

St. Johns County Board of County Commissioners



Boards and Committee Annual Reports

2024

Purpose of Annual Reports

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 & Committees

Board/Committee	Governing Doc	# of Members	Staff POC
Adjustment & Appeals Board	BCC Rules & Policies	9	Kathleen Nichols
Affordable Housing Advisory Committee (AHAC)	Ord. 2008-29	11	Juliette Maronal
Architectural Review Committee (ARC)	Ordinance 2017-41 Ordinance 2018-15	7	Jackie Williams
Contractors Review Board (CRB)	Ord. 2002-48	9	EJ Hobbs
Cultural Resource Review Board (CRRB)	LDC 3.01.02	7	Megan Wright
Fire Code Board of Appeals	Ord. 2016-29	7	Rob Dowling
Health & Human Services Advisory Council (HHSAC)	Res. 2016-61	7	Juliette Maronal
Housing Finance Authority (HFA)	F.S. 159.605 Ord 89-5 Ord. 2009-30	7	Juliette Maronal
Industrial Development Authority (IDA)	F.S.159.45	5	Sam Camp
LAMP Conservation Board	Ord. 2021-38	9	Ryan Mauch
Library Advisory Board (LAB)	Res. 2016-101	7	Debra R. Gibson
Mid-Anastasia DRB	Res. 2015-207 LDC 3.08.10	7	Jackie Williams
North Coastal DRB	Res. 2015-208 LDC 3.10.08	7	Jackie Williams
NW Communication Tower Advisory Board	Res. 2017-219	5	Diane Gorski
Planning & Zoning Agency (PZA)	Ord. 2002-43	7	Jennifer Gutt
Ponte Vedra Zoning & ADJ Board	Ord. 2011-20	7	Trevor Steven
Recreation Advisory Board	Res. 2016-275 BCC Rules	7	Diane Gorski
South Anastasia Design Review	Res. 2015-206 LDC 3.07.14	7	Jackie Williams
Tourist Development Council (TDC)	Ord. 1986-62	9	Sara Maxfield
W. Augustine Nuisance Abatement Board	Ord. 2014-29	7	Roderick Potter

Total # of Boards 20

BOARDS AND COMMITTEES ANNUAL REPORT

2024

Date: March 12, 2024

Committee Name: Construction Board of Adjustments & Appeals

Chairman: Keith Burney

Staff Liaison: Emily Lunn / Kathleen Nichols

Brief Hx of Committee: This Board was created with the first adoption of Chapter 1, with amendments, to the Florida Building Code in which this Board was referenced. The Board consists of seven members who are individuals with knowledge and experience in the technical codes, such as design professionals, contractors, and/or building industry representatives. In addition to the regular members, the Board has a place for two alternate members, one member at large from the building industry, and one member at large from the public. The suggested minimum educational or work experience as qualifications for appointment to the board is intended to ensure that the Construction Board of Adjustment and Appeals members possess the knowledge to make decisions involving highly technical code issues.

Mission Statement: To arbitrate any appeals of decisions and interpretations made by the building official. To hear and evaluate the application or provisions of the codes for any particular case that the enforcement would manifest injustice and would be contrary to the spirit and purpose of the technical codes or public interest. To act as the hearing board for abatement proceedings and final interpretation of the Unsafe Building Abatement Ordinance.

Major Achievements, Successes etc. for 2024: The Board heard and upheld the Unsafe Building Abatement Code on eleven unsafe building abatement cases. With the implementation of the Structural Safety Inspection (aka Milestone Inspections) the board discussed criteria and protocols related to the results of Phase I and II inspection reports for existing Condominium and Cooperative buildings three stories and more, and the treatment of unsafe structures per F.S. 553.899 and SJC Ordinance 2000-48 Standard Unsafe Building Abatement Code.

Goals and Objectives for 2024: The Board will continue to review the criteria and protocols related to the Structural Safety Inspection (aka Milestone Inspections) as they become more prevalent within the jurisdiction. The board will complete an overview of the Sunshine Law and Ethics on Board Service. The Board will continue to work with the Code Enforcement Division to streamline the hearing process which serves the community and provides a platform for residents to voice their concerns.

BOARDS AND COMMITTEES ANNUAL REPORT

2024

Date: January 15, 2025

Committee Name: Affordable Housing Advisory Committee (AHAC)

Chairman: Alex Mansur

Staff Liaison: Joseph Cone, Jenny Harvey, Michelle Lawlor, Laura Lavelle

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 will take 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 plan 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 2024:

- The Affordable Housing Advisory Committee (AHAC) and Housing Finance Authority (HFA) combined efforts to serve as the Steering Committee for the APD Urban Housing Study, recommending actions and providing feedback towards a housing report that is currently in development with a projected completion date of mid-2025.
- AHAC supported the need for a consultant to review lot viability in the West Augustine Community Redevelopment Area (WCRA) to plan and develop future affordable housing in St. Johns County.
- AHAC member, Gregory Burke presented to the Board of County Commissioners (BCC), a Missing Middle Housing presentation on May 21, 2024.
- Completed the 2024 Incentive Review and Recommendation Annual Report, per State Housing Initiatives Partnership (SHIP) requirements.
- The BCC accepted the AHAC annual report at the December 17, 2024, meeting.
- The annual AHAC presentation focused and encouraged action primarily on two important affordable housing concerns, Impact Fees and Density infill development.
- AHAC advocated for and supported the implementation of the SHIP Down Payment Assistance Program that managed two residential closings in 2024.

