

St. Johns County Board of County Commissioners



**Boards and Committee  
Annual Reports**

2025

# Purpose of Annual Reports

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Rule 2.206 of Boards Rules and Policies States:

**B. Annual Reports.** Each Board/Committee must submit an Annual Report to the Board of County Commissioners by April 1st indicating its activities and accomplishments for the previous calendar year. The report should include the mission statement of the Board/Committee, projections for the current calendar year and any other relevant information, such as the proposed budget.

# **BOARDS AND COMMITTEES ANNUAL REPORT**

**2025**

**Date: January 13, 2026**

**Committee Name: St. Johns County Board of Adjustments and Appeals**

**Chairman: Keith Burney**

**Staff Liaison: Emily Lunn, Board Secretary**

## **Brief History of Committee: Board Overview & Composition**

The Board was established following the local adoption of the Florida Building Code to handle technical disputes and safety issues. It is composed of seven regular members and two alternate members.

- **Professional Members:** Includes design professionals, contractors, or building industry representatives with technical code knowledge.
- **At-Large Members:** Includes one member from the building industry and one from the general public.
- **Requirements:** Members must be registered voters in St. Johns County and serve two-year terms.

## **Mission & Responsibilities**

The Board serves three primary functions as outlined in its mission statement:

1. **Arbitration:** Hearing appeals regarding decisions or interpretations made by the building official.
2. **Evaluating Code Provisions:** Reviewing specific cases where strict enforcement might result in injustice or conflict with public interest.
3. **Abatement Proceedings:** Acting as the hearing board for the Unsafe Building Abatement Ordinance (Ordinance 2000-48) to make final interpretations on building safety.

**Major Achievements, Successes etc. for 2025:**

In 2025, the **St. Johns County Construction Board of Adjustment and Appeals (CBAA)** achieved significant success in public safety by resolving complex cases where strict adherence to technical codes was balanced with community welfare.

- Through public hearings, the Board successfully addressed critical hazards by ordering the abatement of structurally unsound buildings under **Ordinance 2000-48**. These hearings resulted in either formal demolition and debris removal orders or mandated repair orders, directly eliminating public nuisances and safety threats to surrounding neighborhoods.
- Through cost confirmation hearings, the Board ensured that the public did not bear the financial burden of private property remediation. They successfully authorized liens against properties where the county was forced to perform abatement work, recovering thousands of dollars in administrative and demolition costs.
- By maintaining a **verbatim record** of all proceedings and requiring sworn testimony, the Board upheld a high standard of legal transparency. This rigorous process protected the rights of property owners while ensuring that final decisions were based on sound technical evidence and expert testimony.

#### **Goals and Objectives for 2026:**

For 2026, the St. Johns County Construction Board of Adjustment and Appeals (CBAA) is focused on advancing public safety through strict code enforcement, supporting the county's broader resiliency goals, and managing the impacts of rapid regional growth.

#### **Core Goals and Objectives for 2026**

- **Expansion of Building Abatement Proceedings:** A primary objective is the continued enforcement of the Unsafe Building Abatement Ordinance, focusing on identifying and remediating structurally unsound buildings to eliminate public health and safety hazards.
- **Compliance with Structural "Milestone" Inspections as they arise:** The Board will oversee technical appeals related to Ordinance 2025-51, which mandates structural inspections for condominiums and cooperative buildings three stories or higher.

# BOARDS AND COMMITTEES ANNUAL REPORT

2025

**Date:** January 9, 2026

**Committee Name:** Affordable Housing Advisory Committee (AHAC)

**Chairman:** Bill Lazar

**Staff Liaison:** Joseph Cone, Jenny Harvey, Laura Lavelle

**BCC Rep:** Commissioner Ann Taylor

**Brief History of Committee:** In accordance with F.S. 420.9076, this committee was established by County Ordinance 2008-29, Resolution 2008-177 and resolution 2010-92. The committee is comprised of eleven (11) members appointed for a four-year term (after an initial staggering of terms) except for the Housing Finance Authority Representative and Planning & Zoning Agency Representative whose terms run concurrent with their terms on the respective boards. An amendment was made to Ordinance 2008-29 to conform to changes made in state law regarding the composition of the committee and those changes took effect in 2024. Annually, St. Johns County receives a grant allocation from the State of Florida to administer its local State Housing Initiatives Partnership program (SHIP). The SHIP program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program is designed to serve very low, low- and moderate-income families. In order to participate, local governments must establish a local housing assistance program by ordinance; develop a local housing assistance plan (LHAP) and housing incentive strategy; amend land development regulations or establish local policies to implement the incentive strategies; form partnerships and combine resources in order to reduce housing costs; and ensure that rent or mortgage payments within the targeted areas in alignment with [Chapter 420 Section 0004 - 2021 Florida Statutes - The Florida Senate \(flsenate.gov\)](#) of the area median income limits, unless authorized by the mortgage lender. As part of the SHIP program, the AHAC meets monthly. At the end of each calendar year, it presents its evaluation of affordable housing issues in St. Johns County along with recommended incentives and actions to the Board of County Commissioners (BCC). This process ensures that the county remains committed to providing accessible and affordable housing options for its residents.

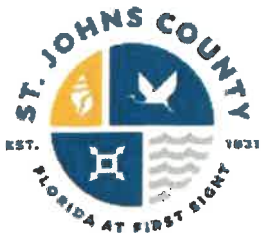
**Mission:** Affordable Housing Advisory Committee reviews established policies and procedures, ordinances, land development regulations and adopted local government comprehensive plans to recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

## **Major Achievements, Successes etc. for 2025:**

- The Affordable Housing Advisory Committee (AHAC) and Housing Finance Authority (HFA) combined efforts in 2024 to serve as the Steering Committee for the APD Urban Affordable Housing Study, recommending actions and providing feedback towards a housing report that is currently in development with a projected completion date of early 2026.
- After AHAC presented the need for Impact Fee adjustments, and Growth Management presenting information, the BCC approved a 50% waiver of non-school impact fees for households between 50 and 80% and a full waiver for households below the 50% AMI
- AHAC member, Orv Dothage had Aliyah Meyer, of the St Johns Chamber of Commerce present to the AHAC committee a preview of the 2025 Workforce Housing in St. Johns County Report.
- Completed the 2025 Incentive Review and Recommendation Annual Report, per State Housing Initiatives Partnership (SHIP) requirements.
- The BCC accepted the AHAC annual report at the December 16, 2025, meeting.
- The annual AHAC presentation focused and encouraged action primarily on two important affordable housing concerns, Impact Fees and Density infill development.
- AHAC received updates and continued support for the SHIP Down Payment Assistance Program that managed 43 residential closings in 2025.
- Matt Wymann from FI Housing presented remotely in October on the viability of Community land Trust with specific suggestions for SJC to the AHAC and HFA.
- AHAC supported the lot viability in the West Augustine Community Redevelopment Area (WCRA) to plan and RFQ to develop future affordable housing in St. Johns County, Procurement will readvertise this need as the first bids were not accepted.

## **Goals and Objectives for 2026:**

- AHAC Committee to advocate for Demo and Rebuild Strategy within the SHIP Program, which is being drafted in the new LHAP, due in May 2026-2029 Plan year.
- Continue to support DPA Program to serve the 30%-50% AMI as a set-aside requirement and then serve up to 120% AMI households.
- AHAC members will continue to support the recent BCC decided waiver of non-school Impact fees and the policies that will help make that successful.
- AHAC members will continue to support the consideration of land acquisitions for affordable housing developments, including CLT type programming.
- AHAC members will continue to support the development of the Villages of New Augustine, an Ability Housing development that estimates new completion date of the Spring of 2026. The Villages will contain 92 apartments for individuals with limited income.



