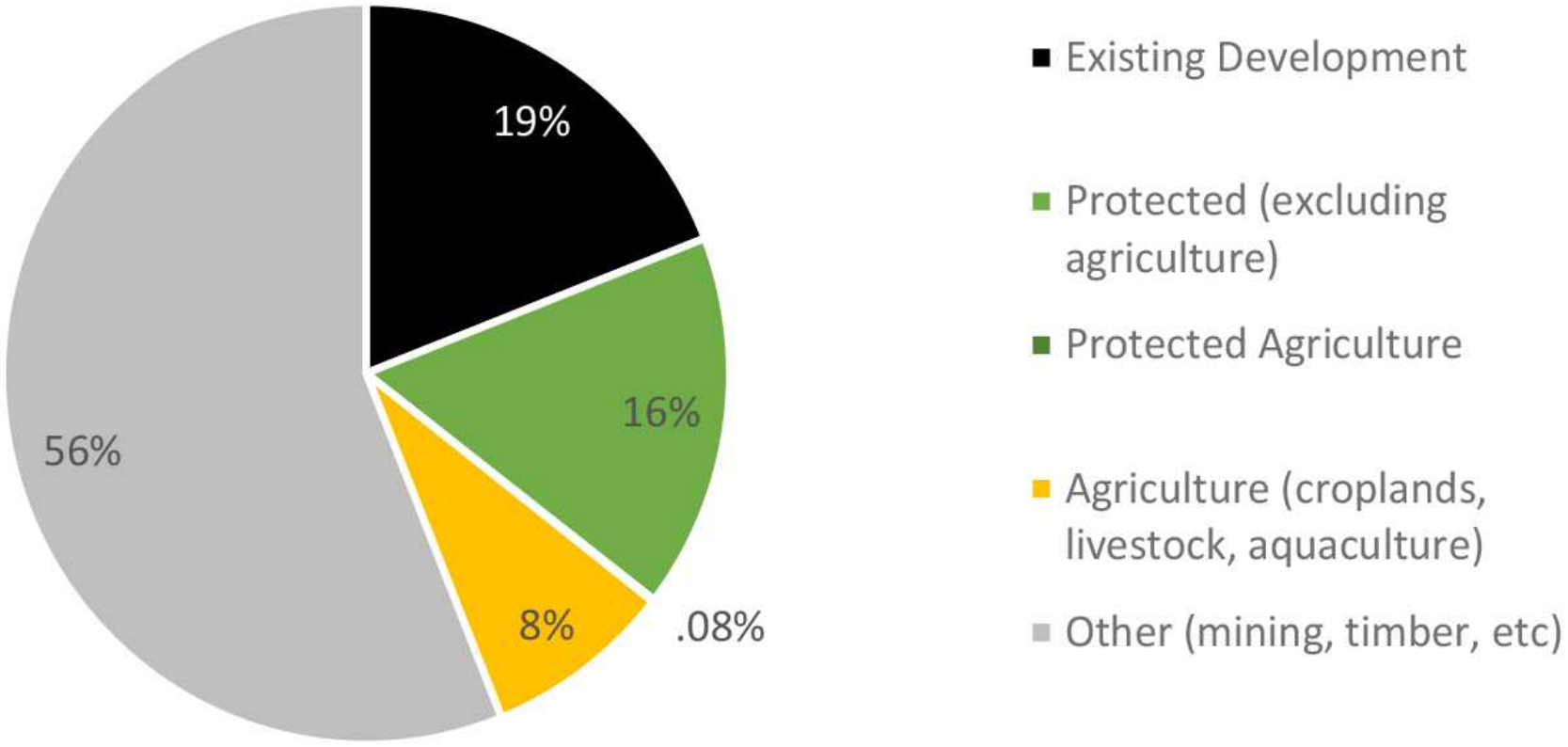
St. Johns County 2010 Baseline



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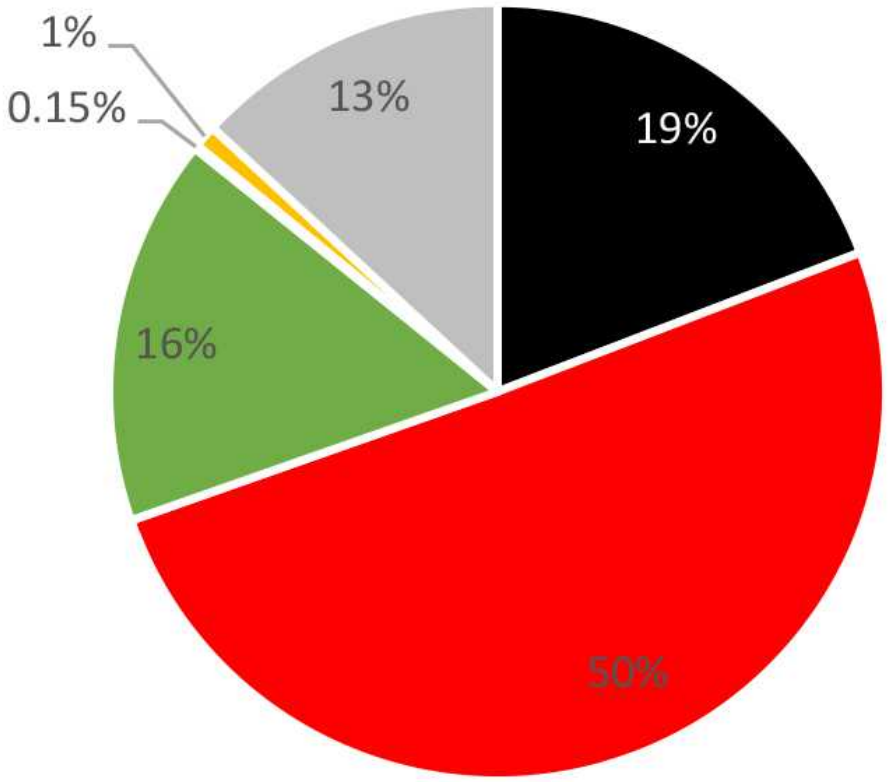
St. Johns County 2070 Trend



- Existing Development
- 2070 Development
- Protected (excluding agriculture)
- Protected Agriculture
- Agriculture (croplands, livestock, aquaculture)
- Other (mining, timber, etc)

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Benefits from compact development:

- Lower costs for taxpayers for public services
- Lower environmental impact
- More transportation options
- Less time stuck in traffic
- More housing choices

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Small land-use changes: It all adds up

- The cumulative impact of multiple small land-use changes will, over time, shape the future landscape of Florida.

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SJC 2070 Workshops

November 2019

Facilitated community workshops sought to educate, solicit public feedback and provide potential growth management solutions.

Attendees were asked to participate in a "dot exercise" for various issues in the county.

- Blue dot – This is an important priority
- Green dot – The county does a great job on this issue
- Red dot – The county needs to improve on this issue

What does our population look like?

Wealthy (median household income $77K vs. $53K)

Highly educated (43% have B.A. degrees vs. 29%)

High owner occupied housing (78% vs. 65%)

Not diverse (82% white, non-hispanic vs. 53%)

Income and access to housing is unequally distributed throughout the county.

