

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	Hawkins Island
Parcel Number:	172860-0000
Address:	A1A South/Vacant island parcel located on eastern bank of Matanzas River
Owner:	Hawkins Family LLC; Kenny Hawkins, applicant
INC or LLC Agents:	Steve Henderson LESQ
List Price:	\$1,650,000.00
Market Value:	\$12,482
Total Acreage:	13.6
Land Use:	Conservation
Zoning:	Open Rural
Easements: Type/Acres	None known
Wetlands: Type/Acres	Salt marsh/1.5 acres (southern tip, perimeter of island)
Uplands: Type/Acres	Maritime Hammoc k/12.1 (Significant Natural Communities Habitat)
Protected Species:	Wood stork, various wading birds, gopher tortoise
Known Cultural Res.:	No listed sites. High probability archeological model
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Hawkins Family LLC and Patrick Hamilton
Development Apps:	PREAPP 05-306 Hawkins Island Fish Camp
Narrative:	<p>Vacant forested island parcel (Hawkins Island) is surrounded by salt marsh, located on eastern bank of the Intracoastal Waterway (ICWW) within the Matanzas River. Island parcel is just west of the Marsh Creek Subdivision within the marsh and also due east from the St. Augustine South subdivision. Two other smaller privately-owned islands exist just to the east of Hawkins Island. There is currently no access to the parcel due to surrounding salt marsh (state-owned submerged lands), other than by watercraft from the ICWW. Section 18-21.004 (j)-(k), Florida Administrative Code prohibits road and utility construction in sovereign submerged lands to access unbridged coastal islands. For future public use, challenges may include but not be limited access to the island and the provision for utilities including providing public drinking water, public sewage disposal, public solid waste disposal and electricity. Preservation of minimum 10% Maritime hammock community and a 50-ft upland buffer applies along the wetland line. Departmental Comments: Parks and Recreation would not acquire this parcel, there is no access</p>



St. Johns County Land Acquisition Application

Please return this form to LAMP staff liaison: Ryan Mauch, 4040 Lewis Speedway, St. Augustine, FL 32084 or rmauch@sjcf.us

1. Applicant Information			
Applicant Name: <u>Kenny Hawkins</u>			
Address: <u>P.O. Box 1496</u>			
City: <u>Cleveland</u>		State: <u>MS</u>	Zip: <u>38732 - 1496</u>
Phone:	Fax:	Email:	
Applicant Signature: _____		Date: _____	
2. Owner of Record (Owner is Applicant Yes <input type="checkbox"/> No <input type="checkbox"/>		3. Owner's Authorized Representative	
Name: <u>Hawkins Family LLC</u>		Name:	Patrick S. Hamilton
Address: <u>PO Box 1496</u>		Address:	201 Owens Avenue
City: <u>Cleveland</u>	State: <u>MS</u>	Zip: <u>38732</u>	City:
Phone:	Fax:	Phone:	(904) 669-4274
Email:		Email:	phamilton@bellsouth.net
			Dirk Schroeder
			2820-A US 1 South
			St. Augustine, FL 32086
			(904) 540-2360
			dirkschroeder@msn.com
4. Owner's Authorization			
To the Board of County Commissioners:			
This is to advise that the individual named above is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the County. This authorizes the County and County contractors to enter the property listed below for up to 180 days from the date of this application to conduct a site inspection for a potential acquisition, exchange, donation or conservation easement			
Owner Signature: <u>[Signature]</u>		Date: <u>9/05/2023</u>	
Owner Signature: _____		Date: _____	
5. Property/Project Information – Required Information			
Asking Price: <u>1,650,000</u>		County: <u>St. Johns</u>	
General Location (address, intersection, etc.): <u>Island on eastern bank of Matanzas River across from Marsh Creek and St. Augustine South</u>			
Acreage: <u>13.6</u>		Section/Township/Range: <u>5 8 30E</u>	
Tax Parcel Number(s) <u>172860.0000</u>			
Future Land Use (if known) <u>Conservation</u>		Zoning (if known) <u>OR</u>	
6. Property Description (Describe the property's ecological significance and natural resources)			
<u>3 LOT 2 OR 681/200 + 2602/1545</u>			
7. Encumbrances (List any liens, leases or other encumbrances)			
<u>NONE</u>			

In addition to this form, the following supplemental information may be attached to assist in the evaluation of the property.