Goals and Objectives for 2025:

- Continue to advocate for the SHIP Down Payment Assistance Program which already has eight program participants encumbered at the start of 2025.
- The SHIP Down Payment Assistance Program currently has a total of twenty program participants in line to be first time homebuyers and have residential closings.
- AHAC members will continue to advocate for a SHIP strategy concerning impact fees and will investigate other strategies for a balanced solution to offset the cost of impact fees.
- AHAC members will continue to support the consideration of land acquisitions for affordable housing developments.
- AHAC members will continue to support the development of the Villages of New Augustine, an Ability Housing development that estimates completion in the second quarter of 2025. The Villages will contain 92 apartments for individuals with limited income.

Coastal Overlays: PVARC Annual Report
2024



Date: March 17, 2025

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

Chair: Sean Mulhall

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 2024

PVARC held six regularly scheduled meetings and one special meeting to consider a total of thirty-one applications, several of which contained multiple requests.

Applications (Ponte Vedra Overlay)	Quantity
Wall / Monument Signage	4
New Construction	1
Exterior changes including paint	2
Administrative Approvals	15

Applications (Palm Valley Overlay)	Quantity
Wall / Monument Signage	2
New Construction	0
Exterior changes including paint	4
Administrative Approvals	3

Goals for 2025

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
2024

Date: January 6, 2025

Committee Name: Contractor Review Board

Chairman: Tyler Lee

Staff Liaison: E. J. Hobbs

Brief Hx 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 2024:

Held 10 CRB meetings.

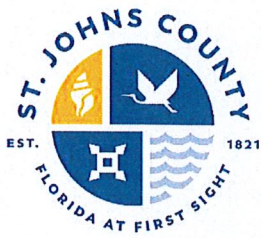
Licensed 92 contractors & journeymen

Brought 2 disciplinary cases for review, 3 discussions.

Goals and Objectives for 2025: Continued education and regulation of contractors and the business of contracting. Continuing the consistent field enforcement through the Contractor Licensing Investigative team. To continue educating local contractors through the Business and Lien Law class with changing state and local licensing laws. Work together with neighboring jurisdictions along with the Department of Business and Professional Regulation and Division of Workers' Compensation to bring equity for the licensed contractors working in St. Johns County.

Notes:

This voluntary board made up of seven licensed contractors and two citizen members are dedicated volunteer members of the Board who are proud to be licensing new tradesmen/tradeswomen in the construction field. The number of licenses local jurisdictions are allowed to license has taken a steep dive in the last five years due to deregulation from the State.



Cultural Resource Review Board Annual Report 2024

Date: March 17, 2025

Committee Name: Cultural Resource Review Board (CRRB)

Chair: Nick Jonihakis

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 2024

The CRRB held a total of seven meetings and achieved various goals in relation to historic designation and grant awards.

CRRB ACTIVITY RECORD	Quantity
Historic/cultural resource grants awarded to St Johns County	2
Structures designated County Landmarks	1
Structures listed into National Register of Historic Places	3
Ad Valorem Tax Exemption applications reviewed and approved	2
Historic structure relocated to prevent demolition	1

Goals for 2025

1. Continue to protect historic and significant cultural resources by Article III of the Land Development Code.
2. Balance cultural resource protection with development.
3. Preserve, maintain and promote understanding of cultural heritage.

2024 Annual Report

DATE: April 1, 2025

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

CHAIR: Tara Haley

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

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, and 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 in the amount of \$2,144,395.00 for Fiscal Year 2024 was determined by a contract extension of the FY 2023 funding amount established through the FY 2022 RFP.
- 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 Flagler Hospital, the lead agency for the Continuum of Care for Homelessness, 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, Flagler Health hosted the BRAVE Summit (Be Strong and Voice Emotions), which focused on encouraging youth to take charge of their mental health.
- The Council closely monitored progress on two, large, multi-family affordable housing projects, San Marcos Heights and Victoria Crossing, by requesting monthly updates and meeting attendance by the two developers as they began to lease up the properties.