St. Johns County is RAPIDLY GROWING

POPULATION GREW 39.3% FROM 2010 TO 2019

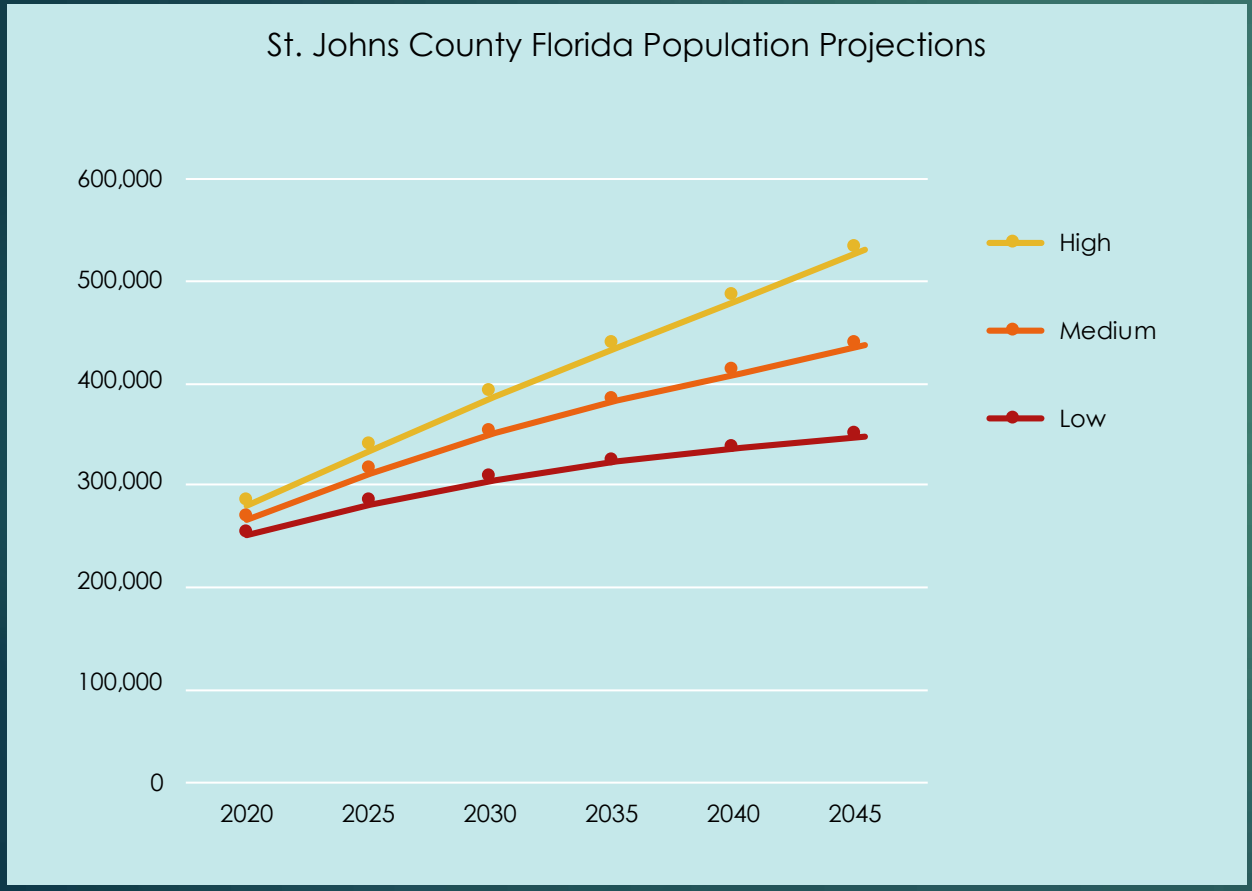
EMPLOYMENT INCREASED 108% DURING 2001-2018

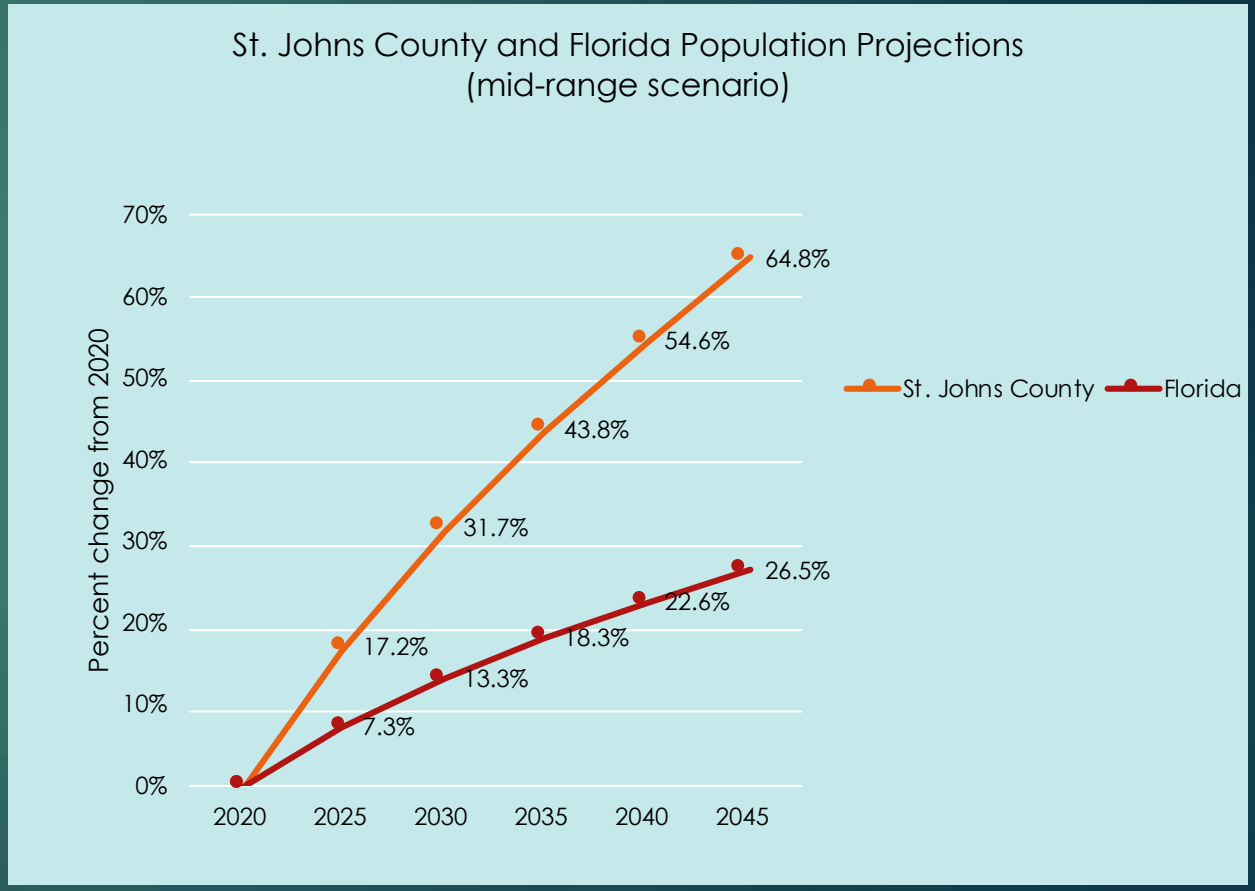
COUNTY REAL GDP INCREASED 86% DURING 2001-2018

MID-RANGE POPULATION PROJECTION OF 434,900 IN 2045 (65% INCREASE FROM TODAY) HIGH GROWTH PROJECTION IS 529,700 (90% INCREASE FROM TODAY)

WE ARE THE SECOND HIGHEST GROWTH RATE AMONG FLORIDA COUNTIES AND MUCH HIGHER THAN THE STATE WHICH IS AT 25.5% GROWTH

SJC Population Projections





St. Johns County's Economy is Based on Tourism, Cultural Services and Natural Resources

Leading economic sectors for employment in 2018:

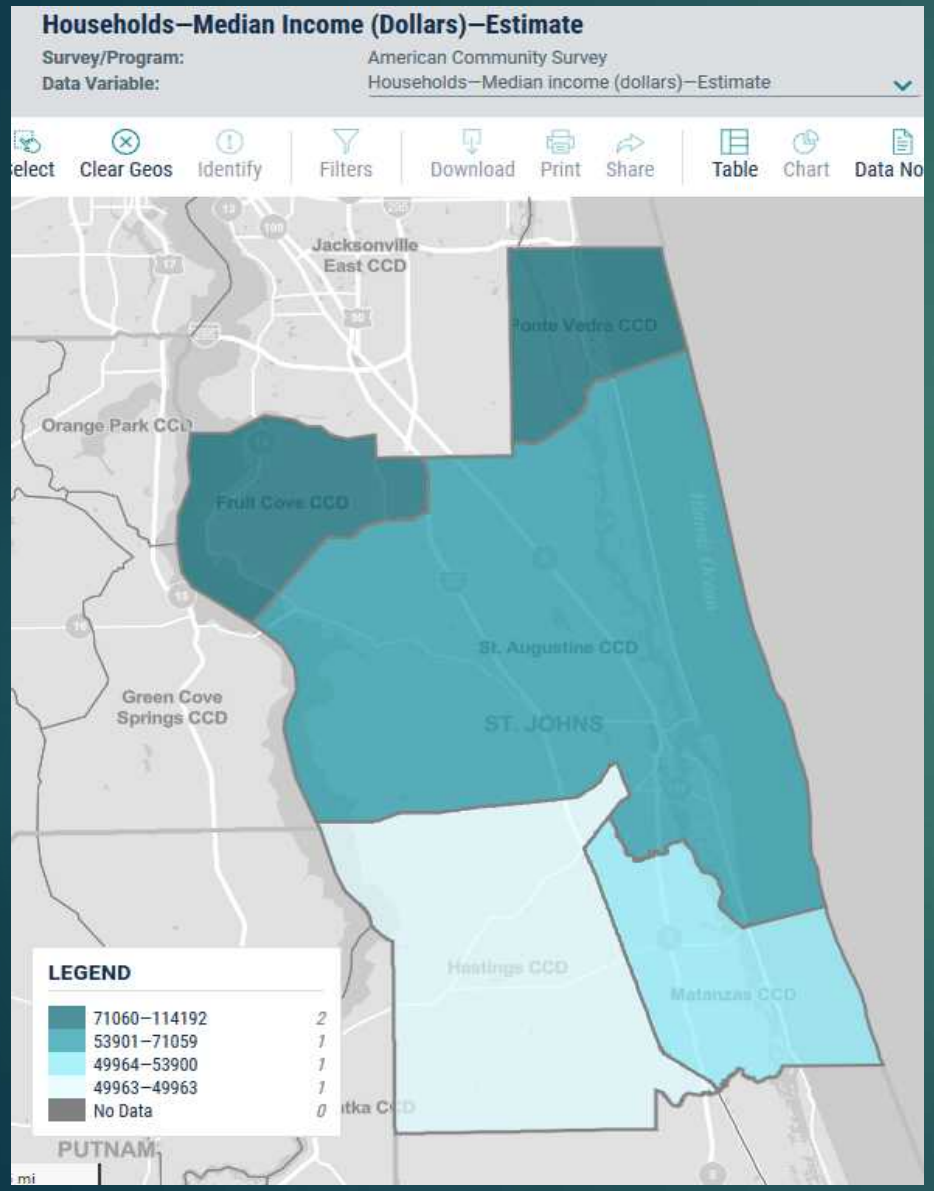
- Accommodation and food services 11.3%
- Retail trade 12.3%
- Health care and social assistance 9.7%
- Real estate and rentals 8.3%
- Government 8.6%

St. Johns County has robust agriculture, natural resources and food industries that support the amenity-based tourism economy

- Economic contributions of crop, livestock, forestry and fisheries sectors in 2018 was 1,314 jobs and $118 million in output

- Economic contributions of all ag-related and food industries was 30,511 jobs and $3.45 billion in output

Distribution of Wealth & Housing in SJC



- St. Johns County income and access to housing is unequally distributed across the southern areas of Hastings and Matanzas, which are relatively undeveloped, versus the northern areas of Fruit Cove and Ponte Vedra, and the broad middle area of St. Augustine
- Median household income is lower in the southern than the northern areas: $52,414 vs. $111,344
- Median value of owner occupied units is lower in the southern areas: $187,877 vs. $398,744
- Vacant housing units is higher in the southern areas: 21% vs 10%

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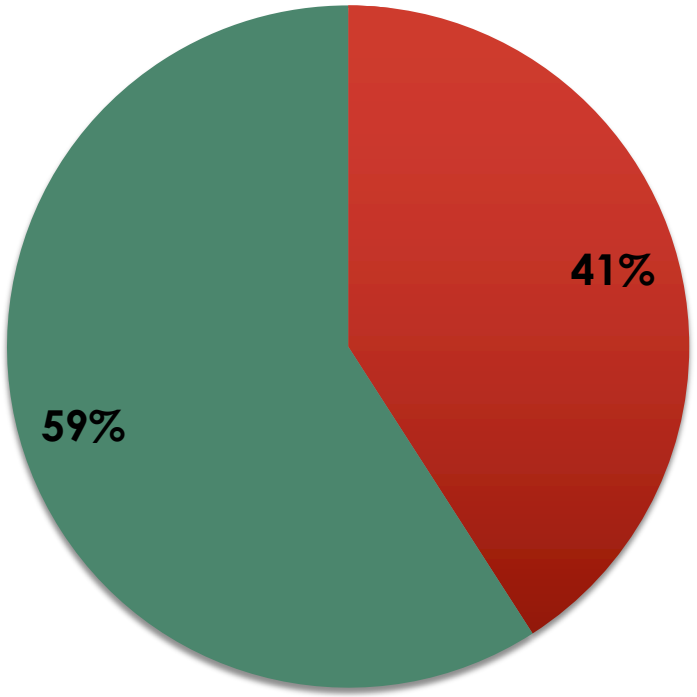
What issues did participants consider?

- Clean Water & Air
- Growth Management
- Conservation Land & Green Spaces
- Public Safety
- Social Services
- Affordable Housing
- Government Transparency & Accountability
- Education
- Economic Development
- Water & Sewer Infrastructure (includes flooding)
- Roads & Traffic

Clean Water & Air

40 participants identified clean air and water as an important priority

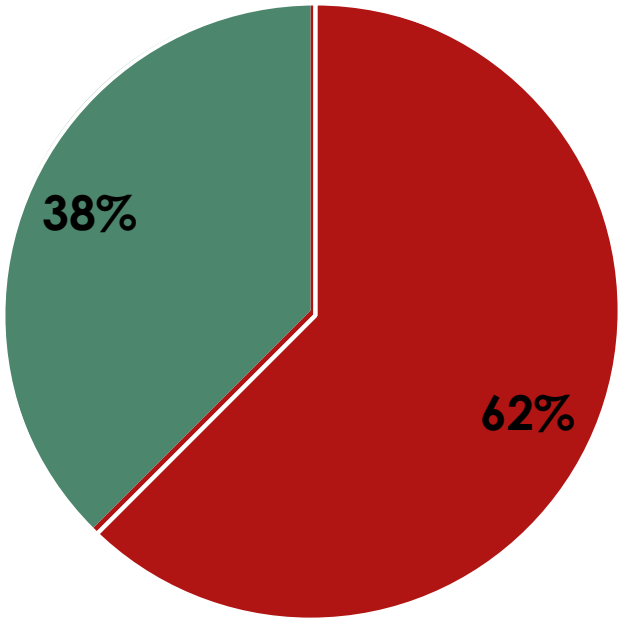
- Needs Improvement: 9
- Well managed: 13