- Location map
- Survey or Sketch
- Legal description
- Tax Parcel Cards
- Deed
- Other pertinent information

Please Do Not Write Below this Line, for County Use Only

Date Received: 11/3/2023 Received By: RMauch Reg. Basin: 9

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	1728600000
Location Address	A1A S SAINT AUGUSTINE 32080-0000
Neighborhood	M&B South of Marsh Crk east ICW area (6820)
Tax Description*	3 LOT 2 OR681/200 &2602/1545 <small>*The Description above is not to be used on legal documents.</small>
Property Use Code	Acreage Not Zoned Agricultural (9900)
Subdivision	N/A
Sec/Twp/Rng	5-8-30
District	St Augustine Beach Area Outside City Limits (District 550)
Millage Rate	12.7533
Acreage	14.350
Homestead	N

No Image Available

Owner Information

Owner Name	Hawkins Family LLC 100%
Mailing Address	PO BOX 1496 CLEVELAND, MS 38732-1496

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$12,482
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$12,482
Total Deferred	\$0
Assessed Value	\$12,482
Total Exemptions	\$0
Taxable Value	\$12,482

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$12,482	\$0	\$0	\$12,482	\$12,482	\$0	\$12,482
2022	\$0	\$0	\$12,482	\$0	\$0	\$12,482	\$12,482	\$0	\$12,482
2021	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2020	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2019	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2018	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2017	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2016	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2015	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2014	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350
2013	\$0	\$0	\$11,350	\$0	\$0	\$11,350	\$11,350	\$0	\$11,350

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	11.86	AC	\$11,860
Marshes & Tidal Lands	0	0	2.49	AC	\$622

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/30/2005	\$100.00	WARRANTY DEED	<u>2602</u>	<u>1545</u>	U	V	HAWKINS JULIA B	HAWKINS FAMILY LLC
	11/13/1995	\$0.00	DEATH CERTIFICATE	<u>2602</u>	<u>1544</u>	U	V	HAWKINS RABON ADELL(DECDED 11/13/95) & JULIA B	HAWKINS JULIA B
	8/1/1985	\$0.00		<u>681</u>	<u>2000</u>	U	V		HAWKINS RABON ADELL,JULIA B

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/4/2023, 12:30:53 AM

Contact Us

Developed by





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HAWKINS FAMILY, LLC

Filing Information

Document Number L05000117569
FEI/EIN Number N/A
Date Filed 12/09/2005
State FL
Status ACTIVE

Principal Address

BILL MURRAY, ITAS LTD., GREAT EAGLE CNT
 23 HARBOUR RD STE 2302-3
 WANCHAI, HONG KONG, HK XX

Changed: 07/13/2009

Mailing Address

BILL MURRAY, ITAS LTD., GREAT EAGLE CNT
 23 HARBOUR RD STE 2302-3
 WANCHAI, HONG KONG, HK XX

Changed: 07/13/2009

Registered Agent Name & Address

HENDERSON, STEVE LESQ.
 756 BEACHLAND BLVD.
 VERO BEACH, FL 32963

Authorized Person(s) Detail

Name & Address

Title MGRM

DAYTIME SERVICES CORP., AS TRUSTEE
 23 HARBOUR RD., STE. 2302-3
 WANCHAI, HONG KONG, HK XX

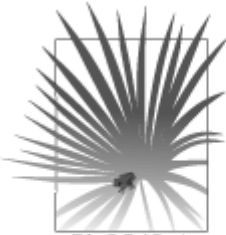
Annual Reports

Report Year	Filed Date
2021	04/29/2021

2022 04/18/2022
2023 01/26/2023

Document Images

<u>01/26/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/13/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/09/2005 -- Florida Limited Liabilites</u>	View image in PDF format



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 11/6/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 48197

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
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Matrix Unit ID: 48197

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Mycteria americana</i></u> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 48197

20 **Potential** Elements for Matrix Unit 48197

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
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<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea coelestina</i> Bartram's ixia	G2G3	S2S3	N	E
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Glandularia maritima</i> coastal vervain	G3	S3	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Haematopus palliatus</i> American Oystercatcher	G5	S2	N	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lythrum curtissii</i> Curtiss' loosestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

