

ST JOHNS COUNTY CIVIC ROUNTABLE MINUTES

January 8, 2018

President Lofgren opened the meeting at 9:00am.

Secretary's report: The Roundtable minutes of December 11, 2017 were accepted as read.

Treasurer's report: No report

President Lofgren introduced Suzanne Konchan, Growth Management Director for St Johns County.

Ms. Konchan said her responsibilities span several areas including:

- Planning & Zoning
- Building Services
- Transportation Development
- Environmental
- Code enforcement
- Operations

Much activity concerning land use and zoning with the most frequent request being the change from rural to residential.

The county has a comprehensive plan (required by the state) that was adopted in 1990.

Any zoning change has to factor roads, schools, fire service. Also discussed non zoning variance requests, PUD changes or waivers, and “specimen tree” protection. For example oak trees with trunk diameters over 36 inches may be protected

Suzanne pointed out popular trends in requests:

- 1 Residential (most)
- 2 Commercial & Industrial
- 3 Age restricted communities
- 4 Assisted living

Building permits increased from 3200 in 2016 to 3700 in 2017 with 11% being commercial. That is a 16.8% increase over 2016.

Impact fees: Latest study indicates impact fees in St Johns County could be increased by at least 50%. This increase could be applied against all types of developments unless offset by other revenue source.

County has 220 million in credit bank that have been provided by developers that can offset impact fees in their respective developments. Nocatee is a prime example of this offset.

Ms. Konchan said that Route 9B should open this summer giving some relief to traffic on Routes. 95 and 210.

Also there is a need for low cost housing in our county with very few new offerings less than 250 to 300 thousand dollars being built.

Also of interest - when a house is removed, a credit toward the impact fee is given for the new construction on the same lot. County cannot deny reasonable use of a property. For example: building with pilings on a severely eroded beachfront lot. About 40 homes have been sent letters concerning structural issues.

General Discussion:

A membership committee will meet to develop a plan to invite community organizations to join the Civic roundtable. Tony Bosco, Ed Olsen, Dennis Froio, Doug Worth, and Verna Bacon offered to attend.

Linda Oakley – Reported burglary ring operating in gated communities. Perpetrators casing the community for people leaving their home and coming in unlocked doors after they are gone. Stealing jewelry and other valuables to be fenced in Asia. Advised to lock your doors!

Meeting was adjourned at 11:00am

Respectfully Submitted,

Dennis Froio, Secretary