

Land Acquisition and Management Program Conservation Board Minutes

*For more detailed minutes, please visit the St. Johns County YouTube page for the October 11, 2022 meeting audio recording, under St. Johns County LAMP Board. **October 11, 2022 meeting audio:**

<https://www.youtube.com/watch?v=pkIkiHyAePo>

Date/Time of Meeting: Tuesday, October 11, 2022 at 1:30 P.M.

Location/Address: St. Johns County Permit Building, Conference Room 1
4040 Lewis Speedway, St. Augustine, FL

Members Present: Michael Adams, Wayne Flowers, Elizabeth Guthrie, William (JB) Miller, Travis Minch, Robin (Shorty) Robbins, Jimmy Watson, Irene Kaufman

Members Absent: Hawley Smith

Commission Member Present: None

Staff Present: Ryan Mauch, Jan Brewer, Jessica Getchus

Public Attendees: Ed Slaven, Sallie O'Hara, Chuck Lebanowski

- Chair called the meeting to order at 1:30 PM
- Public Comment for items not on the current agenda (3 minutes per person): None
- Meeting Minutes review from August 2022: Mr. Minch spoke about the ranking and evaluation process including Board members evaluating properties on their own or during the LAMP Board meetings. Chair Mr. Adams stated that the objectives of the LAMP Board are to evaluate and score properties. Motion by Mr. Flowers and seconded by Ms. Robbins to approve the meeting minutes. Members talked about that there may be some blanks in the evaluation scoring due to a lack of information on some properties, but that those can be discussed during the meeting.
- The current meeting agenda was approved.
- Item 1 – Information by direction of the Chair
 - Jan Brewer read the Rules of Decorum, provided the locations of Board meetings, Board audio recording files, the bulleted meeting minutes on the County's YouTube channel, the property evaluation matrix, finalizing property lists and the requirements of what would be required to dissolve the LAMP Board.
 - Mr. Minch discussed data about the evaluation process and made a motion to have a process that any properties scored in advance are subject to amendments, with information provided at the meetings. Discussion took place by all members on whether the evaluations should be made prior to or during the meeting. Seconded by Ms. Robbins. Approved 5 to 3, with Mr. Miller, Mr. Flowers and Mr. Adams opposed.
 - Public Comment: Mr. Slavin stated that the LAMP Board meetings need to be held on video and in the Auditorium and not on YouTube. Also, that the minutes should be taken by the Clerk of Court.
- Item 2 – Evaluation scoring of six properties
 - There was preliminary discussion among board members on how each property was evaluated and is to be ranked during the meeting. Board members also discussed a correction on the evaluation form.
 - Property 1. Anastasia Lakes- Fish Island Rd (non-addressed) on Anastasia Island: Board members spoke about grant funding and the history and value of the property. For grant funding to be eligible, the property needs to be within the Florida Forever project boundaries. Board members also discussed a conservation easement that may or may not be on the property. Each Board member provided their scores verbally and staff recorded them. Property scoring sheet provided with these minutes.
 - Property 2. McCullough Creek- 2310 CR 13 South in Elkton: Members spoke about the characteristics of the property and that the property is adjacent to the McCullough Creek Conservation Area owned by the County and is within a Federal critical manatee habitat area. Also discussed was the Land Use and Zoning for the property. Each Board provided their scores verbally and staff recorded them. Property scoring sheet provided with the minutes. Scoring was discussed by members and then Ms. Kaufman suggested that site visits are very informative.

- Property 3. 600 SR 13 North in Fruit Cove: Ms. Robbins discussed the history of the property ownership, Bartram Scenic highway, that the property presents an opportunity to relocate an adjacent historic church and public support for the property to not be developed. The property was sold recently for ~\$3 million. Ms. Kaufman stated that she had a concern that the property is bisected by an entrance road to an adjacent subdivision and presents a limited opportunity for the County as a whole. Members also discussed surrounding properties and staff mentioned that a list of historic development applications were submitted for the property but have not been approved. Each Board member provided their scores verbally and staff recorded them. Property scoring sheet provided with the minutes.
- Property 4. 4405 SR 206 in Hastings: Board members discussed the property characteristics and Mr. Minch had a concern that property owners were not aware of the LAMP Board evaluation of their properties. Each Board member provided their scores verbally and staff recorded them. Property scoring sheet provided with the minutes.
- Property 5. CR 13 South (non-addressed) in Riverdale: The Board members discussed the property characteristics, ownership, access and extent of jurisdictional wetlands. Ms. Kaufman had a concern about the existing agricultural uses adjacent to the property and the chemicals in the area and runoff. Each Board member provided their scores verbally and staff recorded them. Property scoring sheet provided with the minutes.
- Property 6. CR 13 North (non-addressed) in Picolata: Board members discussed the St. Johns River Blueway location and where it intersects with the property. Also discussed was the opportunities for passive recreation and wetland mitigation for the County. Staff stated that federal credits for wetland credits would not be able to be used, but state credits are. Based on the purchase price of the property, Mr. Minch asked how to consider evaluating the property with the much smaller annual funding for the LAMP in mind. Staff stated that the LAMP funding could be a match for a grant application with State and/or Federal agencies and the Board is able to be creative with properties being considered for acquisition ranking regardless of the annual funding. Mr. Watson asked about the ownership of the property and that it was most likely a property used for timberland. Each Board member provided their scores verbally and staff recorded them. Property scoring sheet provided with the minutes.
- Members spoke on the scoring steps and ranking of the properties at the next meetings.
- Mr. Miller spoke about how the property nomination form should be made available on the County website.
- Public Comment: Mr. Slavin discussed previous County staff Trey Asner and cultural resource review and protections for properties.
- Mr. Lebanowski discussed whether the LAMP Board will seek beach front properties for beach access.
- Board members generally discussed the availability of agency lists for available grant funding for future property acquisitions and previous acquisitions by LAMP in previous years where the Board of County Commissioners added funding to specific properties.

Board Member Reports

- Mr. Minch discussed previous St. Johns County employee Trey Asner, amended meeting minutes and made a motion to dissolve the LAMP Board and double the budget of the land conservation budget for the County and include the budget in the Real Estate Department. Seconded by Mr. Watson. Mr. Adams recommended to Mr. Minch that he resign his position on the LAMP Board. Board discussed motion. The motion failed 7/1.
- Public Comment: Mr. Slavin spoke on a St. Augustine National Park and Seashore concept for St. Johns County and the need for more large-scale preservation projects.

Staff Member Reports

- None

Mr. Adams called the meeting to a close at 3:25 PM

Ryan Mauch, Staff Recorder- 10/11/2022