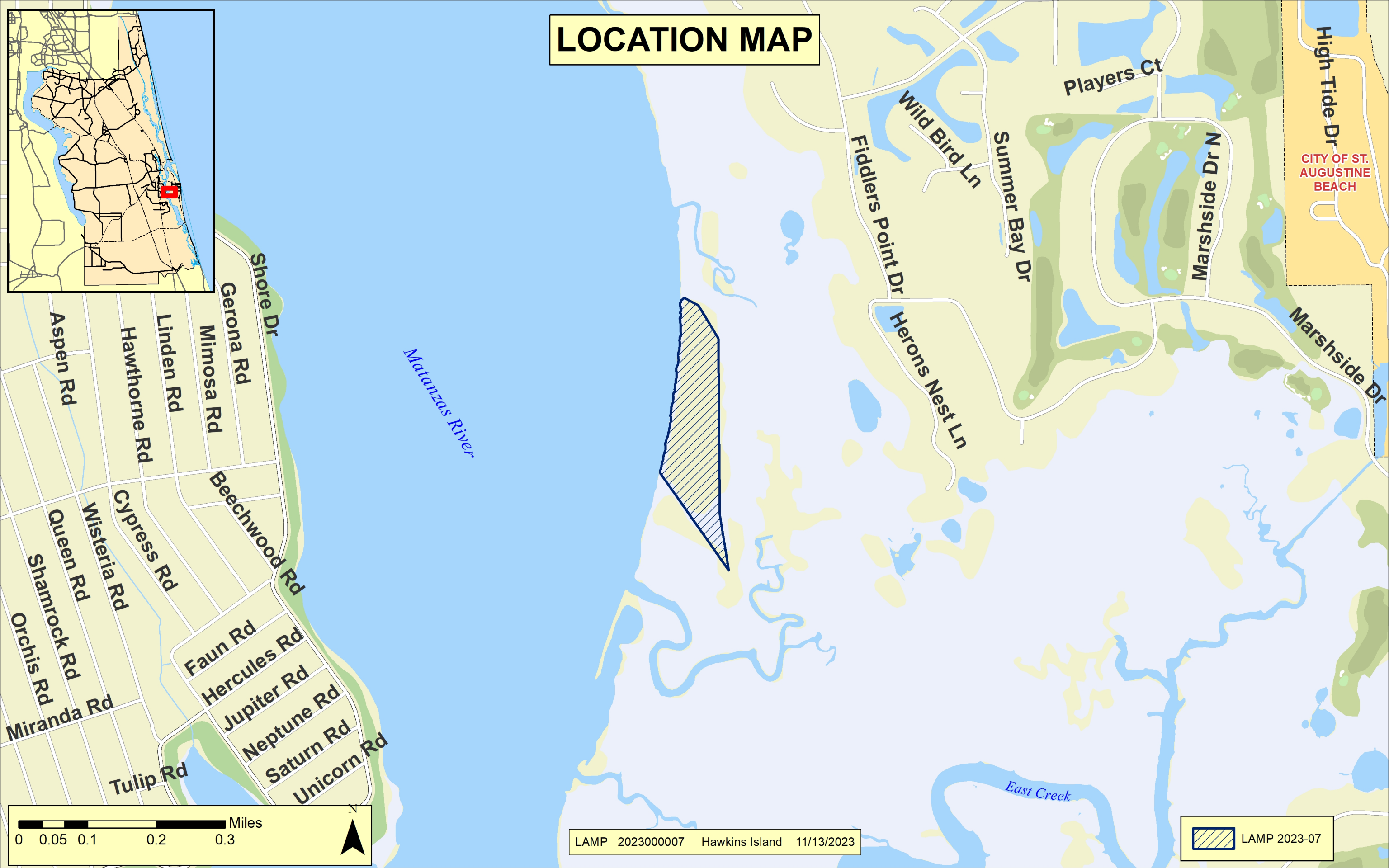
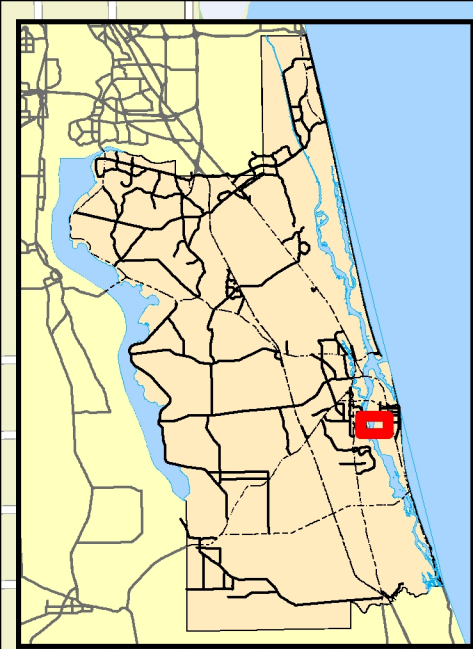
Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

LOCATION MAP



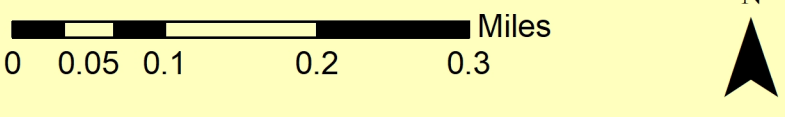
High Tide Dr
CITY OF ST. AUGUSTINE BEACH