**Coastal Overlays: PVARC Annual Report  
2025**

**Date:** February 6, 2026

**Committee Name:** Ponte Vedra/Palm Valley Architectural Review Committee (PVARC)

**Chair:** Thomas Baker

**Staff Support:** Jackie Williams, Overlay Planner

**Brief History**

The Ponte Vedra/Palm Valley Architectural Review Committee (PVARC) was enacted through Ordinance 1999-51 and by Ordinance 2011-20 (Section VIII.Q.6.a Ponte Vedra Zoning District Regulations). PVARC reviews applications for both the Ponte Vedra Overlay District and the Palm Valley Overlay District. The Board is comprised of seven members with no vacancies.

**Mission Statement**

The mission of the Palm Valley Architectural Review Committee (PVARC) is to enhance property development while maintaining and encouraging quality character of design within the Ponte Vedra and Palm Valley Overlay Districts. PVARC achieves its mission by ensuring that applications meet the standards and criteria of the Overlay Districts as contained within Section 3.06.00 of the LDC and Section VIII.Q.5 of the Ponte Vedra Zoning District Regulations (PVZDR).

**Accomplishments in 2025**

PVARC held ten regularly scheduled meetings to consider a total of thirty-one agenda items, several of which contained multiple requests.

<b>Individual Applications (Ponte Vedra Overlay)</b>	<b>Quantity</b>
Wall / Monument/Tenant Signage	7
New Construction	1
Exterior changes including paint	0
Administrative Approvals	0

<b>Individual Applications (Palm Valley Overlay)</b>	<b>Quantity</b>
Wall / Monument / Tenant Signage	40
New Construction	1
Exterior changes including paint and landscaping	4
Administrative Approvals	12

**Goals for 2026**

1. To continue making a positive impact on the quality of design and aesthetics of the Ponte Vedra and Palm Valley Overlay Districts through the standards and design criteria with the PVZDR and LDC.
2. Continue to look for ways to improve the standard for site design and signage, and to suggest updates to the LDC to reduce the impact of lighting on the district.
3. Continue to seek qualified and committed volunteer membership so that quorum requirements will be regularly met, leading to a more efficient use of processing time for applicants, County staff and ARC members related to proposed projects within the Palm Valley/Ponte Vedra Overlay District.

## BOARDS AND COMMITTEES ANNUAL REPORT

2025

**Date:** January 6, 2026

**Committee Name:** Contractor Review Board

**Chairman:** Tyler Lee

**Staff Liaison:** E. J. Hobbs

### **Brief History of Committee:**

The BCC established the CRB in 1976 to insure proper administration of contractor licensing and discipline of licensees. The CRB has the authority to make bylaws, rules and regulations governing its body, as it may deem necessary, provided that the same do not conflict with other regulations of St. Johns County, or the constitution and laws of the United States, or the State of Florida. The CRB consists of nine members who service without compensation, holding monthly meetings to review applications from persons desiring to obtain a County Authorized Contractor License, and to also hear discipline evidence. The CRB has authority to grant, deny, suspend and or revoke permitting of State Certified Contractors. Fines, restitutions, limited permitting privileges are disciplinary actions that may also be imposed by the CRB after a local contractor is licensed. The CRB is presently regulated by SJC Ordinance 2002-48 passed and enacted September 23, 2002.

### **Mission Statement:**

Providing qualified trades workers for the citizens of St. Johns County by upholding contractor licensing requirements to assure public safety within the construction industry.

**Major Achievements, Successes etc. for 2025:**

Held 9 Contractor Review Board meetings.

102 licenses were issued this year, 10 more than last year.

Brought 2 disciplinary cases for review, 1 discussion.

**Goals and Objectives for 2026:**

Advance a culture of professionalism and accountability within the contracting community by elevating education, strengthening regulatory oversight, and ensuring consistent, fair enforcement. Foster regional and statewide partnerships to promote a level playing field and support licensed contractors committed to safe, compliant construction in St. Johns County.

**Notes:**

This voluntary board, composed of seven licensed contractors and two citizen members, is committed to supporting the next generation of skilled professionals in the construction industry. Despite significant reductions in the number of licenses local jurisdictions are permitted to issue due to state-level deregulation over the past five years, the Board remains dedicated to upholding high standards and ensuring qualified individuals enter the field.

**Cultural Resource Review Board  
Annual Report 2025**



**Date:** February 26, 2026

**Committee Name:** Cultural Resource Review Board (CRRB)

**Chair:** Susan Schjelderup (current), Leslee Keys (November 2024 – December 2025)

**Staff Support:** Megan Wright, Environmental Specialist; Ryan Mauch, Environmental Supervisor

**Brief History**

This Board was established in Section 3.01.02 of the County’s Land Development Code (LDC), adopted by the County Commission July 29, 1999. The Cultural Resources Review Board (CRRB) is composed of seven members appointed by the Board of County Commissioners with representation from each of the five Districts and two at-large members. There is currently one vacancy.

**Mission Statement**

Protect cultural, historical, and archaeological resources that are important community assets which enrich the lives of citizens and visitors. In section 3.01.02.B, the roles and purview of the CRRB are stated as follows:

“The CRRB shall establish priorities for the identification, nomination, protection, preservation and potential acquisition of Cultural Resources... The CRRB shall review public and staff requests to designate certain Cultural Resources as Significant Cultural Resources, and establish such designations by majority vote of the Board... The CRRB may review, and comment related to any Cultural Resource Management Plan required pursuant to proposed alterations, relocations, demolitions, and new construction or other activities where the Project affects a Significant Cultural Resource. The CRRB, with the assistance of the County Administrator, shall establish application procedures and application forms for County Landmark and County Landmark District designations... The CRRB shall review applications for Certificates of Appropriateness as set forth in Section 3.01.03.F for projects affecting County Landmarks and Landmark Districts and issue Certificates of Appropriateness based upon the review.”

**Accomplishments in 2025**

The CRRB held a total of six meetings in 2025.

<b>CRRB ACTIVITY RECORD</b>	<b>Quantity</b>
Historic/cultural resource grants awarded to St Johns County	0
Structures designated County Landmarks	0
Structures listed into National Register of Historic Places	1
Ad Valorem Tax Exemption applications reviewed and approved	1
Historic structure relocated to prevent demolition	0

**Goals for 2026**

1. Continue to protect historic and significant cultural resources per Article III of the Land Development Code.
2. Pursue diverse funding sources to support cultural and historic resource protection, citizen awareness and collaboration with other local entities.
3. Preserve, maintain and promote understanding of cultural heritage through collaborating with SJC Parks and Rec and SJC Public Affairs.

## 2025 Annual Report

DATE: April 1, 2026

COMMITTEE NAME: Health and Human Services Advisory Council (HHSAC)

CHAIR: Tara Haley

STAFF SUPPORT: Juliette Maronel, St. Johns County Health and Human Services

BCC LIAISON: Commissioner Sarah Arnold

**BRIEF HISTORY OF COMMITTEE:** In 1997, the Health and Human Services Advisory Committee and the Mental Health Substance Abuse Advisory Committee were combined to form the Health and Human Services Advisory Council to the Board of County Commissioners. The Council evaluates human services programs in the community, assists in determining the effectiveness of programs to help reduce duplication of services and assures the health and human services needs of the residents of St. Johns County are met. The Council reviews applications requesting County funding for programs that provide health, mental health, substance abuse, social services and submits recommendations to the Board of County Commissioners. The Council performs its functions and duties without regard to the race, religion, gender or national origin of any affected person.