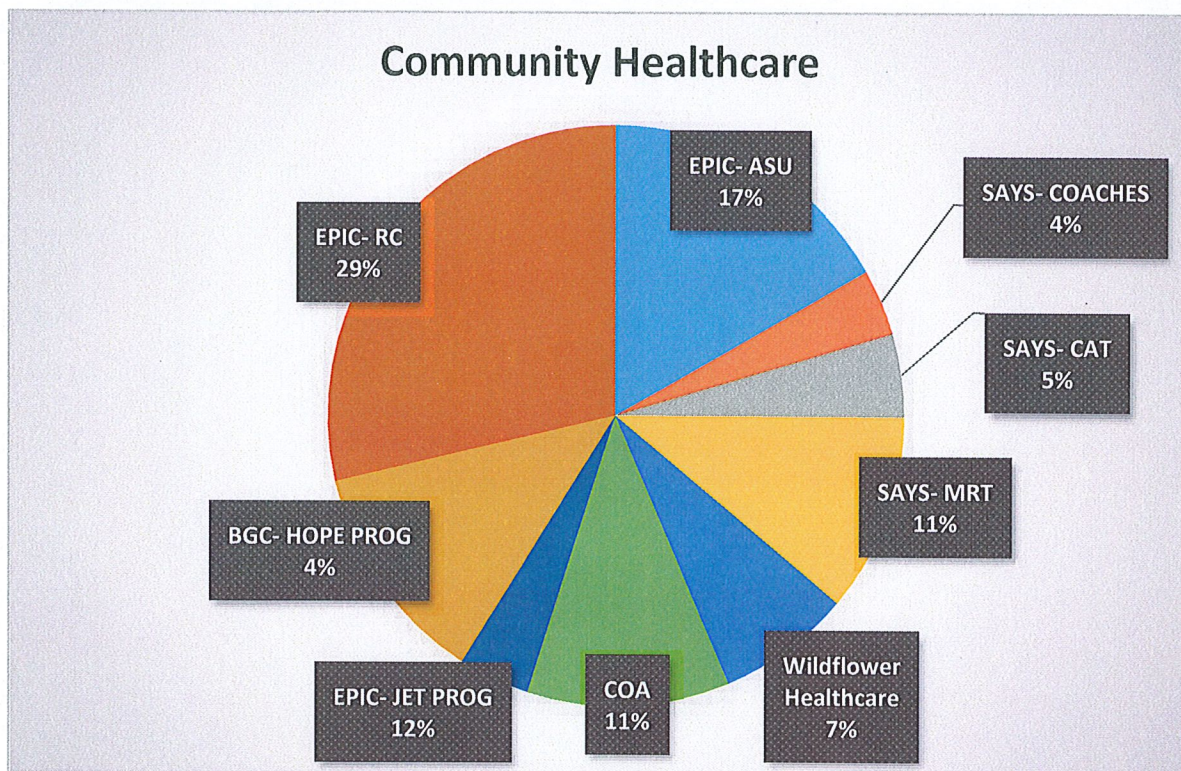
- Funded agencies were required to provide written quarterly reports for the Advisory Council to be kept informed of the effectiveness of the services being provided through County funding.

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 2024 – Independent Agency Funding:

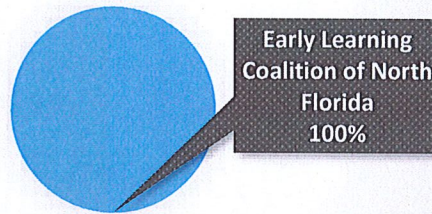
In preparation for independent agency funding for fiscal year 2024, the Health & Human Services Advisory Council put out a Request for Proposals in 2022. The ultimate funding methodology was based upon application scores and rankings, and community priorities and needs.

These amounts were included in the County’s fiscal year 2024 budget and were formally adopted on September 19, 2023, by the Board of County Commissioners. As indicated above, these funding priorities were determined by an extension of the FY 2023 contract.



Wildflower Healthcare Community Services	\$104,102.00
EPIC – JET Re-Entry Program	\$171,545.00
EPIC Community Healthcare Adult Substance Use Outpatient (ASU)	\$230,757.00
EPIC Community Healthcare Recovery Center (RC)	\$396,663.00
St. Augustine Youth Services (SAYS)– Community Action Team (CAT)	\$ 64,485.00
St. Augustine Youth Services (SAYS)– Mobile Crisis Response Team (MRT)	\$152,634.00
St. Augustine Youth Services (SAYS)– COACHES Program	\$ 51,191.00
Betty Griffin Center – Hope Program (BGC)	\$ 55,000.00
Council on Aging (COA)	\$156,430.00
	=====
TOTAL	\$1,382,807.00

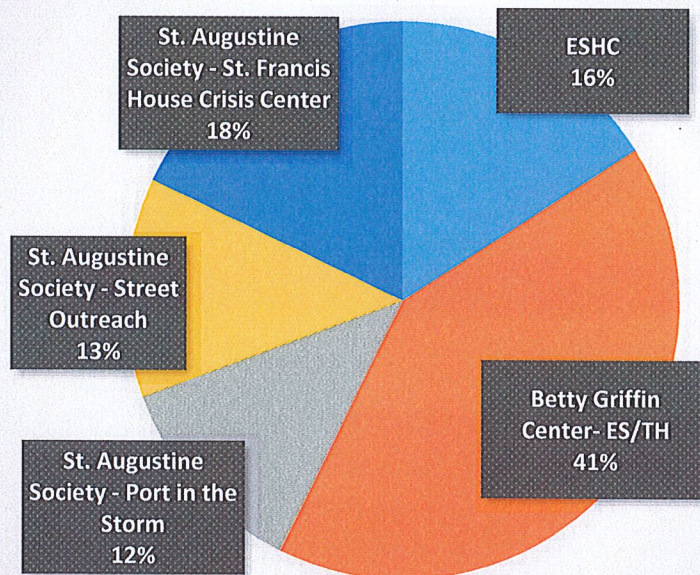
Employment Opportunities



Early Learning Coalition of North Florida – Child Care Assistance
for at Risk/Economically Disadvantaged Families