Shore Dr
Gerona Rd
Mimosa Rd
Linden Rd
Hawthorne Rd
Aspen Rd
Beechwood Rd
Cypress Rd
Wisteria Rd
Queen Rd
Shamrock Rd
Orchis Rd
Miranda Rd
Tulip Rd
Faun Rd
Hercules Rd
Jupiter Rd
Neptune Rd
Saturn Rd
Unicorn Rd


Wild Bird Ln
Fiddlers Point Dr
Herons Nest Ln
Summer Bay Dr
Players Ct
Marshside Dr N
Marshside Dr

Maitanzas River

East Creek



LAMP 202300007 Hawkins Island 11/13/2023

 LAMP 2023-07

AERIAL MAP



Matanzas River

East Creek

East Creek

Marshside Dr

Marsh Point Cir

La

Fiddlers Point Dr

Summer Bay Dr

Players Ct

Marshside Dr N

High Tide Dr

Overdale Rd

Pyrus St
Florida Ave

Ocean Ct
Ocean Dr
Beach St
Surfcresc St

A1A S

CITY OF ST. AUGUSTINE BEACH

Poinsettia St

A St
B St
C St
D St
E St
F St

Sea Oaks Dr

Ocean Pines Dr

3rd Ave

0 550 1,100 Feet



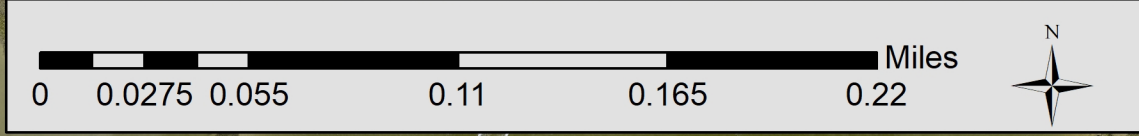
LAMP-202300007 Hawkins Island 11/13/2023