**MISSION STATEMENT:** The health and well-being of a community is a function of its quality of life, including the delivery of health and human services supported by public policy and funding those in need of such services. Our mission is to be responsive to those needs and to recommend funding programs worthy of public support for citizens of St. Johns County.

### ACCOMPLISHMENTS:

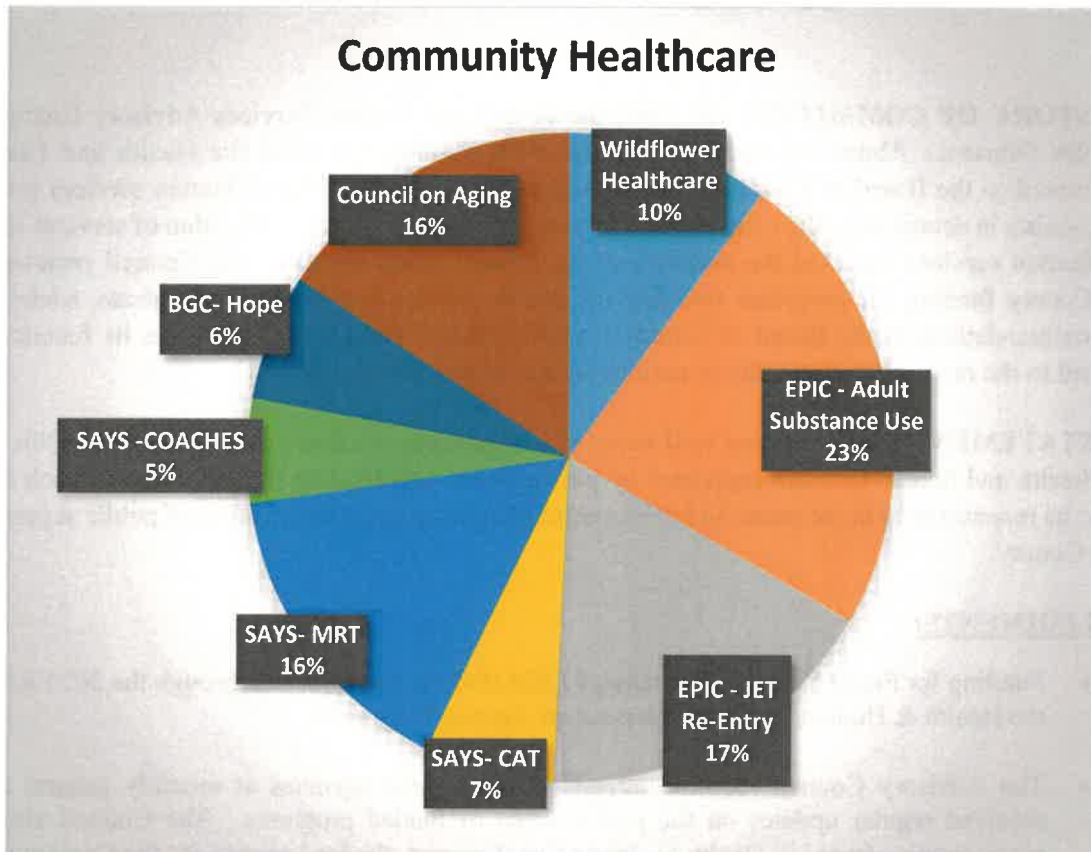
- Funding for Fiscal Year 2025, totaling \$1,828,000.00, was awarded through the 2024 RFP process for the Health & Human Services Independent Agency Program.
- The Advisory Council required attendance by funded agencies at monthly general meetings and received regular updates on the performance of funded programs. The Council also requested a representative from UF Health St. Johns Care Connect, the lead agency for the Continuum of Care for Homelessness, to attend Advisory Council meetings so that a monthly update would be provided to the Council concerning the CoC, the Point in Time Count, and other matters related to homelessness.
- The Advisory Council invited guest speakers monthly to cover various topics. These included a presentation from the St. Johns Continuum of Care, who conducted the PIT Count (Point-In-Time), measuring the number of sheltered and unsheltered people experiencing homelessness on a single night, and a GAPS analysis, assessing the homeless needs and services available within the geographic area. Additionally, UF Health St. Johns hosted the BRAVE Summit (Be Strong and Voice Emotions), which focused on encouraging youth to take charge of their mental health.
- County funded agencies were required to provide written quarterly reports for the Advisory Council to stay informed of the progress on their contractual obligations and deliverables.

The Health & Human Services Advisory Council would like to thank the Board of County Commissioners for their ongoing support and thank all the County staff members who supported the HHSAC throughout the year.

**FY 2025 – Independent Agency Funding:**

In preparation for independent agency funding for fiscal year 2025, the Health & Human Services Advisory Council put out a Request for Proposals in April 2024. The ultimate funding methodology was based upon application scores and rankings, and community priorities and needs.

These amounts were included in the County’s fiscal year 2025 budget and were formally adopted on September 17<sup>th</sup>, 2024, by the Board of County Commissioners. As indicated above, these funding priorities were based on data collected through the RFP process in Calendar Year 2024.



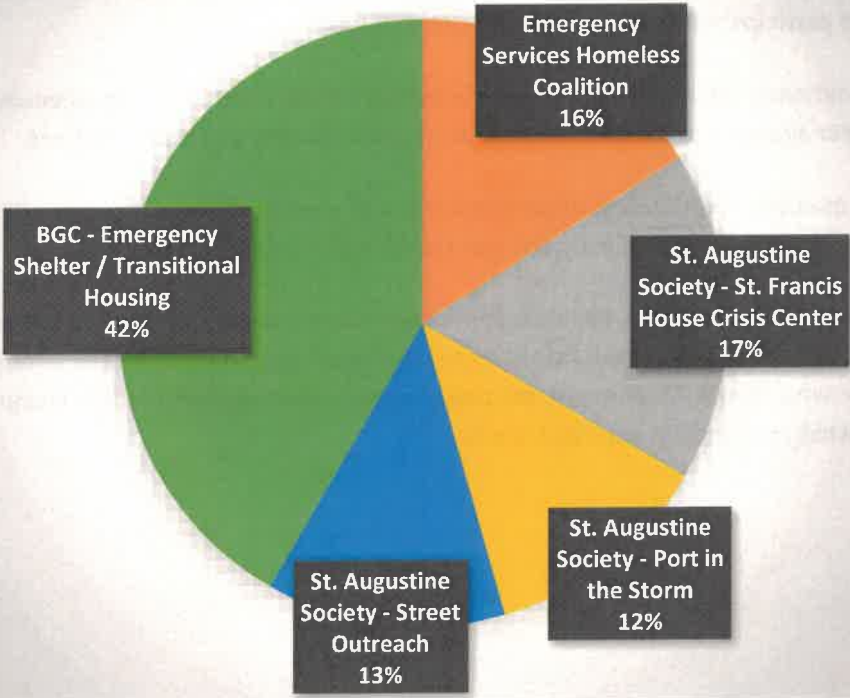
Wildflower Healthcare Community Services.....	\$104,102.00
EPIC Community Healthcare (Adult Substance Use) .....	\$242,295.00
EPIC – JET Re-Entry Program .....	\$180,122.00
St. Augustine Youth Services – Community Action Team (CAT) .....	\$ 67,709.00
St. Augustine Youth Services – Mobile Crisis Response Team.....	\$160,266.00
St. Augustine Youth Services – COACHES Program.....	\$ 53,751.00
Betty Griffin Center – Hope Program.....	\$ 65,410.00
Council on Aging.....	\$164,252.00
	=====
<b>TOTAL</b>	<b>\$1,037,907.00</b>