TOTAL \$134,000.00

Affordable Housing and Homelessness



Emergency Services and Homeless Coalition (ESHC)	\$99,521.00
Betty Griffin Center Emergency Shelter/Transitional Housing (CE/TH)	\$259,956.00
St. Augustine Society – Street Outreach	\$79,951.00
St. Augustine Society – St. Francis Housing Crisis Center	\$112,560.00
St. Augustine Society – Port in the Storm	\$75,600.00
	=====
TOTAL	\$627,588.00

GOALS & OBJECTIVES FOR 2025:

1. Begin onsite monitoring of funded agencies in addition to the ongoing desk monitoring's historically performed by HHS staff.
2. Issue a Request for Proposal, score and evaluate submissions, and devise funding methodology for FY26 through the eCivis portal or manual submission. Priorities will be based upon data collected through a comprehensive needs assessment completed by Flagler Health+, in addition to staff knowledge of service gaps and needs.
3. Procure a formal Human Services Needs/GAPS Analysis Assessment pursuant to the allocation in the County's FY25 budget for HHS.
4. Continue to require monthly meeting attendance and updates by all funded agencies.
5. Continue to follow the Continuum of Care to ensure the effective coordination of services by all community service providers and continued participation by community stakeholders.
6. Continue to review quarterly reports by all funded agencies to monitor their outcomes.

BOARDS AND COMMITTEES ANNUAL REPORT

2024

Date: April 1, 2025
Committee Name: Housing Finance Authority of St Johns County
Chairman: Michael O'Donnell, Chair
Report Author: Priscilla Howard, Executive Director of the HFA
Staff Liaison: Jenny Harvey, Housing and Community Service Manager

Brief History of the Committee:

The Housing Finance Authority of St. Johns County (the "HFA") also known as St. Johns County HFA is a public body created pursuant to Chapter 159, Part IV, Florida Statutes, as amended. The HFA was created to help meet the affordable housing needs of the residents of the County. The HFA was established on March 6, 1980, by the Board of County Commission of St Johns County (BOCC) through Ordinance 80-7 and Resolution 80-25. The Ordinance and Resolution granted the HFA all the powers of an HFA under State law. As a result, the HFA can assist the County in stimulating the construction and rehabilitation of single-family and multi-family housing using tax-exempt and taxable bonds and other available public, private, and program resources. The BOCC appoints a seven-member volunteer board to govern the Authority. Most of the members are knowledgeable in the following fields: construction, commerce, labor, and finance.

Mission Statement:

The HFA was established for the purpose of alleviating a shortage of affordable housing facilities and to provide capital for investment in such facilities for low-, moderate-, and middle-income families in St. Johns County.

Major Achievements & Successes:

1. Development: Summerset Village & Summer Breeze Rehabilitation

- The rehabilitation project includes 132 senior units at Summer Breeze and 82 family units at Summerset Village, serving households at or below 60% AMI, located at 200 & 305 Summer Breeze Way, St. Augustine, Florida. The

developers are Lincoln Avenue Communities and Summerset Village Preservation, LTD.

- **Financing:** St. Johns County HFA has reserved a \$33 million bond allocation to support the financing. Additional funding will come from private equity and lending institutions.
- **Project Scope & Timeline:** A \$50,000 per unit substantial rehabilitation to enhance long-term property conditions and resident quality of life.
- **Target closing:** October 2025 **Estimated completion:** October 2026

2. **Board of Directors Training:**

- **Financing Strategies for HFA: Adapting to Market Conditions**
The Board's Financial Advisor, Public Resource Advisory Group, provided an overview of financing structures available to the HFA, analyzing economic trends, financial market conditions, and broader environmental factors.
- **Private Activity Bonds: Board Training on CS/SB 7054**
The Board's Authority and Disclosure Counsels provided training on CS/SB 7054 (Part VI, Private Activity Bonds, of Chapter 159, F.S.) The bill aims to maximize private activity bond usage for public benefit, refines definitions, revises bond allocation processes, and consolidates some of the regional pools.
- **Florida ALHFA Education Conference: Legislative & Program Insights**
The Florida Association of Local Housing Finance Authorities (FL ALHFA) Education Conference provided in-depth analysis of 2024 legislative changes and their impact on local communities. The Board received expert training on housing programs used by HFAs across Florida, exploring ways to integrate effective strategies locally. The conference also facilitated peer networking opportunities statewide. The event was held in St. Augustine, the St. Johns County HFA served as a host.

Goals and Areas of Focus for 2025:

Goal 1: Develop a Homeownership Program

- Explore strategies for launching the **Own a Home Program** in partnership with **Raymond James** to facilitate mortgage lending in St. Johns County for the workforce ($\leq 80\%$ AMI).
- Implement the **Small Builder Loan Pilot Program** to support small developers in constructing attainable homes for the workforce ($\leq 80\%$ AMI).

Goal 2: Utilize HFA-Owned Lots

- Assess options for incorporating HFA-owned lots into workforce housing initiatives.
- Explore **sale or lease opportunities** to support attainable home development.
- Explore the Community Land Trust model

Goal 3: Strengthen Cross-Sector Partnerships

- Foster collaborations with employers, the Chamber, County officials, banks, and other stakeholders to expand attainable housing efforts.
- Continue hosting the Annual Housing Forum in December and introduce quarterly Housing Forums to engage potential funders and partners.