LAMP 2023-07

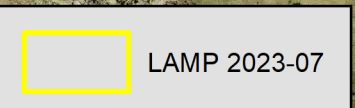
AERIAL MAP

Heron's Nest Ln

Matanzas River



LAMP 202300007 Hawkins Island 11/13/2023

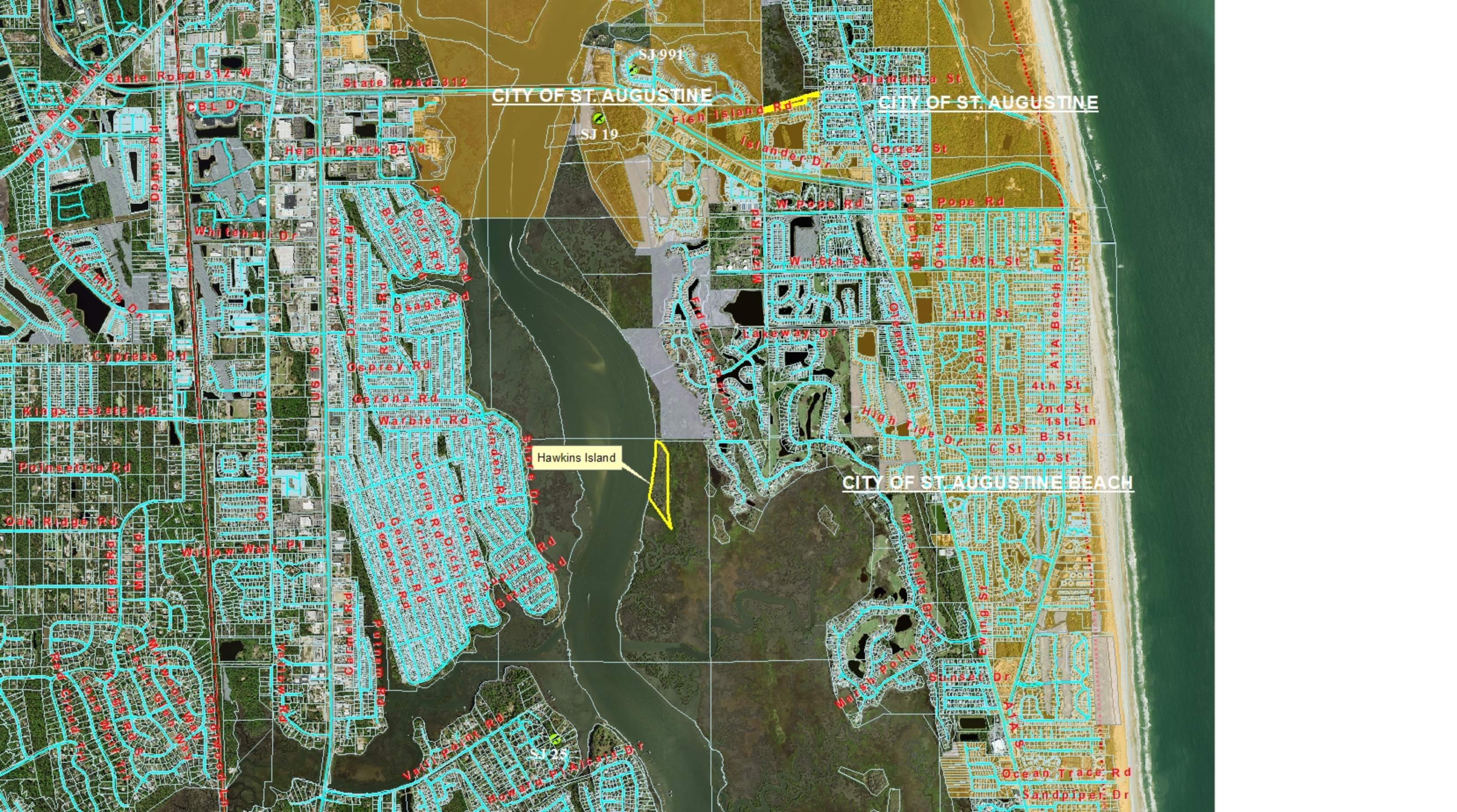


St. Augustine South

**Hawkins Island
(13.6 acres)**

Marsh Creek





CITY OF ST. AUGUSTINE

CITY OF ST. AUGUSTINE

CITY OF ST. AUGUSTINE BEACH

Hawkins Island

SJ 991

SJ 19

SJ 25

State Road 312 W

State Road 312

CBL D

Health Park Blvd

Salamatta St

Cortez St

W Pope Rd

Pope Rd

W 16th St

Oak Rd

16th St

Lakeway Dr

11th St

A 1A Beach Blvd

4th St

2nd St

1st Ln

A St

B St

C St

D St

State Road 312 E

Rolling Hills Dr

Cypress Rd

Kings Estate Rd

Pinsettia Rd

Oak Ridge Rd

Mac Rd

Willow Walk Pl

State Road 312 E

State Road 312 E

Whitehall Dr

Cornell Rd

Darmonth Rd

Royal Rd

Osage Rd

Osprey Rd

Gerona Rd

Warbler Rd

Lobelia Rd

Centian Rd

Orchid Rd

Queen Rd

Jupiter Rd

Saturn Rd

Camellia Rd

Winding Rd

Camellia Rd

Winding Rd

Camellia Rd

Winding Rd

Camellia Rd

Winding Rd

Camellia Rd

Winding Rd

Vari Point Rd

Howard Pl

Alcova Dr

Fish Island Rd

