



Land Acquisition & Management Program

Minutes
Regular Meeting of the St. Johns County
Land Acquisition and Management Program
Conservation Board
Tuesday, December 12th, 2023 at 1:30 pm

The regularly scheduled public meeting of the St. Johns County Land Acquisition and Management Program Conservation Board was held on Tuesday, December 12th, 2023 at 1:30pm in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida.

Members Present: Elizabeth Guthrie (Chair), JB Miller (Vice Chair), Michael D Adams, Wayne Flowers, Hawley Smith III, Irene Kaufman, Anila Lahiri
Members Absent: Shorty Robbins
Commission Member: Absent
Staff Present: Ryan Mauch, Hali Barkley, Kyrsten Gage, Kealey West (Sr. Asst County Attorney)
Public Attendees: Ed Slavin, Chuck Labanowski, Jen Lomberk, Pat Hamilton, Silas Tomer, Todd Recicar, Dirk Schroeder, Nicole Crosby, Kristen White, Jennifer Yudon, Jill Stokes, Kim Plunkett

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- **Guthrie:** Called meeting to order at 1:30pm
 - **Guthrie:** Advised that Mr. Jimmy Watson (District 3) has resigned his position. That position, for District 3, is now vacant and currently advised.
 - **Lahiri:** Presented herself as the new member for the board.
 - Public Speakers (items not on the agenda)
Ed Slavin requested the board consider the St Augustine National Park and Seashore Legislation.
Nicole Crosby thanked the board for the work that they do and for considering her for a board position.

(10:44)

- **Motion to approved the October 10th, 2023 meeting minutes, with a minor modification, by Adams, seconded by Kaufman , carries 7/0 .**

(12:15)

- **Motion by Flowers , and seconded by Miller, carries 7/0, to approve the Agenda.**

AGENDA ITEMS:

(12:35)

1. Staff (Mauch): Updates on forms

Outlined five forms and the changes. Changes were made with feedback from the BCC and the general public.

Public Speaker: Nicole Crosby; Ed Slavin.

2. Staff (Mauch): New properties for consideration by LAMP members. Reminder for Board members to search for available properties and reach out to willing sellers to apply. Reminded Board that the current LAMP budget balance is \$ 3.5 million. Mention Florida Forever priority lists available on line, and to use existing conservation and parkland maps.

Kaufman: Reminded Board members they cannot consider properties within the City of St Augustine limits.

(26:33)

3. Hawkins Island- First Discussion

Staff (Mauch): presented this 13.6 acre Island on the Eastern banks of the intercoastal waterway within the Matanzas River.

Further discussion occurred between Board members.

Public Comment:

Pat Hamilton: Experienced broker on these marsh islands. Explained why people may be interested in purchasing this property.

Dirk Schroeder: Presented further information on behalf of the owners of the property.

Nicole Crosby; Ed Slavin: Both concerned that the property's only use is conservation only.

Jen Lomberk: Explained why she supports the acquisition of this property.

Various discussion occurred between the Board, Staff and the public presenters. Board members questioned the ownership of the property.

Staff (West): Confirmed that Hawkins Island is an LLC registered in the State of Mississippi. Explained that companies do not have to be registered in the State of Florida to own property, only to conduct business.

(50:37)

Motion by Miller, seconded by Smith, carries 6/1 (dissent Adams), to move the Hawkins Island property along to the next meeting for further discussion and evaluation.

4. Shores Boulevard Property Application- First Discussion

Staff (Mauch): presented this 195 acre property that is within the SE corner of The Shores PUD, as Unit 7, and is owned by Deltona Corporation.

Various discussion occurred between Board members on the benefits, for the general public, on acquiring this property. Questions arose to Staff with regard to surrounding parcels of land. It was confirmed that parcels located to the West were being developed.

Miller: Disclosed he reached out to Water Management District. If acquired by the County they would be interested in being the Manager of this property as it would be an extension to Moses Creek Conservation area. Also spoke to Commissioner Dean. If the LAMP board moves this property forward, Commissioner Dean plans to reach out to the Water Management District Board Members, and DEP, to make them aware of this property. Potential funding from the County, and the Water Management District, and large funding from DEP, makes this property worth considering.

Public Speaker:

Dirk Schroeder: Disclosed he is the real estate broker working with the Deltona Corporation. Supports the County acquiring the property rather than having it developed.

Ed Slavin: Supports the purchase.

(1:05:34)

Motion by Adams, seconded by Miller, carries 7/0 , to move the Shores Boulevard Property into the formal review process.