Notes:

The HFA is dedicated to broadening and exploring pathways for attainable housing. The HFA will continue to create opportunities to utilize Bond Allocation. Additionally, we are actively monitoring the market to identify opportunities for implementing a Single-Family Bond Program, aimed at assisting residents in achieving homeownership. The HFA is poised to assume housing programs and/or resources as a sub-recipient under the County, aiming to decrease staff workload whenever feasible. Collaborative efforts with local organizations will be facilitated to explore potential partnerships aimed at leveraging resources. Furthermore, community education and advocacy initiatives will be explored to ensure access to housing for all residents in St. Johns County.

FY24
BOARDS AND COMMITTEES ANNUAL REPORT
St. Johns County Industrial Development Authority

Date:

February 10, 2025

Committee Name:

St. Johns County Industrial Development Authority (IDA)

FY24 Board Members:

- Orville Dothage, Chair
- Kevin Kennedy, Vice-Chair
- Geoffrey Litchney, Treasurer
- Melissa Churchwell, Secretary
- Boris Lyubomirsky, Assistant Secretary

IDA Support:

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

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Staff Liaison:

- Sam Camp, St. Johns County Economic & Tourism Development Department

Executive Summary

The St. Johns County Industrial Development Authority (IDA) saw great success in 2024. Among its accomplishments were a \$66,000,000 bond issuance for the development of a continuing care community, and the onboarding of innovative business attraction and retention platforms by the Economic & Tourism Development Department.

Looking ahead for 2025, the IDA has three primary objectives:

1. Evaluate 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.
2. Engage with lenders and leverage existing success stories to educate the local market on the advantages of IDRB financing and proactively market development opportunities.
3. Actively pursue collaboration with the St. Johns County Chamber of Commerce on prospective new industrial businesses coming to SJC and advocating for workforce housing projects.

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 Major Achievements & Successes:

- Partnering with the Economic & Tourism Development Department to begin utilizing the Civic Serve CRM & Project Tracking platform, and the Lightcast Business Data & Attraction platform.
- Executed an interlocal agreement with Presbyterian Retirement Communities, Inc.
- Issuance of \$66,000,000 in Industrial Revenue Bonds for the development of a continuing care community by Vicar's Landing (Life Care Ponte Vedra, Inc.).
- Completion 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 Irv Weinstein and Ellen Avery-Smith with Rogers Towers, PA; John Rodriques and Katessa Archer from Dominionium (affordable housing developer); Carolina Marrow, SJC Housing Finance Authority; Robert Gall, Ziegler Investment Bank

FY25 Goals and Objectives:

- Evaluate adjustments to the IRB fee schedule to remain competitive in the state and ensure investments made by the IDA are levied appropriately.
- 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 & Tourism Development Department finalize the development of a dedicated business attraction website.

- 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:

- The terms expired for board members Kevin Kennedy and Viv Helwig in October 2023. Mr. Helwig chose not to submit for re-appointment, and Boris Lyubomirsky has filled the vacancy. Kevin Kennedy was re-appointed.
- Krista Joseph has been appointed as the SJC Board of County Commissioners liaison to the IDA.



Land Acquisition & Management Program Annual Report 2024

Date: March 17, 2025

Committee Name: Land Acquisition & Management Program (LAMP)

Chair: Elizabeth Guthrie

Staff Support: Ryan Mauch, Environmental Supervisor

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 no vacancies.

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 budget appropriation to the program is 2 million dollars annually.

Accomplishments in 2024

The LAMP reviewed and evaluated a total of ten property applications within its jurisdiction heard during the five meetings held in 2024. One 7-acre property was acquired for preservation purposes, located at 5960 Don Manual Road in Elkton. Four Conceptual Management Plans were approved for properties. In addition, LAMP received an informational presentation by the Live Wildly Foundation and donation in the amount of \$80,120 to the program. The Live Wildly Foundation is a non-profit organization and was the primary supporter of the 2024 local Sing Out Loud Festival.

LAMP BOARD ACTIVITY RECORD	Quantity
Properties Considered for Acquisition	6
Properties Recommended to BCC for Acquisition	5
Election (Chair/Vice-Chair)	1
Leveraged Funding	2
Donations Received	1

Goals for 2025

1. Continue to seek and evaluate properties in service of Ordinance 2021-38.
2. Enhance flexibility and speed of response to willing sellers.
3. Enhance public and stakeholder outreach on the program by considering educational site visits to County Properties.
Identify a non-profit group to assist staff in presenting new concepts for the program.
4. Initiate letter to Approved LAMP Recommended Properties confirming willingness to participate prior to property appraisal.

BOARDS & COMMITTEES ANNUAL REPORT 2024

DATE: 13 March 2025

COMMITTEE NAME: Library Advisory Board

Chair: Jessica Hayes

STAFF SUPPORT: Niki Johnson

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 2024:

- The LAB successfully advocated on behalf of SJCPLS, appearing at budget hearings and BCC meetings, resulting in approval for additional staffing to expand library public service by 32 hours/week.
- The LAB continued their advocacy on behalf of additional new libraries within the northern section of St. Johns County, resulting in partnership with Recreation & Parks for inclusion of library sites within three new regional parks.