Islander Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Edwards Dr

Mazel Rd

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

High Tide Dr

Marshside Dr

Marshside Dr

Marshside Dr

Marshside Dr

Marshside Dr

Marshside Dr

Sunset Dr

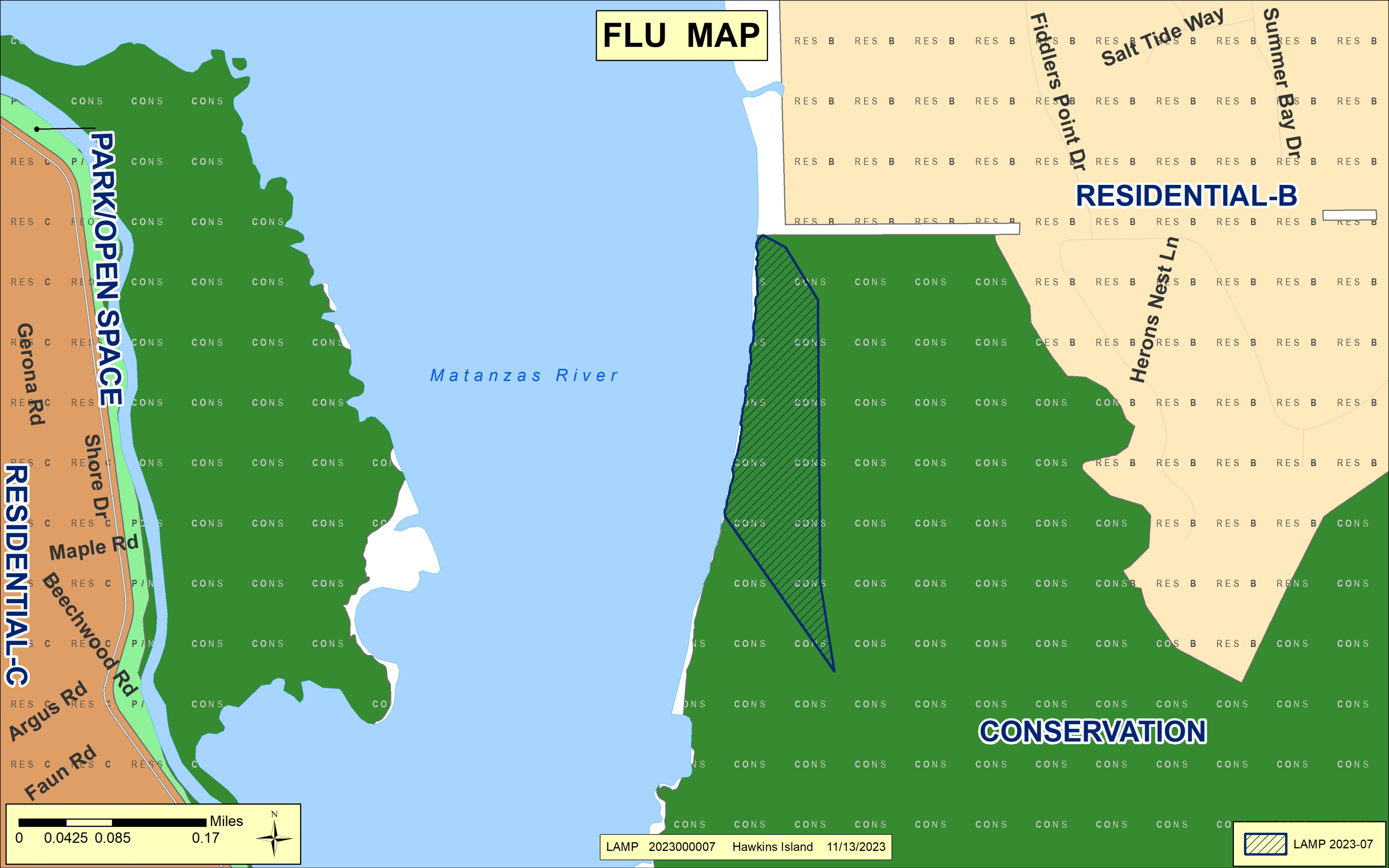
Sunset Dr

Sunset Dr

Ocean Trace Rd

Sandpiper Dr

FLU MAP



RESIDENTIAL-B

CONSERVATION

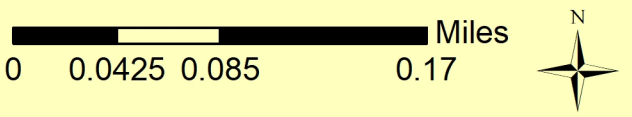
Matanzas River

PARK/OPEN SPACE

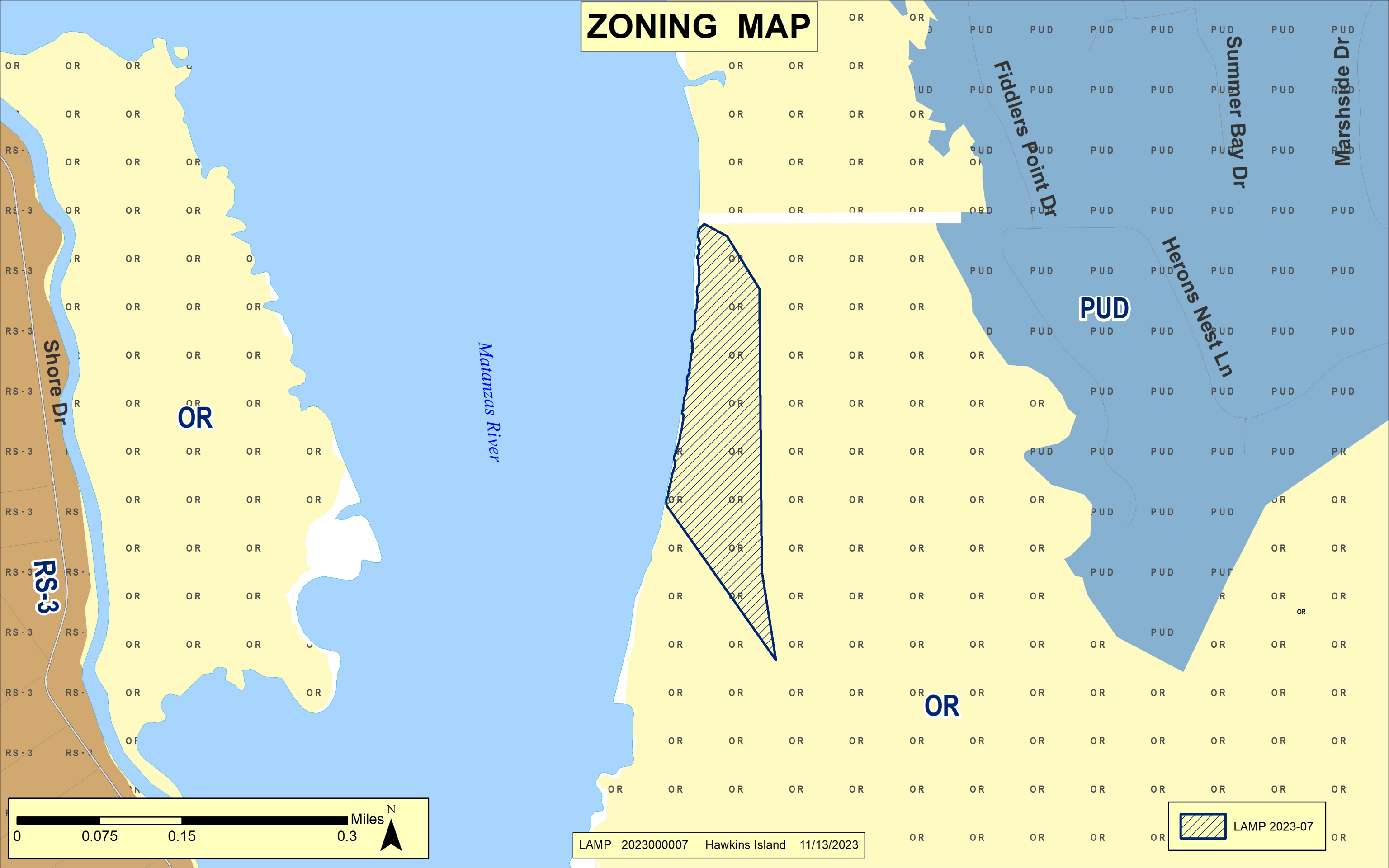
RESIDENTIAL-C

LAMP 202300007 Hawkins Island 11/13/2023

 LAMP 2023-07



ZONING MAP



OR

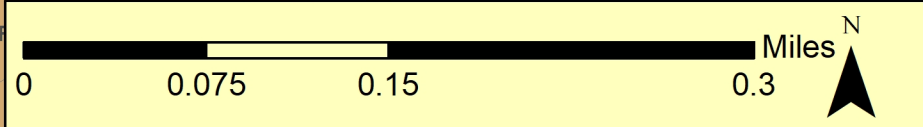
PUD

RS-3

OR



LAMP 2023-07



LAMP 202300007 Hawkins Island 11/13/2023

FLORIDA FOREVER MAP

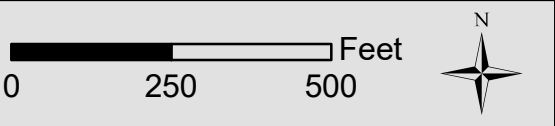
Northeast Florida Blueway Florida Forever BOT Project - Phase II

Heron's Nest Ln

Matanzas River

Northeast Florida Blueway
Florida Forever BOT Project - Phase II

Northeast Florida Blueway Florida Forever BOT Project - Phase II



LAMP-202300007 Hawkins Island 11/13/2023

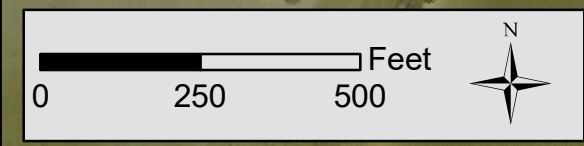