# Employment Opportunities



Early Learning Coalition of North Florida.....	\$134,000.00
	=====
<b>TOTAL</b>	<b>\$134,000.00</b>

# Affordable Housing and Homelessness



Emergency Services and Homeless Coalition.....	\$104,497.00
Betty Griffin Center Emergency Shelter/Transitional Housing.....	\$272,954.00
St. Augustine Society – Street Outreach .....	\$ 83,949.00
St. Augustine Society – St. Francis Housing Crisis Center.....	\$115,313.00
St. Augustine Society – Port in the Storm.....	\$ 79,380.00
	=====
<b>TOTAL</b>	<b>\$656,093.00</b>

## **GOALS & OBJECTIVES FOR 2026:**

1. Align FY 26 funding allocations with identified priorities and evaluate remaining service and funding gaps to inform future budget planning.
2. Finalize and apply findings from the formal Health and Human Services Needs/GAPS Analysis Assessment to strengthen program planning, improve service coordination, and guide strategic decision-making.
3. Continue conducting on-site evaluations and desk monitoring's of all funded agencies, performed by the Health and Human Services Staff.
4. Maintain the requirement for monthly meeting attendance and updates from all funded agencies.
5. Review quarterly reports from all funded agencies to monitor progress and outcomes.
6. Continue alignment with the Continuum of Care Organization to support coordinated service delivery and active participation from community stakeholders.
7. Enhance outreach efforts through regular communication, community engagement, and collaboration with partner agencies to increase awareness of available services and initiatives.
8. Maintain monthly coordination of presentations and guest speakers for public council meetings, featuring funded agencies, community partners, and Health and Human Services staff.
9. Issue a Request for Proposal, evaluate application submissions, and develop a funding methodology for FY27 through the eCivis portal. Priorities will be based upon data collected through the 2026 HHS Comprehensive Needs Assessment, the needs assessment completed by UF Health St Johns in addition to staff knowledge of service gaps and needs.



# BOARDS AND COMMITTEES ANNUAL REPORT 2025

**Date:** April 1, 2026

**Committee Name:** Housing Finance Authority of St. Johns County

**Chairman:** Michael O'Donnell

**Report Author:** Priscilla Howard, Executive Director

**Staff Liaison:** Jenny Harvey, Housing & Community Services Manager

**BCC Liaison:** Vice Chair Ann Taylor, District 5

## **Executive Summary:**

In 2025, the Housing Finance Authority of St. Johns County (HFA) advanced a strategic, policy-driven approach to expanding attainable housing opportunities through targeted investment, financing strategies, and program implementation. The Authority aligned its work with County priorities while strengthening its role as both a housing finance resource and policy partner.

The HFA continued to support the County's Housing Department in the implementation of the Down Payment Assistance Program, reinforcing a shared commitment to expanding access to homeownership for workforce families. The Authority also launched the PATH (Providing Access to Housing) Program to support small builders and increase attainable housing supply.

The Authority advanced financing initiatives using Private Activity Bonds (PABs) to support the rehabilitation and preservation of Summer Breeze (132 units), Summerset Village (82 units), and Oyster Creek Apartments (76 units), improving housing quality and long-term sustainability for residents.

Through strong partnerships, participation in workforce housing discussions, and continued Board training, the HFA remains positioned as a key leader in addressing housing needs in St. Johns County.

## **Brief History of Committee:**

The Housing Finance Authority of St. Johns County (HFA) is a public body created pursuant to Chapter 159, Part IV, Florida Statutes. Established in 1980, the HFA supports the development and rehabilitation of housing for low-, moderate-, and middle-income residents through financing tools and partnerships.

## **Mission Statement:**

To alleviate the shortage of attainable housing and provide capital investment opportunities that support safe, quality housing for low-, moderate-, and middle-income families in St. Johns County.

## **Major Achievements, Successes, etc. for 2025:**

- Continued support of the County's Down Payment Assistance Program.
- Launch of the PATH Program to expand attainable single-family housing.
- Preservation and improvement of multifamily housing through PAB financing.
- Strategic sale and repositioning of HFA-owned assets.
- Strengthened partnerships and policy engagement.
- Maintained strong financial oversight and governance.

## **Goals and Objectives for 2026:**

- Expand the PATH Program and secure additional funding.
- Advance homeownership initiatives and financing tools.
- Reinvest HFA assets into housing initiatives.
- Support multifamily housing opportunities.
- Strengthen partnerships and policy impact.

## **Notes:**

The Housing Finance Authority continues to evolve from planning to implementation, focusing on measurable housing outcomes through partnerships and sound financial management.

FY 2024-2025  
BOARDS AND COMMITTEES ANNUAL REPORT  
*St. Johns County Industrial Development Authority*

**Date:**

March 9, 2026

**Committee Name:**

St. Johns County Industrial Development Authority (IDA)

**FY25 Board Members:**

- Boris Lyubomirsky, Chair
- Geoffrey Litchney, Vice-Chair
- Orville Dothage, Secretary
- Susan Phillips, Treasurer
- Melissa Churchwell, Member at Large

**IDA Support:**

- Henry O'Connell, IDA CPA
- Mike McCabe, IDA Attorney

**BCC Liaison:**

- Krista Joseph, Commissioner

**Staff Liaison:**

- Christine Valliere and Monica Dominguez, St. Johns County Economic Development Department

**Executive Summary**

The St. Johns County Industrial Development Authority (IDA) saw great success in 2025. Among its accomplishments the completion of the adjustments to the Industrial Development Revenue Bond (IDRB) fee schedule to remain competitive in Florida and ensure investments made by the IDA are levied appropriately.

Looking ahead for 2026, the IDA has three primary objectives:

1. Strengthen outreach to lenders to promote IDRFB financing and leverage success stories that align with the economic development strategies of the State of Florida and St. Johns County, and IDA.
2. Continue actively collaborating with the St. Johns County Chamber of Commerce to attract new industrial businesses to the County and advocate for workforce housing initiatives.
3. Continue advancing the phased Economic Development branding initiative to strengthen the County's economic development identity and outreach.

**Brief Committee Overview:**

The Industrial Development Authority (IDA) was created as a Florida public corporation in accordance with the Florida Authority Law, Part II of Chapter 159, Florida Statutes (1979), following the adoption of an approving ordinance (No. 80-9, dated January 22, 1980) by the Board of County Commissioners of St. Johns County, Florida. The members of the IDA board are appointed by the Board of County Commissioners of St. Johns County, Florida, and each member serves a four-year term. The primary purpose of the IDA is to issue tax-exempt bond financing for manufacturing facilities and other eligible capital projects being constructed within St. Johns County. This tax-exempt financing is intended to give St. Johns County a competitive advantage by improving the economic viability of eligible projects. Since its establishment in 1980, the IDA has approved more than \$1.3 billion in industrial revenue bonds to support local projects. The IDA is a five-member board that meets on the second Monday of every month at 3 p.m. in the St. Johns County Administration Building.