GOALS & OBJECTIVES FOR 2025:

During 2025, the LAB looks forward to:

- Continuing to support SJCPLS' internal restructuring to more closely align library resources and services with both SJC and SJCPLS goals and community needs.
- Continuing to discuss the need for future branch libraries or service outlets, especially in the WGV area, and needed funding to design/build.
- Continuing to liaison between LAB and FOL groups, with emphasis on Hastings as they transition to a new building.



Coastal Overlays: MADRB Annual Report 2024

Date: March 17, 2025

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 2024

The MADRB held five regularly scheduled public meetings, which included discussions on eight items and two administrative approvals.

Applications	Quantity
Wall / Monument Signage	1
Recommendations for Board Appointments	4
Exterior changes including paint	2
Administrative Approvals	2
Planned Unit Development	1

Goals for 2025

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 2024



Date: March 17, 2025

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 2024

The NCDRB held eight regularly scheduled meetings to consider a total of fourteen applications which included special events and exterior changes.

Applications	Quantity
Wall / Monument Signage	1
Special Events	4
Exterior changes including paint	6
Elect Chair and Vice-Chair	2
Recommendations for Board Appointments	1

Goals for 2025

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 Comm Tower Advisory Board - Resolution 2017-219

2024 Annual Report

The purpose of the Northwest Communication Tower Advisory Board (Board) is to Review proposals for expenditure of income derived from the lease of Mills Field property. These expenditures are intended for use within specific boundaries of Northwest St. Johns County. The five-member Board meets semiannually and is required to hold at least one meeting a year. The Board holds additional meetings if needed. Board members must also reside within the specific boundaries of Northwest County with one member serving as the representative from the district, 3 members that represent interests as defined in the Board Rules and Policies and a Recreation Advisory Board member representing the district.

The Board is committed to determining the best possible use of the funds derived from the lease at Mills Field for the community. The board makes funding recommendations to the Board of County Commissioners for grant applicants whose purpose is to enhance the areas parks and recreation facilities and experiences for the community.

The Board met twice in 2024. During the July 15th meeting the Board received the results from the study of the Switzerland Community Center facilities that they had approved a funding match of \$20,000 to complete the study to determine the viability of the structures. The Board agreed to cover up to \$3,440 for the installation of a water line and concrete slab and bench at Alpine Grove Park to assist the Alpine Park Garden Group to beautify the site and provide ADA access. During the November 4th meeting Erik Saks, Director of Operation Lifeline, Inc. presented the concept of a Vocational and Community Center at the SR 13 Switzerland Community Center site in partnership with St. Johns County Parks & Recreation. The Board provided a letter of support for this project. The Board actively pursued new members. The Board provided \$2,288 in funding towards Bartram Bash.

2024 Budget

1200-54801- Special Events	1200-56301 - Improvements O/T Building	1200-59920 - Reserves
Budget \$2500	Budget \$23,440	Balance \$411,78
Expenditures \$2,288	Expenditures \$21,395	

Submitted by Parks and Recreation on behalf of George Vancore, Chair



Planning and Zoning Agency Annual Report 2024

Date: March 17, 2025

Committee Name: Planning and Zoning Agency (PZA)

Chair: Meagan Perkins

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

Brief History

The Planning and Zoning Agency (PZA) (established by Ordinances 81-68, 81-69, 91-15, 93-03, 2002-43; Resolutions 93-23 and 93-51) 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 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 2024

The Agency held twenty-two public hearings during the calendar year with a total case load of 131 applications. The Agency appointed a Chair and Vice-Chair as well as recommended board members for appointment by the Board of County Commissioners.

Applications	Quantity
Special Use Permits - Major	14
Special Use Permits - Minor	7
Rezoning	17
Zoning Variance	25
Non-Zoning Variance	6
Major Modification to PUD	8
Minor Modification to PUD	17
Planned Unit Development	17
Small Scale Plan Amendment	14
Comprehensive Plan Amendment	2
Planned Rural Development	1
Workforce Housing	1
DRI Mod	2

Goals for 2025

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 including the upcoming Comprehensive Plan.



Ponte Vedra Zoning and Adjustment Board Annual Report 2024

Date: March 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 2024

The PVZAB had a total of eleven items within its jurisdiction heard during the eight meetings held in 2024. The requests consisted of the following:

Applications	Quantity
Workshops	0
Recommendation for Amendments	1
Election (Chair and Vice-Chair)	1
Recommendation for Appointment to PVZAB	2
Zoning Variances	5
Non-Zoning Variances	0
Minor Modification	0
Major Modification	1
Planned Unit Development (PUD) / Rezoning	0
Road Vacation	1

Goal for 2025

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 FOR CALENDAR YEAR 2024

Date: April 1, 2025

Committee Name: Recreation Advisory Committee

Chairperson: Lauren Watkins

Staff Liaison: Diane Gorski

Brief History of Committee

The Recreation Advisory Board in St. Johns County, Florida, was established by the Board of County Commissioners in 1990. It comprises seven members who serve four-year terms to ensure 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 developing and maintaining park facilities, implementing recreational programs and services, and allocating 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 its residents' diverse interests and needs, enhancing the quality of life in St. Johns County.