CONSERVATION EASEMENT MAP

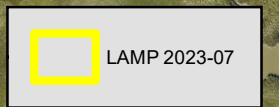
ConEase (SJRWMD)

Matanzas River


Heron's Nest Ln
















LAMP-202300007 Hawkins Island 11/13/2023



FLUCCS MAP


 LAMP 2023-07

FLUCCS

-  1200: Residential, medium density - 2-5 dwelling units/acre
-  1820: Golf courses
-  3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)
-  4340: Upland mixed coniferous/hardwood
-  5100: Streams and waterways
-  5300: Reservoirs - pits, retention ponds, dams
-  5430: Enclosed saltwater ponds within a salt marsh
-  6120: Mangrove swamps
-  6250: Hydric pine flatwoods
-  6410: Freshwater marshes
-  6420: Saltwater marshes
-  6460: Mixed scrub-shrub wetland
-  6500: Non-vegetated wetland

Matanzas River


0 250 500 Feet










SOILS MAP

Matanzas River


Heron's Nest Ln

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Soils

-  Immokalee fine sand
-  Moultrie fine sand, frequently flooded
-  Narcoossee fine sand, shelly substratum
-  Pellicer silty clay loam, frequently flooded
-  Pottsburg fine sand
-  Samsula muck
-  Water