Conservation Land & Green Spaces

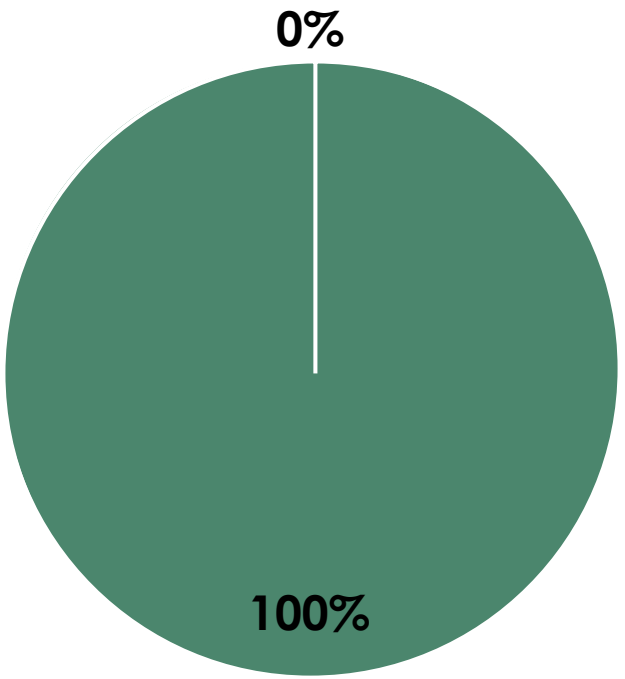
- 79 participants identified conservation land and green spaces as a priority

- Needs improvement: 20
- Well managed: 12



Public Safety

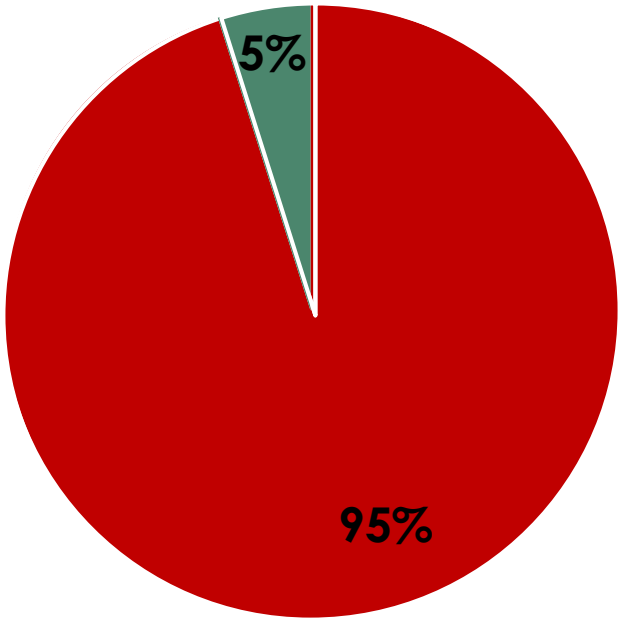
- 2 participants identified public safety as a priority
- Needs improvement: 0!
- Well managed: 58



Affordable Housing

- 28 participants identified affordable housing as an important priority

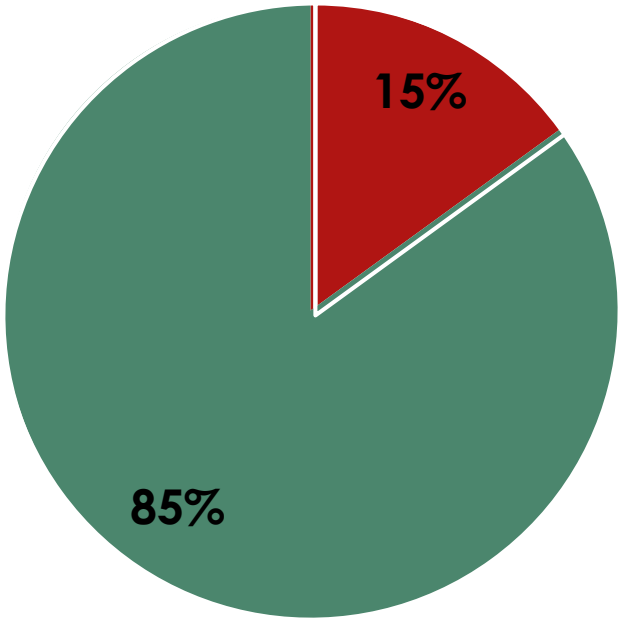
- Needs improvement: 39
- Well managed: 2



Social Services

- 14 participants identified social services as an important priority

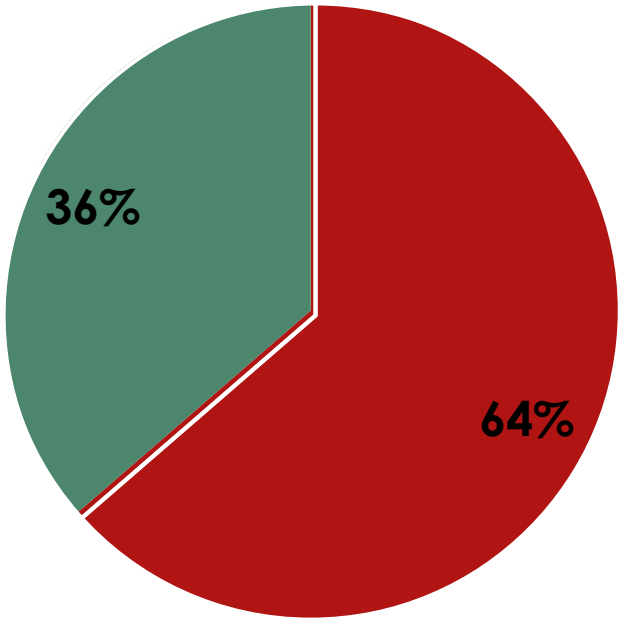
- Needs improvement: 9
- Well managed: 51



Economic Development

- 9 people identified economic development as an important priority

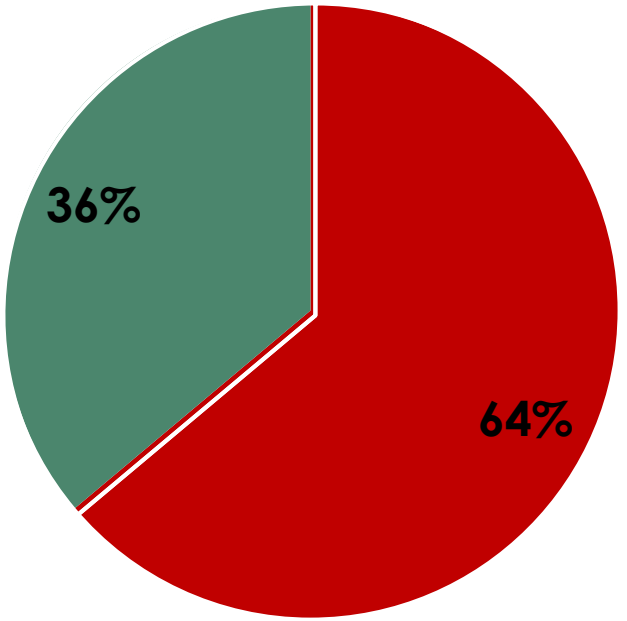
- Needs improvement: 14
- Well managed: 8