5. Bishop Estates Road Property- Second Evaluation and Scoring

Staff (Mauch): Provided an updated summary of this property. Reminded Board members that the Evaluation Score Sheets were to be given to Staff.

Various discussion occurred amongst Board members.

Public Comment:

Jennifer Yudon – Executive Director of Horse Sense and Sensitivity explained their operations of providing therapy to riding for individuals with special needs.

Kim Plunkett: Boarder at the property. Supports the operations at Bailey Ranch.

Vanessa Langford: Supports the operations at Bailey Ranch. Explained the potential of the property.

El Slavin: Supports the County acquiring the property.

Questions arose within Board members about having Phase One assessments on properties.

Staff (West): Advised that part of the County’s acquisition program, that we have Phase One assessment undertaken on all the properties coming in.

(1:28:30)

Following scores were recorded for this property:

Adams 93; Flowers 67; Miller 60; Guthrie 71; Smith 77; Kaufman 69; Lahiri 87; Average score: 75

6. 5960 Don Manuel Road Property- Second Evaluation and Scoring

Staff (Mauch): Parks and Recreation stated that the property doesn’t provide recreational use due to no street access and the majority of wetlands. It is adjacent to the water management district Deep Creek Preservation area as well as the Floyd Preservation tract owned by St Johns County which is to the North. There is currently no roadway access to it. It is at the western end of Don Manuel Road, on the West side of CR 13 South.

(1:34:20)

Following scores were recorded for this property:

Adams 70; Flowers 52; Miller 53; Guthrie 53; Smith 65; Kaufman 69; Lahiri 79; Average score 63

7. 8805 A1A South Property - Second Evaluation and Scoring

Staff (Mauch): Parks and Recreation stated that this parcel provides direct beach access and could serve as overflow parking for fishing on its Matanzas Bridge. Public access is needed in the area. This property could provide passive recreational activities. Potential for pavilions, educational signage and water access.

Further discussion occurred between the Board members and Staff.

Public Comment:

Todd Recicar: Opposed to the use as a parking lot. If public access to the rocks was encouraged for viewing or fishing, this would be a potential conflict regarding property boundaries and liability.

Recommended that St John County explore having the property for a joint law enforcement sub-station with a marine rescue presence.

El Slavin: Ideal for passive recreation, not a parking lot.

Further discussion amongst LAMP board members with regard to having a Marine Rescue Station.

Questioned if this is within the ordinance of LAMP for that purpose.

Staff (West): A Marine Rescue Station does not appear to meet the funding category. The funds were specific for preservation, recreation and conservation.

(1:48:31)

Following scores were recorded for this property:

Adams 37 ; Flowers 23; Miller 63 ; Guthrie 45 ; Smith 62 ; Kaufman 76; Lahiri 91 ; Average score 57

8. LAMP 2023 Properties Recommendation List update

Discussion occurred within the Board with regard to what properties can move onto the final agenda item.

Staff (West): Read the ordinance requirement: *The LAMP Conservation Board should choose by supermajority the top five candidates for acquisition and conservation and submit this list ranked at least once a year to the County.*

Properties that have been chosen in previous rounds, previous years, should remain on the list until required, until the selection rank is changed or until it becomes unavailable for purchase.

Further discussion occurred with regard to what properties should be presented to the BCC.

(2:05:40)

Motion by Flowers, seconded by Miller, carries 7/0, to delay the submission of the LAMP Board property list, and ranking of the list, until February 2024 to enable the Board to consider the two properties that were ranked above 50 points at this meeting.

Staff Reports (Mauch): Current budget is \$3.5 million.

BCC item updates:

Riverdale Atlantic Road property is currently in inspection period.

Anastasia Lakes property is in inspection period and is nearing acquisition.

CR 13 South McCullough Creek property is in negotiations.

Follow up from October 10th LAMP meeting:

7070 CR 16A property was provided to the School Board for consideration as per Mr. Miller's request. Staff has not received a response.

Board Member Reports:

Guthrie: Thanked Staff and Board members for putting in so much time and efforts into the meetings.

(2:16:42)

Motion by Miller, carries 7/0, to adjourn the meeting

Meeting Adjourned at 3:47 pm.

Minutes approved on the _____ day of _____ 2024.

Elizabeth Guthrie, Chair
Land Acquisition and Management Program

Clerk, Growth Management

*For more detailed Minutes, please visit the St. Johns County GTV video recording:
<http://www.sjcfi.us/GTV/WatchGTV.aspx>