2024 HIGHLIGHTS

St. Johns County Parks Foundation

The Foundation has continued to formalize. October 1, 2024, Foundation hired a new Executive Director, Mariztha Ross, who previously served on the Recreation Advisory Board and comes with a wealth of skills and knowledge to continue to grow the organization. The Foundation has also:

- Worked to realign its mission to reflect the original vision presented by founder the late Bert Watson, focusing on supporting St. Johns County Parks & Recreation through fundraising and public-private partnerships to benefit all residents.
- Seen an increased, well-received presence on social media by including fun, engaging content.
- Collaborated with the Parks and Recreation Staff to launch a new app, *SJC Parks & Rec*, which offers users access to stories experienced through self-guided tours and other valuable park access information.

- Successfully managed the preservation and relocation of a historic community asset, the Canright House, to Collier-Blocker-Puryear-Park. To do so, the Foundation received state appropriation and additional funding from SJC BOCC to move and establish the house in its new location.
- Secured financial sponsorships for Parks & Recreation programs, estimated to be between \$1,000 and \$5,000.
- Established Future Foundation Initiatives:
 - New board member onboarding, bylaws updates, and strategic plan development
 - Secure \$15,000 corporate grant (under review for fiscal sponsorship)
 - Website launch and rebranding kit created
 - Parks & Recreation Month sponsorships
 - Summer camp sponsorships
 - Initiate a year-round fundraising campaign

Parks and Facilities Capital Improvement and Enhancements

Notable progress has been made in park development and facility enhancements, which are highlighted in the list below. The County provided detailed reports on 33 active projects with an approved budget of \$139M.

Completed Park Upgrades and Enhancements

- \$1.4 million invested in a new playground at Cornerstone Park.
- \$650,000 invested in fencing and netting at multiple athletic facilities
- Alpine Grove shoreline restoration project completed
- Purchased overflow parking at Crescent Beach
- Partnered with COSA for upgraded/new pickle ball and basketball courts at Eddie Vickers Park
- Retrofitted field lighting and included two new lighted ballfields at Mills Fields
- Phase 2 of Mussallem Beachfront Park completed that included additional beachfront parking
- Added a new boat ramp and parking at Palm Valley West
- Completed artificial turf installation at Plantation Park
- Completed construction of a Butterfly Loop playground, multi-use pavilion for entertainment and education, interpretive signage, shower station improvements, landscaping, ADA Compliant Mobi-mats, changing stations, game area and renovation to the existing boardwalks and restrooms at Vilano Beachfront Park

Programming

- Veterans program grant of \$54,000 is closed and completed.
- Expansions of programming included the Just Try Kids Tri-athlon, Reel in the Fishing, Popsicles in the Park
- The Summer Camp Lottery had 1351 participants with only 325 being placed, resulting in 75% of the participants being turned away due to lack of facilities.

Staffing and Organizational Development

The department continues to improve staffing to provide enhanced services for Recreation Maintenance and Beach Operations to adapt to the growth and demand for services over the past decade, adding several new positions that include a weekend Park Supervisor to address issues more promptly; a Park Inspector to assist with Playground and Park Safety Standards; and a Beach Toll Supervisor to manage over \$1.2M in collections.

Community and Partner Engagement

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

TDT Category III Grant Requests

The RAB completed an entire cycle of the new bi-annual approval process (with review sessions held in January and July) to approve grant requests in batches to streamline efficiency. This is being done with a small group of county staff and an appointed member of the RAB to recommend final approvals to the RAB through a consent agenda. The online application process has also improved efficiency for the county staff as they coordinate with potential grantees. The process continues to be adaptively managed and improved in collaboration with the TDC, VCB, and local governments. The RAB recommended approval of \$299,432 grant funding in FY24.

Facility Requests

The RAB heard from several residents in public comments throughout 2024 with requests for additional space or facilities for Pickleball, Disc golf, Cricket, Ice and Roller Hockey Rinks, and Pop Tennis.

Goals and Objectives for 2025

RAB's top priority is supporting and advocating 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. In addition, we hope to continue to collaborate with the Parks and Recreation team and the TDC to enhance the application and approval process for Category III Sports Tourism Grants. The RAB will also continue to advocate for the need for additional camp locations and resources to better serve the residents of St. Johns County

Respectfully,



Lauren Watkins, Chair

Attachments: Fiscal Year 2024 Dashboard and correlating year over year data.