**Mission Statement:**

The purpose of the IDA is to stimulate economic and industrial development through the use of public financing, its own efforts and through support of outside organizations. The IDA is authorized to issue bonds to fulfill its corporate purpose in principal amounts specifically authorized and approved by the Board of County Commissioners of St. Johns County, Florida.

**FY24-25 Major Achievements & Successes:**

- Completed adjustments to the IRB fee schedule to remain competitive in the state and ensure investments made by the IDA are levied appropriately.
- Monitoring of the St. Johns County rebranding project, including the development of new SJC IDA branding.
- Funded tickets to THE PLAYERS Championship to assist with economic development networking efforts.
- Invited key contacts within the community to share updates at meetings, including Aliyah Meyer with the St. Johns Chamber of Commerce, Kareem Spratling with the Bond Council for Flagler UF, and Geoffrey Gardner -COO of UF Health.

**FY25-26 Goals and Objectives:**

- Review priority industries for IDA and its interface with the State of Florida and St. Johns County.
- Engage with local lenders or other entities typically involved in the IRB issuance process to educate and promote the advantages of IRB financing.
- Assist the Economic Development Department finalize the development of its website focused on business attraction.
- Evaluate all proposals presented to the IDA as to the benefit to the county and approve appropriate bond issues based on the criteria set forth in the Florida Statutes
- Continue to build on the IDA's success in the healthcare sector, and further leverage resources available through St. Johns County and the State of Florida to reach the traditional industrial market.

**Notes:**

- During the reporting period, Mr. Kevin Kennedy's position became vacant due to a member's job relocation. The vacancy was filled by Susan Phillips in June 2025.
- The Department of Economic Development hired a Business Attraction Specialist and a Sr. Project Manager.

# Land Acquisition & Management Program Annual Report 2025



**Date:** February 11, 2026

**Committee Name:** Land Acquisition & Management Program (LAMP)

**Chair:** Elizabeth Guthrie (2025), Wayne Flowers (2026)

**Staff Support:** Ryan Mauch, Environmental Supervisor, Growth Management

## Board History

LAMP was reestablished in 2021 by Ordinance 2021-38, for the selection, evaluation and recommendation of environmentally sensitive lands, cultural resources and outdoor recreational lands to be acquired by the County. A nine-member Conservation Board appointed by the BOCC guides the program with a staff liaison from Growth Management. There are currently three vacancies, with two vacancies to be appointed in February 2026 and applications are currently being received for the third vacancy.

## Board Mission Statement

The St. Johns County LAMP Conservation Board identifies, evaluates and recommends lands to be acquired in the unincorporated areas of the County for conservation, management and passive recreational opportunities. LAMP ranks lands to best achieve program goals, which includes but is not limited to protecting habitats and listed species, providing connections to natural corridors and protecting and interpreting cultural resources. The LAMP Board assists with the acquisition and conservation of lands that enhance or promote ecological communities, green space, water resources, outdoor passive recreation, as well as historic, educational and scientific activities. The annual budget for the program is \$500,000. In 2026, a single transfer of \$1.5 million from the St. Johns County Tree Bank Fund increased the total budget for FY 2026 to \$2 million.

## Accomplishments in 2025

The LAMP reviewed and evaluated a total of eight property applications within its jurisdiction heard during the quarterly meetings held in 2025. The 2.77-acre Bailey Ranch Northern Lots property, located on Bishop Estates Road in St. Johns, was acquired for a passive recreational park with Julington Creek water access. Additionally, a 14-acre island (Hawkins Island) was acquired along the eastern marshes of the Matanzas River, just south of the State Road 312 bridge for preservation purposes. Two Conceptual Management Plans were approved for the acquired properties. The William Bartram Scenic & Highway Organization presented information about the Highway to the LAMP Board and offered cooperation for properties that may become available along the Highway.

LAMP BOARD ACTIVITY RECORD	Quantity
Properties Considered for Acquisition	8
Properties Recommended to BCC for Acquisition	5
Election (Chair/Vice-Chair)	1
Leveraged Funding	2
Donations Received	0

## Goals for 2026

1. Continue to receive, seek, evaluate and score properties consistent with Ordinance 2021-38
2. Enhance program outreach by coordinating educational site visits to conservation properties
3. Confirm program participation with willing sellers prior to ordering appraisals and property acquisition due diligence
4. Coordinate management efforts for acquired properties with Parks and Recreation Department and Consultants

BOARDS & COMMITTEES ANNUAL REPORT  
2025

DATE: 24 February 2026

COMMITTEE NAME: Library Advisory Board

Chair: Jessica Hayes

STAFF SUPPORT: Niki Johnson

BCC LIAISON (IF ANY): Commissioner Krista Joseph

**BRIEF HISTORY OF COMMITTEE:** This Board, created by Ordinance in 1977 and, representing each BCC district and the county at-large, exists to advise the County on the establishment, operation, and maintenance of free public library services within St. Johns County. The Advisory Board plays an integral role in offering advice, ideas, and advocacy for the St. Johns County Public Library System. The Advisory Board assesses proposals from the Library Director before submitting recommendations to the BCC.

**MISSION STATEMENT:** The St. Johns County Library Advisory Board advises the Board of County Commissioners on the establishment, operation, and maintenance of a free public library system, which provides organized access to meet the educational, information, recreational, and cultural needs of the public.

Connect, Learn, Enjoy @ Your Library is the library system's mission statement.

**MAJOR ACCOMPLISHMENTS IN 2025:**

- The LAB successfully advocated on behalf of SJCPLS, appearing at budget hearings and BCC meetings.
- The LAB saw significant benefits from support of the capital improvement projects sponsored by the Friends of the Library organizations at the Anastasia Island, Bartram Trail, Main, and Ponte Vedra libraries, as well as from the positive energy of the Hastings Friends of the Library, in anticipation of the new library opening in summer 2026.

**GOALS & OBJECTIVES FOR 2026:**

During 2026, the LAB looks forward to:

- Continuing to support SJCPLS' internal restructuring to more closely align library resources and services with county, library, and community needs.
- Continuing to discuss the need for future branch libraries or service outlets, especially along the SR16 corridor across central St. Johns County, and the needed funding to design/build.

- Continuing to liaison between LAB and FOL groups, with emphasis on new FOL boards in transition.



## Coastal Overlays: MADRB Annual Report 2025

**Date:** February 6, 2026

**Committee Name:** Mid Anastasia Design Review Board (MADRB)

**Chair:** Maureen Long

**Staff Support:** Jackie Williams, Overlay Planner

### **Brief History**

The Mid Anastasia Design Review Board was enacted through Ordinance 99-51 as amended and Resolution 2015-207. The Board is comprised of five members and two alternates for a total of seven members. There is currently one vacancy.

### **Mission Statement**

The mission of the MADRB is to enhance property development while maintaining and encouraging quality character of design and aesthetics within the Mid-Anastasia Overlay District, located on lands extending from the entrance of Anastasia State Park on the North, extending to Owens Avenue on the South and the Matanzas River on the West and the Atlantic Ocean on the East as described in Section 3.08.02 of the LDC.

To meet these goals, the MADRB has established quality guidelines for new and altered signage, yards/buffers, paint colors, site design, landscaping and exterior building design. These guidelines, along with the specific standards and criteria of the Overlay regulations, protect adjacent residential areas and maintain existing quality of design and aesthetics within the Overlay Districts.