Government Transparency & Accountability

- 10 people identified government transparency and accountability as an important priority

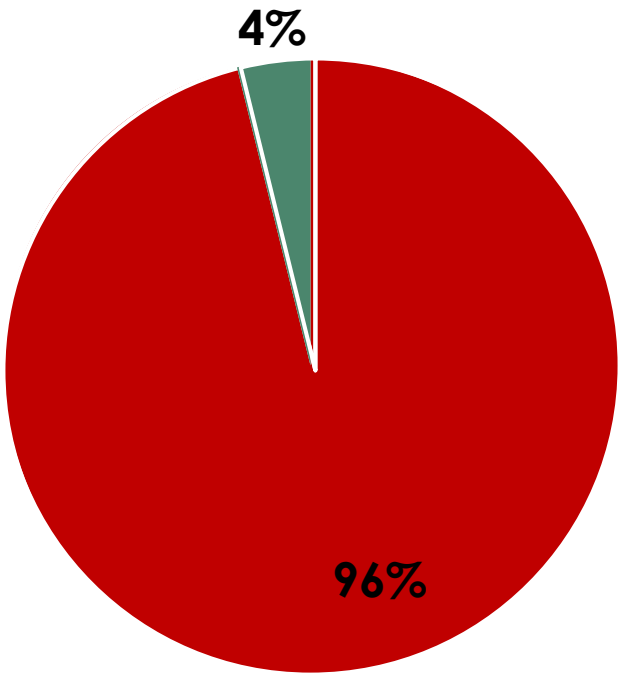
- Needs improvement: 23
- Well managed: 13



Water & Sewer Infrastructure

- 17 participants identified water & sewer infrastructure, including flooding, as an important priority

- Needs improvement: 25
- Well managed: 1

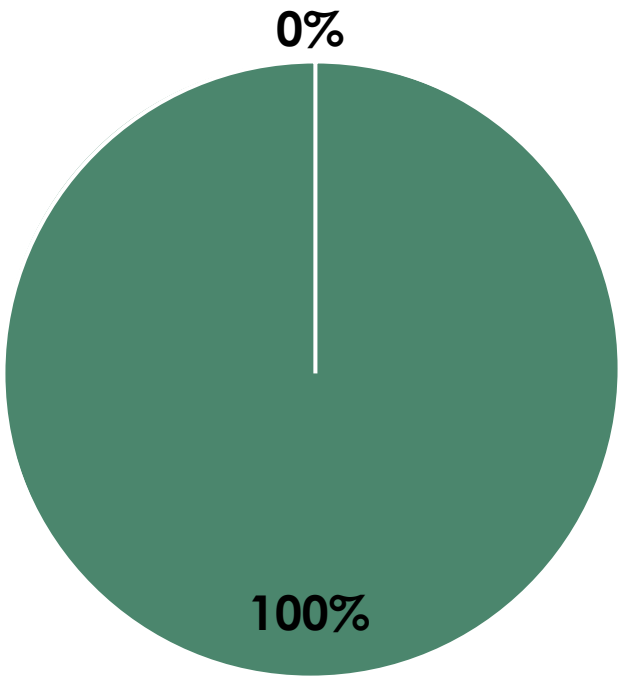


Education

- 8 participants identified education and the SJC school system as an important priority

- Needs improvement: 0!

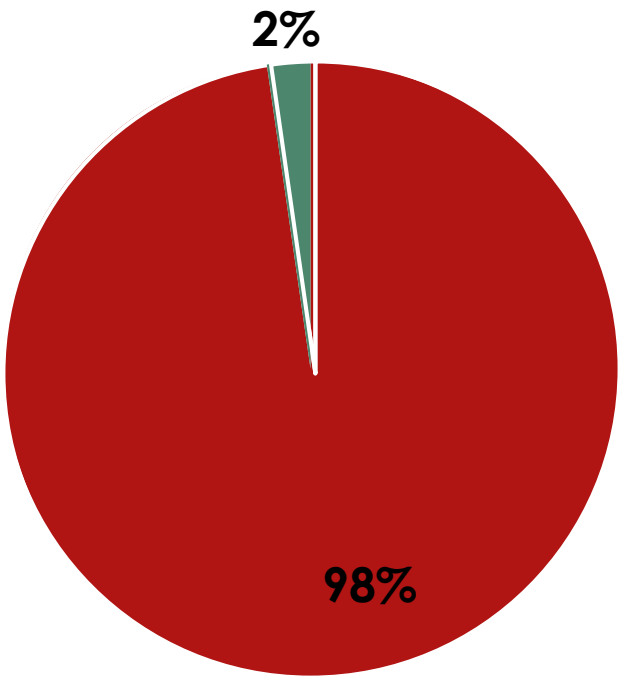
- Well managed: 74



Roads & Traffic

- 16 participants identified roads and traffic as important priorities

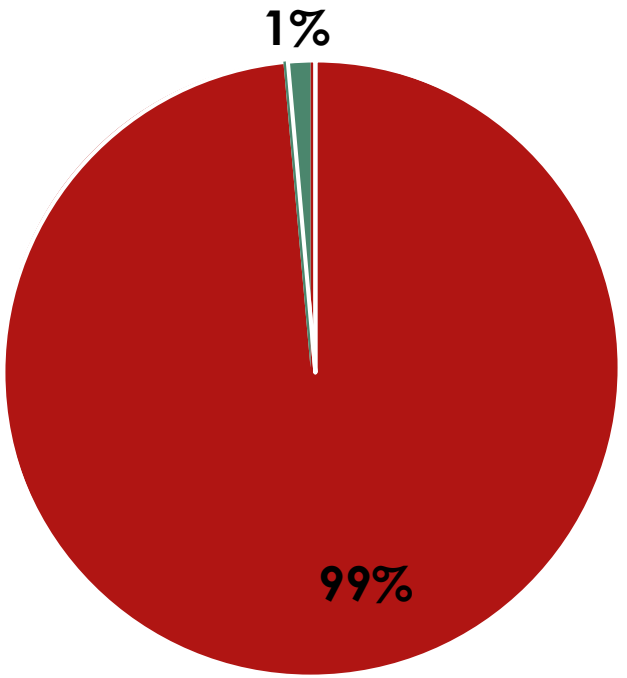
- Needs improvement: 43
- Well managed: 1

