

**MINUTES OF MEETING**  
**LAND ACQUISITION & MANAGEMENT PROGRAM (L.A.M.P.) BOARD**  
**January 25, 2007**  
**3:30 P.M.**

Proceedings of a meeting held in Conference Room A, St. Johns County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida.

Members Present: Mark Middlebrook, Chairman; Sarah Bailey, Lee Gerald, Michael Adams, Warren Leve, Charles Padera, Roger Van Ghent and Rich Turnbull

Members Absent: Paul Geiser

Staff Present: Tony Cubbedge, Linda White, and Cecelia Aldrich, Real Estate; Wil Smith, Recreation and Parks Administrative Manager and Billy Zeits, Natural Resource Supervisor

Guests: Commissioner Cyndi Stevenson, Marci Skinner, Liaison to the Recreation Advisory Board and Sarah Owen, Florida Wildlife Federation

**1. Welcome / Call to Order**

Chairman Middlebrook called the meeting to order and announced that the February meeting would be a workshop to review past strategies and provide background for the new members.

Tony Cubbedge, Land Management Manager, introduced a new Real Estate Division staff member, Amy Meide, Land Management Coordinator. Others present introduced themselves.

**2. LAMP Business Items**

**a. Approval of Minutes of the November 16, 2006 meeting**

Motion by Leve, seconded by Turnbull, carried 8/0, with Geiser absent, to approve the minutes of the November 16, 2006 meeting as submitted.

**b. Presentation by Jan Brewer on Comprehensive Plan and Overlay Zones**

Jan Brewer, Environmental Manager, Planning Division gave an overview of the environmentally sensitive overlay zone. She distributed a handout which included Chapter 9J-5.003(41), Florida Statute and related sections of the County's Comprehensive Plan (Comp Plan) policies and Land Development Code (LDC) Article XII definition of Environmentally Sensitive Areas A. – G. Brewer explained that it is necessary for the County to reevaluate its Comp Plan in 2007. She referred to the Environmental Sensitive Lands Map on display and explained how the Comp Plan and the LDC inter-relate. There was discussion regarding the discrepancies in the overlay zone. Brewer explained that revisions/updates are necessary to make the overlay zone work with existing maps. She suggested the process would be that the County would commission the Regional (Planning) Council to prepare an Environmental Evaluation Report and a series of public meetings would be held for input. Brewer suggested that interested parties contact Teresa Bishop, Growth Management Services Director, for more information or comments. There was discussion about the procedure and who would be involved. Comments were made regarding Greenway/Blueway maps, floodplains, endangered species and habitats, as well as, other data that should be included in the maps. Brewer suggested that drafting a letter with suggestions could be beneficial. It was stated that there was a need to identify what habitats are considered key to the County.

Sarah Owen, Florida Wildlife Federation, summarized the three-stage process, that information is gathered from a series of public meetings, action items report is created, Amendments to the Comprehensive Plan are generated and those Amendments are filed. She noted that the Law states one year following the Plan Amendments, the Land Development Code is updated.

Commissioner Stephenson queried the Request for Proposal process, related qualifications and the possibility of an associated task group.

Middlebrook summarized that the Board would discuss the environmental policies at the next meeting and make recommendations.

**c. FCT Projects 2007**

Cubbedge distributed maps of the St. Augustine Beach Park (Atkerson) property located on Coastal Highway, the Mussallem ocean-front parcel, and the Tillis Parcel on the St. Johns River.

Cubbedge presented information on the aforementioned properties that the Board was being asked to consider as 2007 FCT projects. He reported that the St. Augustine Beach Park and Mussallem properties were not funded with 2006 FCT funds. He noted that the Fiddlers' Restaurant property was approved and provided the status. There was discussion regarding a management plan. Smith noted that a conceptual management plan was submitted with the FCT grant application.

Cubbedge talked about the FCT grant process and commented that it had become more competitive. He distributed a spreadsheet, reviewed staff recommendations and related costs for the projects.

**Motion by Bailey, seconded by Adams, to approve continuing with the Mussallem, Palmo and Atkerson properties as 2007 FCT projects.** There was discussion about the plan for the Mussallem property and Smith commented that proposed use would be passive. Middlebrook commented that the increase in the number of grant applications is part of the reason for the competitiveness. He noted that in order to be successful the contributions would have to increase substantially. Middlebrook called the vote. **Motion carried 8/0 with Geiser absent.**

**3. LAMP Workshop Items**

**a. Discussion on Bailey property**

Bailey provided some comments and background on property she owns off Bishop Estates Road, her perception of the availability and use and described surrounding property. Bailey left the meeting for the discussion and vote.

Discussion followed as to possible scenarios for staggered conveyance of the property, as well as, potential use. Cubbedge suggested that the acquisition of the property could be phased in and possibly a single submission for FCT grant money next year. Middlebrook noted that there were issues to be reviewed and recommended that staff continue to negotiate.

**Motion by Van Ghent; seconded by Adams, to approve the Bailey property as an FCT project.** Discussion followed about other properties that may be available. Middlebrook requested that a score sheet be completed on the property. Turnbull expressed his desire that the Board move forward strategically and with an incentive based program. Middlebrook called the vote. **Motion carried 7/0, with Geiser absent and Bailey absent from the vote.** Bailey returned to the meeting.

**4. Member Reports**

**Van Ghent**

Van Ghent reported that he had been working with the Civic Round Table (Round Table) on a number of issues such as: environmental, Comp Plan, flood plains, coastal corridor concept, tree ordinance, etc.

**Leve** – No report.

**Adams** – No report.

**Gerald** – No report.

**Turnbull** – No report.

**Middlebrook**

Middlebrook reported that the First Coast Nature Festival is scheduled in April. He noted that the St. Johns River Alliance is reorganizing and would be meeting for the first time the next Monday (January 29, 2007) at the University of North Florida at 3:00 p.m.

**Bailey**

Bailey expressed concern about past happenings with DRIs (Development of Regional Impact) and the Planning Department with relation to buffers, drainage and trees. She suggested these issues be brought to the Round Table or the Board of County Commissioners. Bailey also talked about the desire to institute a sales tax or identify other funding sources. She distributed a letter that she had previously drafted in regard to the same issue. Middlebrook said the issue would be scheduled on the next agenda.

Bailey also noted that there would be a fundraiser for the Environmental Youth Council on February 9, 2007 at \$100.00 per plate at the Skeet Club. She complimented the involved high school and college youth for their activities.

Middlebrook suggested that members review the environmental policies in the Comprehensive Plan and a workshop would be scheduled at a later date.

**5. Public Comment:**

There was no public comment.


**6. Adjournment**

The meeting adjourned at 5:13 P.M.

An audio tape of this meeting is on file and available for review in the St. Johns County Real Estate Division.

Respectfully submitted by:

  
Cecelia Aldrich, Recorder

Approved 3.22, 2007  
  
Mark Middlebrook, Chairman