### **Accomplishments in 2025**

The MADRB held five regularly scheduled public meetings, which included hearings on seven agenda items and two administrative approvals.

<b>Individual Applications</b>	<b>Quantity</b>
Wall / Monument / Tenant Signage	12
Recommendations for Board Appointments	0
Exterior changes including paint and landscaping	2
Administrative Approvals	2
Planned Unit Development	0

### **Goals for 2026**

1. Continue making a positive impact on the quality of design and aesthetics of the Mid-Anastasia Overlay District through the standards and design criteria outlined within the LDC.
2. Adopt a preapproved color palette to allow for administrative approval for building painting, assisting businesses by reducing the time required for approval.
3. Continue to look for ways to improve the standard for site design and signage, and to suggest updates to the LDC to reduce the impact of lighting on the district.



## Coastal Overlays: NCDRB Annual Report 2025

**Date:** February 6, 2026

**Committee Name:** North Coastal Design Review Board (NCDRB)

**Chair:** Sacha Martin

**Staff Support:** Jackie Williams, Overlay Planner

### Brief History

Initiated by community visioning and adopted into the Land Development Code (LDC) in January 2001 after enactment of Ordinance 2001-01; the NCDRB was originally appointed in May 15, 2001, and re-established in May of 2006 to review the new Vilano Beach Town Center Overlay, a component of the North Coastal District. NCDRB reviews applications for both districts. The Board is comprised of five members and two alternates for a total of seven members.

### Mission Statement

The mission of the NCDRB is to enhance property development while maintaining and encouraging quality character of design within the North Coastal Overlay District and Vilano Beach Town Center Overlay District, located on those lands within the boundaries on the north by the township line that divides township 4 south from 5 south, on the east by the Atlantic Ocean, on the south by St. Augustine Inlet and on the west by the Matanzas River (Intracoastal Waterway as described) and Goal A.3 of the 2025 Comprehensive Plan.

To meet these goals, the NCDRB has established quality guidelines for signage, fences/walls, paint colors, site design, parking, and architecture. These guidelines, along with the specific standards and criteria of the Overlay regulations, protect adjacent residential areas, establish a town center, and maintain existing quality of design and aesthetics within the Overlay Districts. The NCDRB achieves its mission by ensuring that applications meet the standards and criteria of the Overlay Districts as contained in Section 3.09.00 and 3.10 of the Land Development Code.

### Accomplishments in 2025

The NCDRB held six regularly scheduled meetings to consider a total of eight agenda items, which included special events and signage.

Individual Applications	Quantity
Wall / Monument Signage / Tenant	3
Special Events	5
Exterior changes including paint	0
Recommendations for Board Appointments	2

### Goals for 2026

1. Continue making a positive impact on the quality of design and aesthetics of the North Coastal and Vilano Beach Town Center Overlays through the standards and design criteria outlined within the LDC.
2. Adopt a pre-approved color palette to allow for administrative approval for building painting, assisting businesses by reducing the time required for approval.
3. Continue to look for ways to improve the standard for site design and signage, and to suggest updates to the LDC to reduce the impact of lighting on the district.



## **NW Communications Tower Advisory Board – Resolution 2017-219 2025 Annual Report**

The purpose of the Northwest Communications Tower Advisory Board (NWTC) is to review proposals for the expenditure of income derived from the lease of the Mills Field property. These funds are restricted for use within the defined boundaries of Northwest St. Johns County and are intended to support projects that enhance parks, recreation facilities, and community experiences.

The five-member Board is comprised of residents who live within the designated Northwest County boundaries, including a district representative, members representing defined community interests, and a Recreation Advisory Board representative. The Board meets semiannually and convenes additional meetings as necessary.

During Fiscal Year 2025, the Board met twice to review funding requests, discuss long-term planning opportunities, and consider the future structure of advisory board oversight.

At the November 4, 2024, meeting, the Board reviewed a proposal from Operation Lifeline, Inc. for a Vocational and Community Center at the SR 13 Switzerland Community Center site in partnership with St. Johns County Parks & Recreation. The Board expressed support for the concept and reached consensus to provide a letter of support for the proposed partnership.

At the May 21, 2025, meeting, the Board reviewed a request from the Parks and Recreation Department for a funding match toward the replacement of a playground feature at Alpine Groves Park, with a total project cost estimated at approximately \$300,000. The Board approved funding not to exceed \$165,000 toward the purchase and installation of the playground feature. Additionally, the Board discussed the proposed sunset of the NWTC Advisory Board as part of a County initiative to reduce redundancies among boards and committees. Staff presented a recommendation for the Recreation Advisory Board to assume the NWTC responsibilities. The Board unanimously voted (3–0) to sunset the NWTC Advisory Board at effective September 30, 2025, with responsibilities transitioning to the Recreation Advisory Board.

### **2025 Budget**

Reserves: \$335,087

Special Events Budget: \$2500 Special Events

Improvements O/T Building Budget: \$165,000

Special Events Expenses: \$1,689.55

Improvements O/T Building Expenses: \$165,000



## Planning and Zoning Agency Annual Report 2025

**Date:** December 17, 2025

**Committee Name:** Planning and Zoning Agency (PZA)

**Chair:** Meagan Perkins

**Staff Support:** Jennifer Gutt, Planning Coordinator; Jacob Smith, Planning Division Manager

### Brief History

The Planning and Zoning Agency (PZA) was established by Ordinances 81-68, 81-69, 91-15, 93-03, 2002-43; Resolutions 93-23 and 93-51 and is comprised of seven voting members, each serving a four-year term, with a limit of two consecutive four-year terms. The Board of County Commissioners appoints six voting members, and the St. Johns County School Board appoints one voting member. There are currently no vacancies.

### Mission Statement

The Planning and Zoning Agency is to serve as the County's Local Planning Agency in accordance with Article VIII Section 8.01.00 of The Land Development Code. The primary responsibility of the Planning and Zoning Agency is to serve in an advisory capacity and recommending body to the Board of County Commissioners on matters relating to land use planning, zoning of land, Comprehensive Plan Amendments, amendment of Land Development Regulations, and Major Modifications to PUDs.

### Accomplishments in 2025

The Agency held twenty-two public hearings during the calendar year with a total case load of 139 applications. The Agency appointed a Chair and Vice-Chair as well as recommended board members for appointment by the Board of County Commissioners. The Agency also provided input and recommended approval for the 2050 St Johns County Comprehensive Plan.

Applications	Quantity
Special Use Permits - Major	15
Special Use Permits – Minor	8
Rezoning	17
Zoning Variance	30
Non-Zoning Variance	9
Major Modification to PUD	6
Minor Modification to PUD	17
Planned Unit Development	9
Small Scale Plan Amendment	9
Comprehensive Plan Amendment	5
Workforce Housing	3
Tower	4
Commercial Plans	2
LDC Amendments	4
DRI Mod	1

### Goals for 2026

1. The PZA aims to provide planned, orderly growth by proactively reviewing growth management applications and enforcing the Comprehensive Plan and Land Development Code.
2. The PZA will continue to make recommendations to the Board of County Commissioners on land use items.