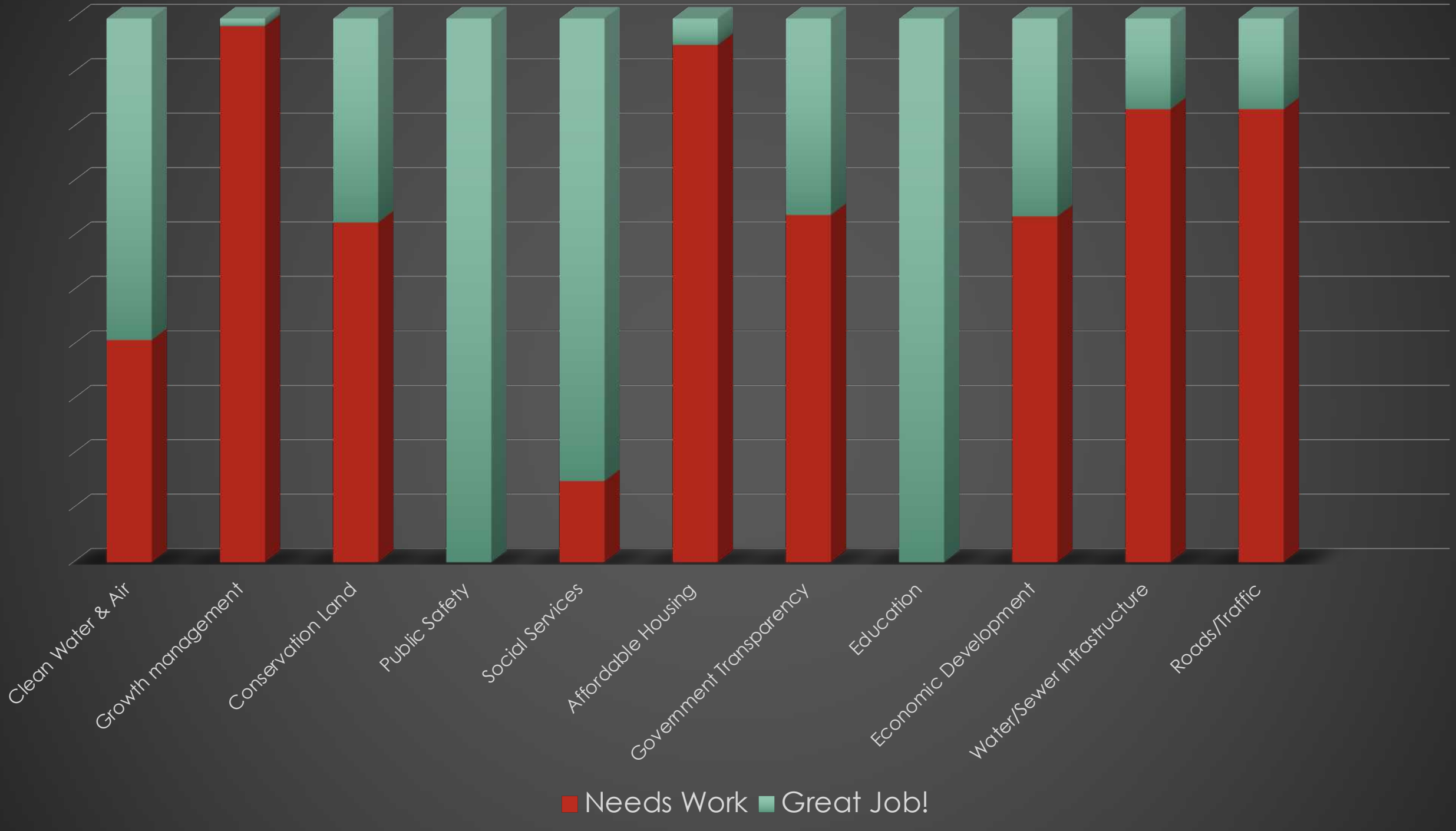


Growth Management

- 35 participants identified growth management as an important priority

- Needs improvement: 70
- Well managed: 1




Clean Water & Air
Growth management
Conservation Land
Public Safety
Social Services
Affordable Housing
Government Transparency
Education
Economic Development
Water/Sewer Infrastructure
Roads/Traffic
Needs Work
Great Job!

Where is St. Johns County excelling?

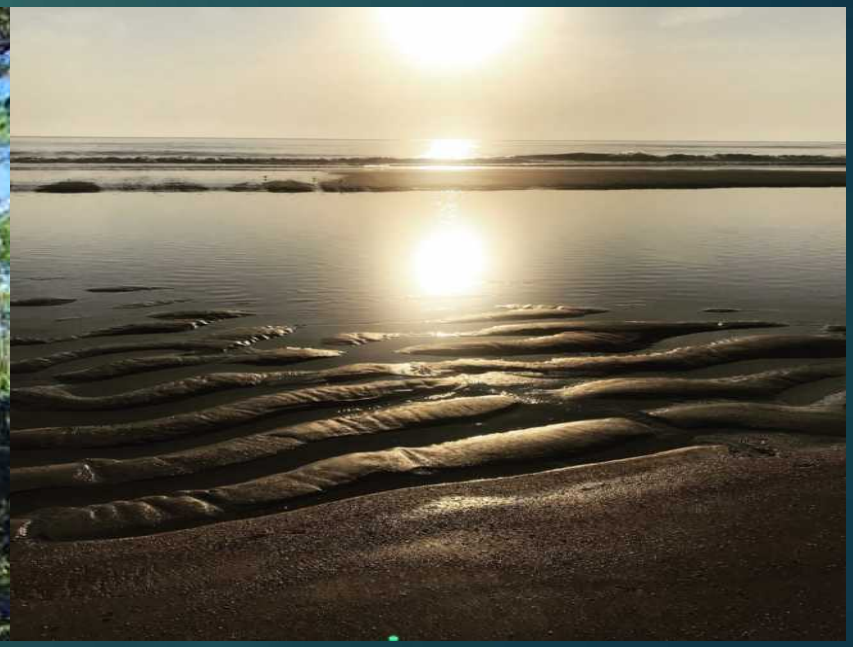
- Education
- Public Safety
- Social Services

Where does St. Johns County need to improve?

- Growth Management
- Roads/Traffic
- Affordable Housing
- Water/Sewer Infrastructure, includes flooding

What are important priorities for St. Johns County residents?

- Conservation Land/Green Spaces
- Clean Water & Air
- Growth Management
- Affordable Housing



Build Better Communities in SJC

Include mixture of homes, shops, schools and offices within close proximity in new development and the retrofit of existing development – implement adaptive reuse

Encourage a range of housing choices to ensure affordability

Configure new development for multiple transportation options, including walking, biking and public transportation

Ways to protect St. Johns County's environment

PROTECT LAND ON FLORIDA FOREVER AND FLORIDA GREENWAYS LISTS

SUPPORT FUNDING FOR THESE PROGRAMS

CREATE INCENTIVES AND PROVIDE FUNDING FOR LANDOWNERS TO CONSERVE THEIR AGRICULTURAL PROPERTY

LESSEN ENVIRONMENTAL IMPACT OF NEW DEVELOPMENT

What can our local governments do?

Implement	Implement stronger scrutiny of developer-based Comprehensive Plan Amendments
Train	Provide robust training sessions for staff and leadership on the economic cost of sprawl rooftops
Delineate	Establish Urban Service Boundaries
Require	Require a super-majority on rezonings and variances
Partner	Partner with developers on conservation goals before approving development
Incentivize	Incentivize infill development at higher densities – BUILD UP - NOT OUT

What can St. Johns County Government do?

- Consider ways to further Comprehensive Plan Objective A.1.6 to encourage continued agricultural and silvicultural uses
- Resurrect the County's LAMP Program

"At this time, the LAMP program is on hold due to lack of funding from the Department of Environmental Protection. The County's hope is that when the funds are again available, the LAMP program will once again thrive."