PARKS AND RECREATION STRATEGIC DASHBOARD

FISCAL YEAR 2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

\$6.5m

Revenue

\$300

Sports Marketing
Grants Awarded

\$4.9m

Grants in Progress
FIND, FCT, LWCF,
Veterans Affairs

Facebook

 Followers: 38,500

Instagram

 Followers: 8,200

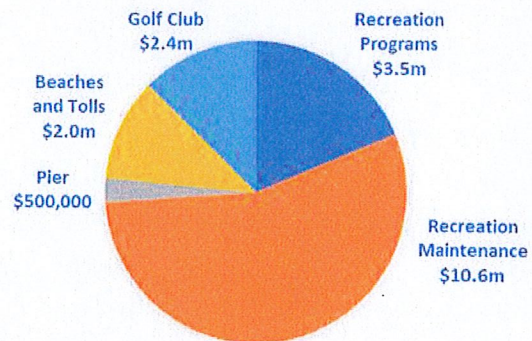
Reach ⓘ

353.7K ↑ 54.5%

Content interactions ⓘ

19.9K ↑ 18.4%

EXPENDITURES



↑ 4,400 Program Participants

↑ 65,000 Rounds of Golf

↑ 78,000 Beach Passes Sold

↓ 86,000 Pier Admissions

↓ 36,000 Field Rentals

\$61m

Capital Projects Budget

46

Number of Projects

\$100 million invested in over 30 new and existing facilities from 2021-2024

Organizational Development	Actual FY20	Actual FY21	Actual FY22	Actual FY 23	Actual FY 24 YTD	Percentage Change 23 to 24
SJC FTE	90	89	92	98	107	9%
Revenue	1,636,424.00	\$ 1,887,036.00	\$ 4,621,019.00	\$ 5,578,060.64	\$ 6,481,753.72	16%
Expenditures	1,548,132.00	\$ 1,500,932.00	\$ 12,633,138.38	\$ 17,298,822.93	\$ 19,256,208.74	11%
Programs & Attendance					\$ -	
# Participants in County Programs	2,694	3,023	2,802	4,174	4,377	5%
Rounds of Golf	56,970	62,437	13,713	59,098	65,664	11%
Beach Passes Sold**		71,971	78,055	74,112	78,000	5%
Pier Admissions	45,234	96,013	100,304	91,047	86,307	-5%
# Field Rental Hours/ #of Fields Rented	40,322	60,648	143,925	38,384	36,088	-6%
Media & Promotions						
Total Facebook Followers	7,733	20,900	27,820	32,895	38,448	17%
Total Instagram Followers	2,663	5,100	5,630	6,802	8,265	22%
Sports Marketing				0		
Budget Allocated	\$ 189,300.00	\$ -	\$ 250,000.00	\$ 300,000.00	\$ 300,000.00	
Number of Requests	13	5		23	25	9%
Dollar Amount of Requests				\$ 309,000.00	\$ 400,932.00	30%
Requests Approved	13	5	42	23	25	9%
Total Awarded*	\$ 112,500.00	\$ -	\$ 228,500.00	\$ 250,000.00	\$ 299,432.00	20%
Capital Projects						
Capital Dollars Budgeted	8,707,529	\$ 18,956,326.00	\$ 41,700,000.00	\$ 41,000,000.00	\$ 61,000,000.00	49%
# of Projects	9	10	24	33	46	39%
Grant Funding				0		
Grant Dollars Awarded	\$ 177,000.00	\$ 350,000.00	\$ 1,386,000.00	\$ 900,000.00	\$ 4,849,573.00	439%

fields rented - changed metric FY23

**Does not include Tax Collectors office



Coastal Overlays: SADR B Annual Report 2024

Date: March 17, 2025

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 2024

The SADR B held one regularly scheduled public meeting, in which the Board elected a new Chair and Vice-Chair as well as approved the design for the construction of a new ADA accessible beach dune walkover and expansion of the existing parking lot.

Applications	Quantity
Wall / Monument Signage	0
New Construction	1
Rezoning	0
Nonzoning Variance	0
Resolving PRIDE complaints	0

Goal for 2025

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

2024

Date: December 4, 2024

Committee Name: Tourist Development Council

Chairman: Mrs. Regina Gayle Phillips

Staff Liaison: Tera Meeks, Director of Tourism and Cultural Development

Brief History of the Committee:

The Tourist Development Council is a nine-member body that provides recommendations to the Board of County Commissioners regarding the expenditure on the Tourist Development Tax. The establishment of the Tourist Development Council is a requirement of F.S. 125.0104 which authorizes Florida counties to levy the Tourist Development Tax on overnight stays for less than six months in duration.

Mission Statement:

The mission of the Tourist Development Council is to strengthen and grow the tourism sector of the St. Johns County economy by:

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

Major Achievements, Successes etc. for 2024:

- Reviewed and approved the annual promotional plan for the Visitors and Convention Bureau and the St. Johns Cultural Council.
- Reviewed and provided a recommendation of approval for the FY25 budget which included a recommended increase in funding for Tourism Promotions as well as for the Arts Culture and Heritage Grant Program.
- Reviewed and approved Sports Tourism grants which totaled nearly \$300,000 in funding allocations.
- Reviewed and made recommendations to the BCC on revisions for the Arts, Culture and Heritage Grants Funding Guidelines.
- Reviewed and made recommendations to the BCC on the FY25 Arts, Culture and Heritage Grant Program Guidelines providing over \$1,200,000 in funding for event and program support.
- Reviewed other funding requests and made recommendations to the BCC as appropriate. As an example, the TDC took up for consideration funding for promotional support of the Florida Museum of Black History.
- Provided input on the RFP for Tourism Marketing/Management Services.

Goals and Objectives:

- Diversify the range and type of experiences available to visitors
- Maintain a high level of brand awareness
- Promote an ever-improving level of visitor experience
- Leverage tourism investments to improve the overall economic condition of the county

EXCLUSIONS:

The following boards/committees did not submit a 2023 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 2024 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.