## Ponte Vedra Zoning and Adjustment Board Annual Report 2025

**Date:** December 17, 2025

**Committee Name:** Ponte Vedra Zoning and Adjustment Board (PVZAB)

**Chair:** Samuel Crozier

**Staff Support:** Trevor Steven, Planner; Jacob Smith, Planning Division Manager

### Brief History

The Ponte Vedra Zoning District was created by an act of the Florida Legislature in October 1965. The Ponte Vedra Zoning Board and the Ponte Vedra Board of Adjustment were combined to create the Ponte Vedra Zoning and Adjustment Board (PVZAB). The board is comprised of seven voting members, all of whom reside in the Ponte Vedra Zoning District. There are currently two vacancies on this Board.

### Mission Statement

The mission of the Ponte Vedra Zoning and Adjustment Board is to review, make recommendations, or take final action on applications in accordance with the Ponte Vedra Zoning Regulations that regulates the height and size of buildings, intensity of Land use; regulate the area of yards, courts and other space about buildings, classify and regulate the location of commerce and industries and the location of buildings designed for specified industrial, commercial, residential and other uses, within that portion of St. Johns County heretofore described as Ponte Vedra Zoning District.

The Board achieves its mission by ensuring that applications meet the goals and objectives of the St. Johns County Comprehensive Plan and the standards and criteria of the Ponte Vedra Zoning Regulations and the St. Johns County Land Development Code.

### Accomplishments in 2025

The PVZAB had a total of eleven items within its jurisdiction heard during the four meetings held in 2025. The requests consisted of the following:

Applications	Quantity
Election (Chair and Vice-Chair)	2
Recommendation for PVZDR Amendments	2
Zoning Variances	7
Workshops	0
Non-Zoning Variances	0
Minor Modification	0
Major Modification	0
Planned Unit Development (PUD) / Rezoning	0
Road Vacation	0

### Goal for 2026

1. To continue to positively impact the community and development of the Ponte Vedra Zoning District by applying zoning and development criteria consistent with the PVZDR and LDC.

## BOARDS AND COMMITTEES ANNUAL REPORT

Calendar Year 2025

**Date:** March 19, 2026

**Committee Name:** Recreation Advisory Committee

**Chairperson:** Lauren Watkins

**Staff Liaison:** Lauren Trice

**Brief History of Committee:** The Recreation Advisory Board in St. Johns County, Florida, was established by the Board of County Commissioners in 1990. It is composed of seven members who serve four-year terms, with the intention of ensuring district representation within the county. This board plays a key role in advising on matters related to parks and recreation, reflecting the community's needs and interests.

**Mission Statement:** The RAB advises on matters related to parks and recreational facilities within the county. This includes the development and maintenance of park facilities, the implementation of recreational programs and services, and the allocation of resources to meet the community's recreational and leisure needs. The board aims to ensure that the county's parks and recreation services effectively serve the diverse interests and needs of its residents, enhancing the quality of life in St. Johns County.

### 2025 HIGHLIGHTS

#### **St. Johns County Parks Foundation | By the Numbers: 2025 Impact**

The St. Johns County Parks Foundation continued to grow its impact in 2025 by strengthening community partnerships, expanding participation in Parks & Recreation programs, and advancing projects that enhance access to recreation for residents across the county.

- **30 New local business supporters** joined the Foundation this year through sponsorships and program partnerships.
- **2x Participation Growth.** Participation in the St. Johns County Family Color Run 5K more than doubled, reflecting growing community enthusiasm for family-friendly recreation events.
- **1 Resident-Led Campaign Launched.** A community member stepped forward to lead a resident-driven fundraising campaign for the Bird Island Park Playground, helping accelerate improvements through voluntary philanthropy.
- **1 Capital Project Campaign Initiated.** Fundraising efforts began to support the Aberdeen Park All-Abilities Turf Replacement, ensuring the park remains accessible and safe for children of all abilities.
- **Year-Round Program Support.** Foundation sponsorships helped enhance multiple St. Johns County Parks & Recreation programs, supporting community events that bring families together and encourage active lifestyles.

- **Platinum Seal of Transparency.** The Foundation earned the Platinum Seal of Transparency from Candid, the highest level of recognition for nonprofit accountability and openness.

**Parks and Facilities Capital Improvements and Enhancements:** Notable progress has been made in park development and facility enhancements, as highlighted in the list below. The County provided detailed reports on 26 active projects with an approved budget of \$136 million.

#### Completed Park Upgrades and Enhancements

- Butler West Boat Ramp – Improved water access and launching capacity
- Crescent Beach ADA Improvements – Constructed an ADA beach walkover and 16 additional parking spaces
- Mussallem Beachfront Park - new restrooms, showers, marsh overlook, and nature trail
- Nocatee Sand Volleyball Courts
- Vilano Boat Ramp Dredge
- Waldron Family Park – Phase 1 installation of core park infrastructure & road connection
- Field of Dreams Park Improvements – Improved ADA accessibility to support inclusive recreation, expanded concessions and restroom facilities, and continued partnership with the Parks Foundation for fundraising and park enhancements
- North Beach Park Refurbishment, new playground installation, new showers and dressing rooms, addition of shade structures
- 31+ Acres Land Acquisition – St. Johns County Fairgrounds Expansion

#### Programming Updates and Highlights

- Summer Camp: 1339 lottery entries, with 535 available spots being filled
- Color Run grew from 60 to 130 participants
- Kids Tri grew from 60 to 80 kids
- Easter Egg Hunt 750
- Parks & Rec Month 570+
- Other special events and programming include: Hastings Trunk or Treat, Movie in the Park, Hastings Hometown Parade, Phone Calls from Santa, MLK Breakfast and Tournament, Kite Day, Kids Got Talent, Movie & Dinner, Back to School, Power Walking Clinics

**Staffing and Organizational Development:** In 2025, the department made significant progress in strengthening staff and organizational development. In preparation for the opening of four new Regional Parks, new positions were established to support expanded operational needs. Parks continued to advance and refine departmental policies and procedures to enhance consistency and efficiency across all divisions. Notable personnel updates included the

promotion of Bea Mauricio at the Golf Course and the addition of a new Project Specialist to support growing initiatives. In addition, the creation of a Toll Booth Coordinator position further improved operational oversight and customer service within beach operations.

**Community and Partner Engagement:** RAB and the Department continued to collaborate with the St. Johns County School District, Visitor Convention Center, sports associations (which continue to provide valuable support services to facilities and staff), CRAs, and other partners to enhance sports, programming, and recreational opportunities within the county.

**Notable highlight: The RAB assumed oversight responsibilities of the former Northwest Communications Tower Advisory Board** following the Board of County Commissioners action to sunset the board due to ongoing member vacancies. The RAB will now serve as the recommending body for applications related to restricted lease revenues (approximately \$62,000–\$64,000 annually) designated for capital improvements within the specified area, thereby streamlining the review process while maintaining public transparency and final approval by the BOCC.

**TDC Category III Grant Requests:** The RAB has now completed a full cycle of the new bi-annual grant approval process, with review sessions held in January and July. This structure allows applications to be evaluated in batches, improving efficiency and consistency. A small review committee of County staff and an appointed RAB member evaluates submissions and brings funding recommendations forward to the full RAB through the consent agenda process.

The transition to an online application platform has further streamlined coordination between County staff and prospective grantees. The process continues to be adaptively managed and refined in collaboration with the TDC, VCB, and SJC Staff.

In FY24, the RAB recommended approval of \$299,432 in funding across 25 applications, including eight new events. In FY25, 30 applications were submitted, including five new grantees, with \$275,502 recommended for funding. Collectively, FY25-funded events generated more than 7,000 room nights.