Smart land use = stronger tax base

DeWitt Taylor Building
$87,105 taxes per acre

Polk County, FL
Valuation comparison

Beymer Building
$227,583 taxes per acre

Super Walmart
$8,647 taxes per acre

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Adaptive Reuse Case Example

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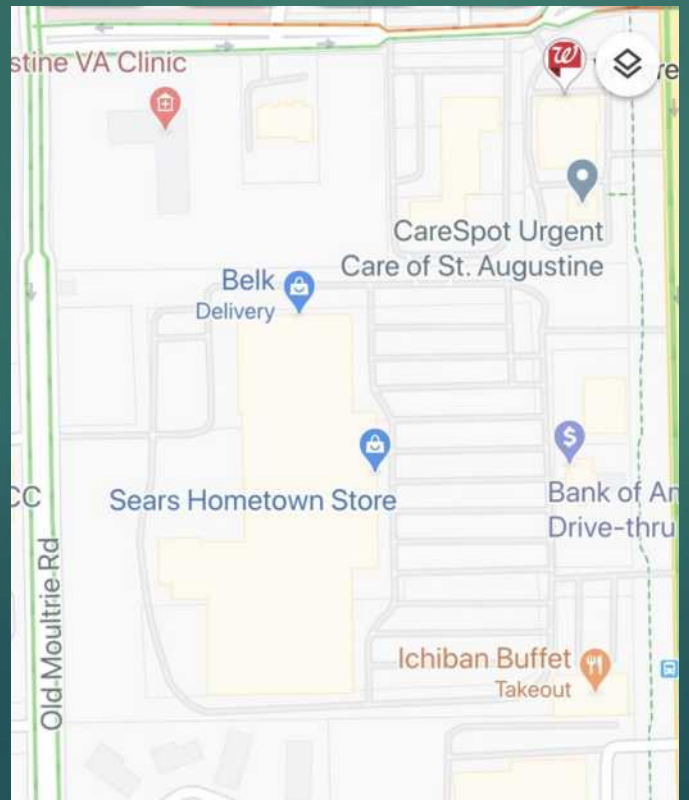
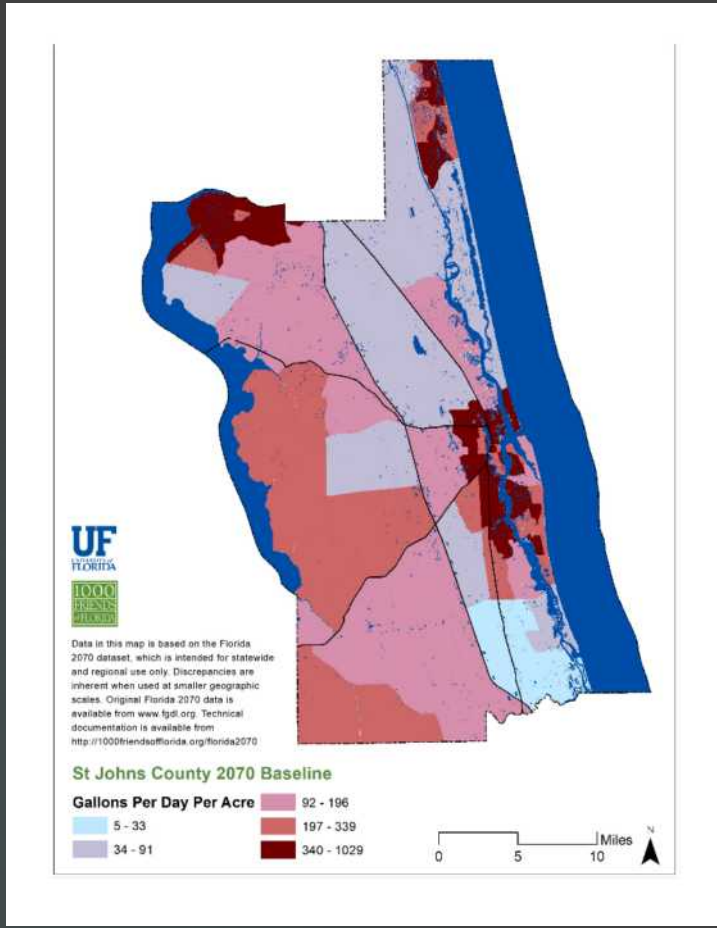
How can we do this right?

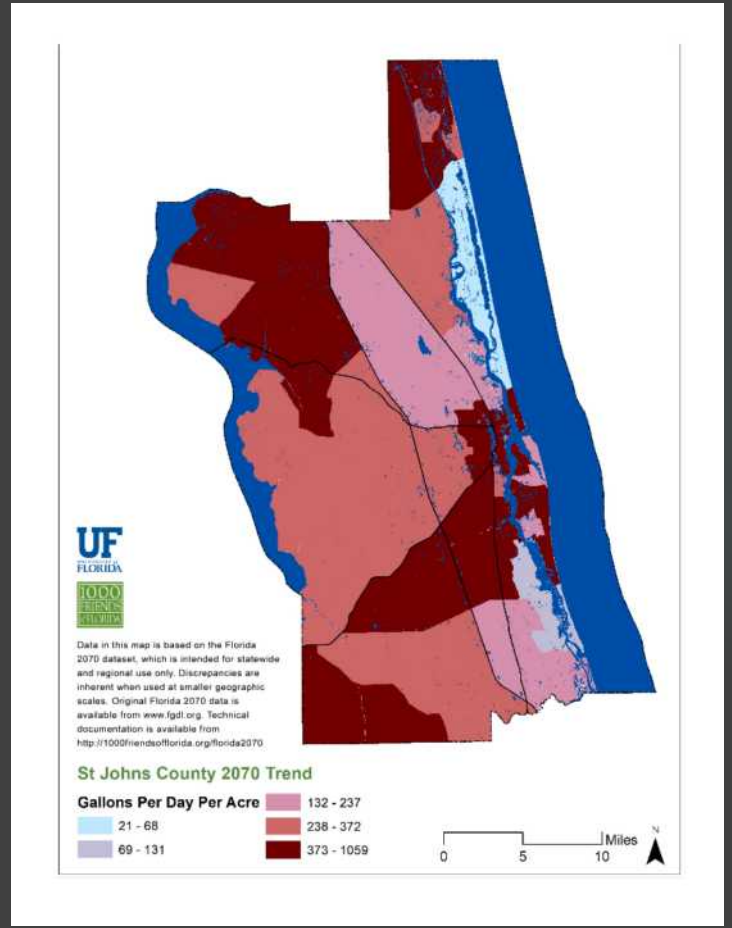
Eastgate Mall in Chattanooga TN
Reuse of aging, economically failing shopping mall
Mix of offices, shops, restaurants
Attractive public spaces
Pedestrian friendly design, bus access
Intensive public input
Revitalization of neighborhood



St. John's County's water use trend



2010 Baseline



2070 Trend

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Water

- Create an Aquifer Recharge Overlay District in the Pellicer basin
- Adopt robust impervious surface limitations outside urban areas
- Incentivize Florida Friendly Landscaping regulations
- Disincentivize traditional landscaping that requires excessive fertilizer
- Stop approving developments that use St. Augustine sod
- Adopt an ordinance that prohibits fertilizing with nitrogen between June-Sept and ban phosphorus fertilizer
- Require permitted water users to monitor groundwater use

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Thank you! Questions?

Thank you to Dr. Alan Hodges and Joseph Minicozzi, AICP

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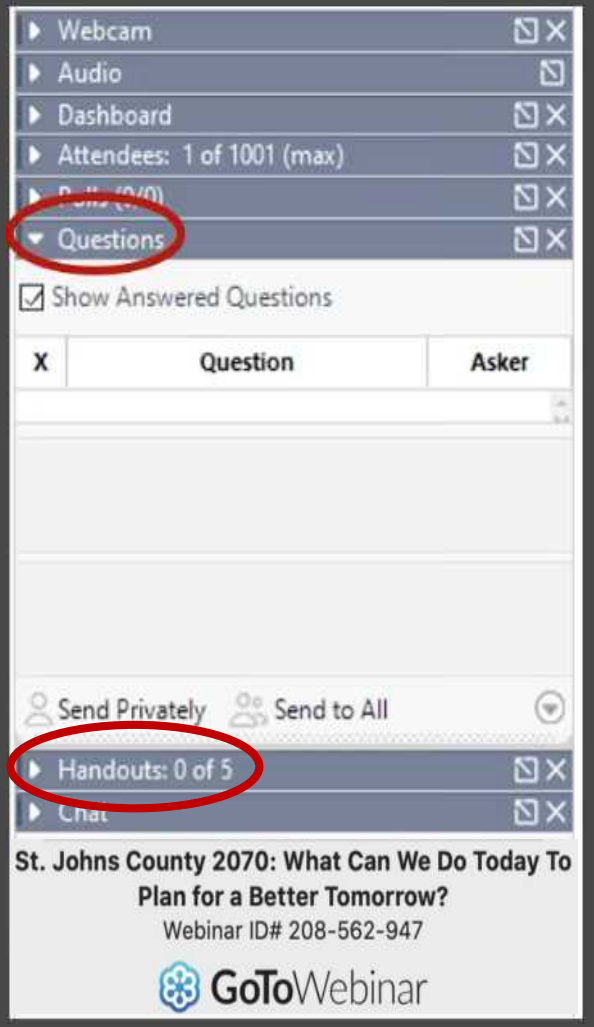
Questions and Answers



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- Please refer to the slide number and/or speaker when you post your question
- Please keep your questions succinct
- Staff will ask the presenters questions, as time permits

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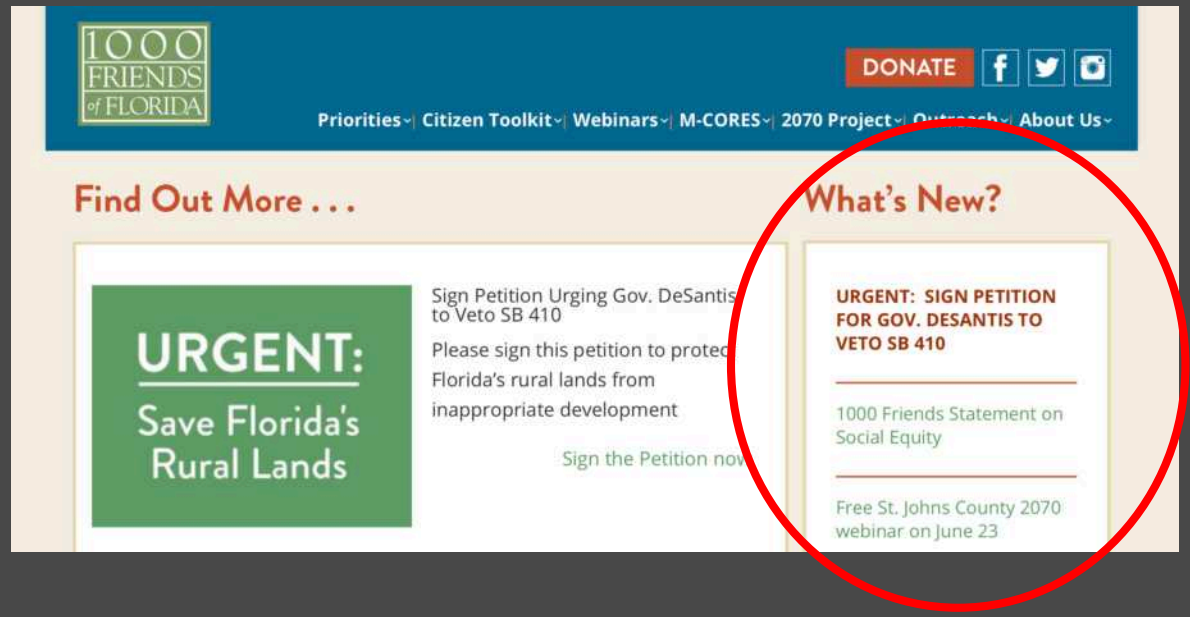

This PowerPoint will be available under "What's New" at: www.1000fof.org

St. Johns County 2070 project information at: www.1000fof.org/county/stjohns/

Please direct questions to hbusch@1000fof.org

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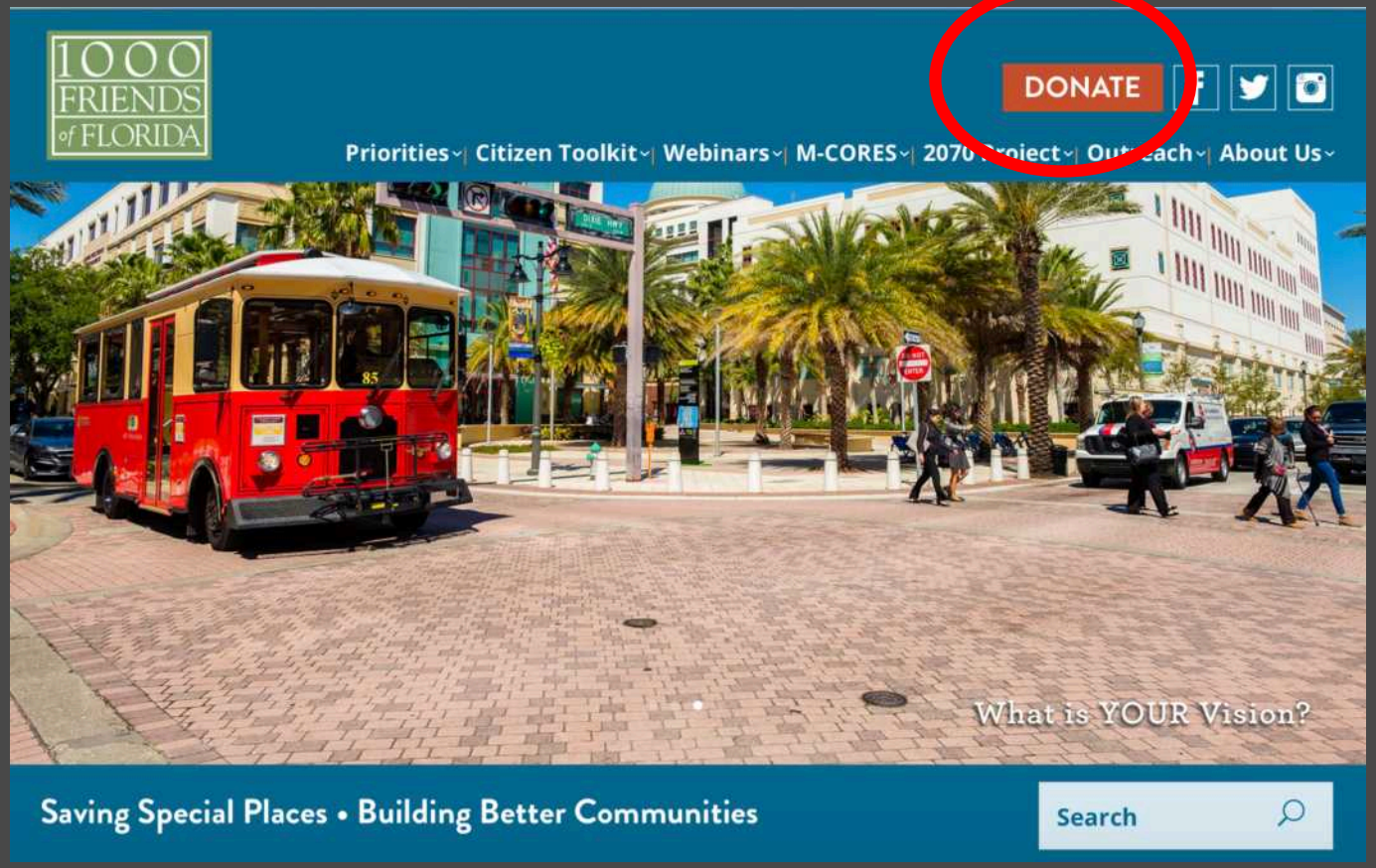

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Thank You!

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