Each year, we conduct an internal review of the grants process to identify opportunities for improvement. This ongoing evaluation allows us to refine application questions, clarify requirements, and enhance overall efficiency and transparency.

**Revised Policies:** The RAB collaborated with the Department to review and provide recommendations for improved policies and agreements, including a revised Sports Partner Agreement. Updates support balanced facility management and capital sustainability by clarifying expectations for maintenance and scheduling, adding new sports, and routinely revisiting agreements annually.

**Facility Requests:** No formal public comment requests for new facilities, other than Shore Drive Trail advocates, were recorded during 2025 meetings. However, documented community needs

related to summer camp capacity, athletic field access, disc golf expansion - especially in the northern part of the county, and regional park development were discussed throughout the year.

**Goals and Objectives for 2026:**

RAB's top priority is to support and advocate for the Parks and Recreation system in SJC. The RAB will continue to encourage community interest and citizen involvement in the County's parks, recreational facilities, programs, and services.

- **Strengthen Sports Partnership Accountability & Transparency:** Support implementation and refinement of updated sports partner agreements to ensure transparency, equitable access, and responsible stewardship of public facilities.
- **Continue Improving the TDT Category III Grant Process:** Continue collaboration with TDC, VCB, and staff to refine the Category III grant application and evaluation process to maximize sports tourism impact while supporting local organizations.
- **Advocate for Expanded Recreational Capacity:** Continue to support new projects, including the Sportsplex, as well as improvements to existing parks, trails, boat ramps, and waterfront access points to enhance safety, accessibility, and long-term resiliency. Continue to support the strategic development of regional park sites and land acquisitions to ensure future recreational opportunities are geographically distributed and responsive to growth. Additionally, we wish to encourage continued collaboration with the School District and community partners to expand access to facilities throughout the county to promote equitable access to programs and recreation.

Respectfully,

*Lauren Watkins*

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Lauren Watkins, Ph.D., Chair

*Attachments: Fiscal Year 2025 Dashboard and correlating year-over-year data.*

# PARKS AND RECREATION STRATEGIC DASHBOARD

FISCAL YEAR 2025  
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

**\$6.5m**

Revenue

**\$272**

Sports Marketing  
Grants Awarded

**\$21m**

Expenditures

Facebook

 Followers: 46,275

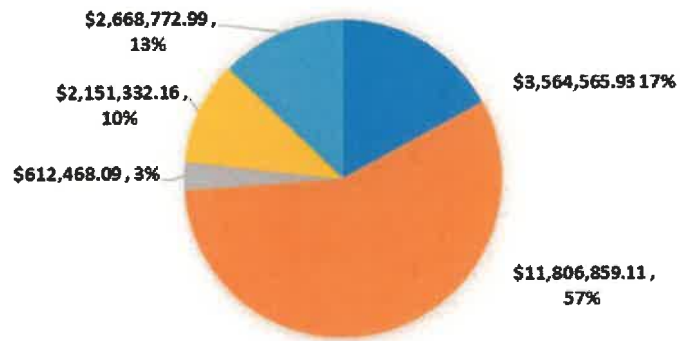
Instagram

 Followers: 11,184

4,405,094 Views

36,164 Interactions

## Expenditures



■ Recreation Programs ■ Recreation Maintenance ■ Pier ■ Beaches and Tolls ■ Golf Club

↓ 4,195 Program Participants

↑ 68,545 Rounds of Golf

↓ 78,455 Beach Passes Sold

↓ 78,917 Pier Admissions

↑ 137,606 Field Rentals

**\$136m**

Capital Projects Budget

**26**

Number of Projects



## Coastal Overlays: SADR B Annual Report 2025

**Date:** February 6, 2026

**Committee Name:** South Anastasia Design Review Board (SADR B)

**Chair:** Stephen Lieberman

**Staff Support:** Jackie Williams, Overlay Planner

### **Brief History**

The South Anastasia Design Review Board was enacted through Ordinance 1999-51 and initiated from community visioning and was written into the Land Development upon adoption. The Board is comprised of five members and two alternates for a total of seven members; however, there remain two vacancies on the Board.

### **Mission Statement**

The purpose and intent of establishing the South Anastasia Overlay District is to protect and preserve the "Old Florida" style, rural beach community in the South Anastasia Overlay District, and achieve specific goals and objectives of the St. Johns County Comprehensive Plan. The Design Review Board's (DRB) primary responsibility is to determine compliance with Part 3.07.00 South Anastasia Overlay of the St. Johns County Land Development Code.

### **Accomplishments in 2025**

The SADR B held three regularly scheduled public meetings and one special scheduled public meeting to consider a total of agenda items in which the Board discussed a variety of requests.

<b>Applications</b>	<b>Quantity</b>
Wall / Monument / Tenant Signage	5
New Construction	1
Exterior changes including paint and landscaping	2
Non-Zoning Variance	0
Resolving PRIDE complaints	0

### **Goal for 2026**

1. Aggressively seek qualified and committed volunteer membership so that quorum requirements will be regularly met, leading to a more efficient use of processing time for applicants, County staff and DRB members related to proposed projects within the South Anastasia Overlay District.

# BOARDS AND COMMITTEES ANNUAL REPORT

## 2025

**Date:** January 7, 2026

**Committee Name:** Tourist Development Council

**Chairman:** Irving Kass

**Staff Liaison:** Dena Masters

**Brief Hx of Committee:**

The Tourist Development Council (TDC) is an appointed nine-member board that provides recommendations on the expenditure of Tourist Development Tax (TDT) to the Board of County Commissioners.

**Mission Statement:**

To strengthen and grow the tourism economy of St. Johns County by,

- Creating and maintaining destination awareness that attracts visitors,
- Promoting and supporting distinctive experiences of ever-improving quality,
- Facilitating county-wide tourism management planning.

**Major Achievements, Successes etc. for 2025:**

- Reviewed and approved the Fiscal Year 2026 budget and the annual promotion plans for both the Visitors and Convention Bureau and St. Johns Cultural Council.
- Provided a recommended FY26 budget that identified additional funding for Nights of Lights.
- Reviewed and approved Sports Tourism Grants totaling nearly \$300,000.
- Reviewed and made recommendations on the FY2025 Arts, Culture & Heritage Grant Program which provided approximately \$1,200,000 in funding for event and program support.

**Goals and Objectives for 2026:**

- Provide input on the marketing and support of the FY27 Nights of Lights event.
- Provide input and guidance on the Arts, Culture and Heritage Grants Program and the Sports Tourism grants program.
- Provide input and direction on tourism marketing initiatives.
- Provide input on and recommendation of a comprehensive TDT budget for FY27.

## **EXCLUSIONS:**

The following boards/committees did not submit a 2025 Annual Report w/ explanation:

- **Fire Code Board of Appeals**

This board, created through Ordinance 2016-29, was established with the purpose of hearing applications for modifications of the requirement of the international Fire Code pursuant to the provision of Section 108 of the IFC.

Due to the concentrated efforts of Fire Marshall Rob Dowling and his team, this (7) member board has not been required to meet for over (5) years. A true tribute to Fire Marshall Dowling and his staff to work with the citizens of SJC to resolve issues without requiring the appeals process.

- **The West Augustine Nuisance Abatement Board**

Established under Ordinance 2014-29, this board did not meet during the 2025 calendar year.

Questions regarding these reports can be directed to Shelby Romero at 904-209-0300 or any of the staff liaison's listed on page (2) of this report.