0 250 500 Feet



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LIDAR MAP

Matanzas River

Heron's Nest Ln


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LiDar

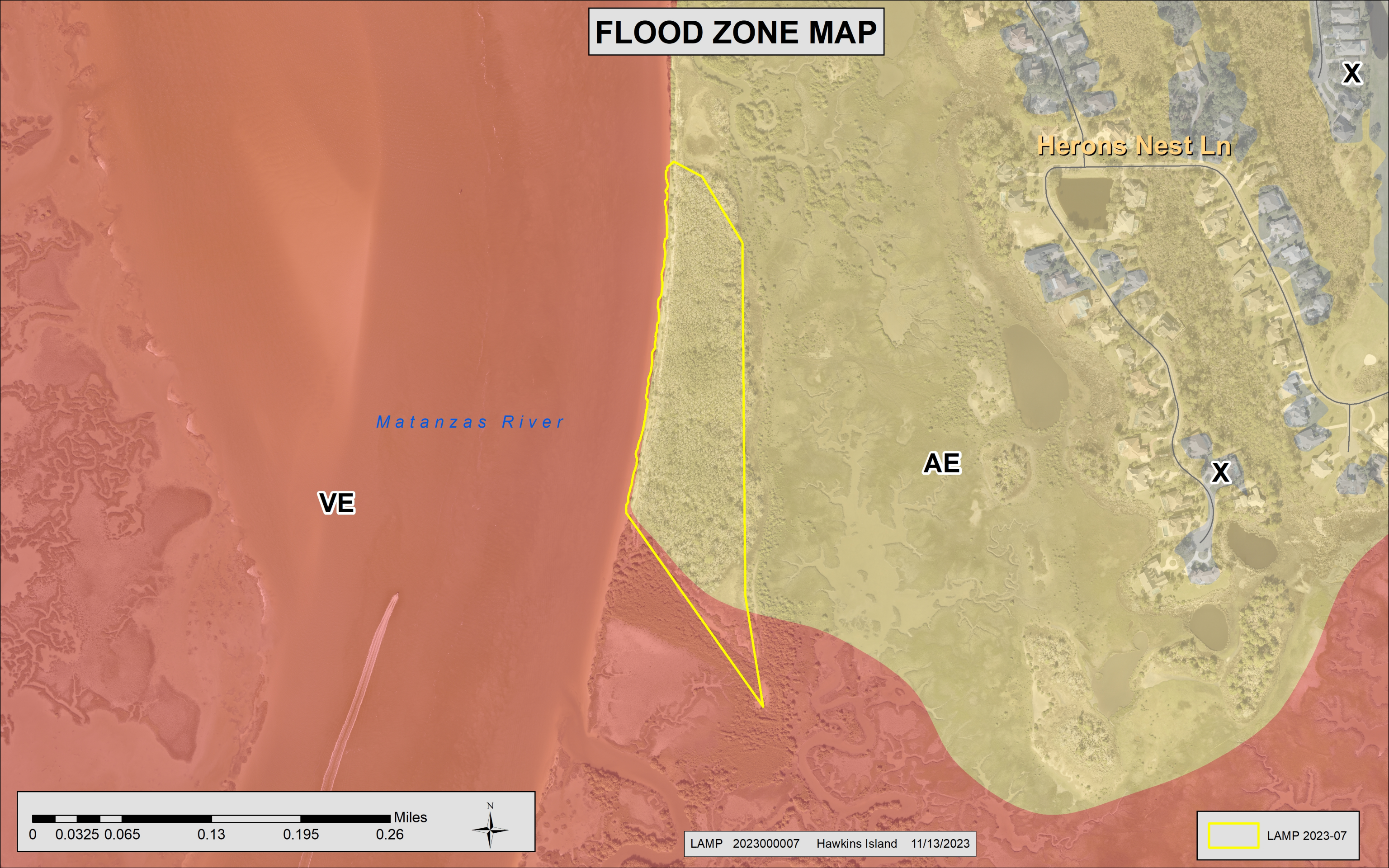
- High : 11.44

- Low : -1.26

0 250 500 Feet



FLOOD ZONE MAP



Matanzas River

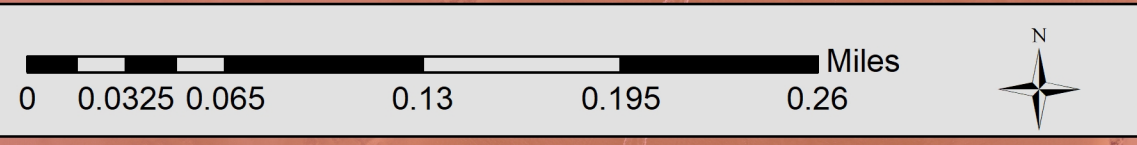
VE

AE

Herons Nest Ln

X

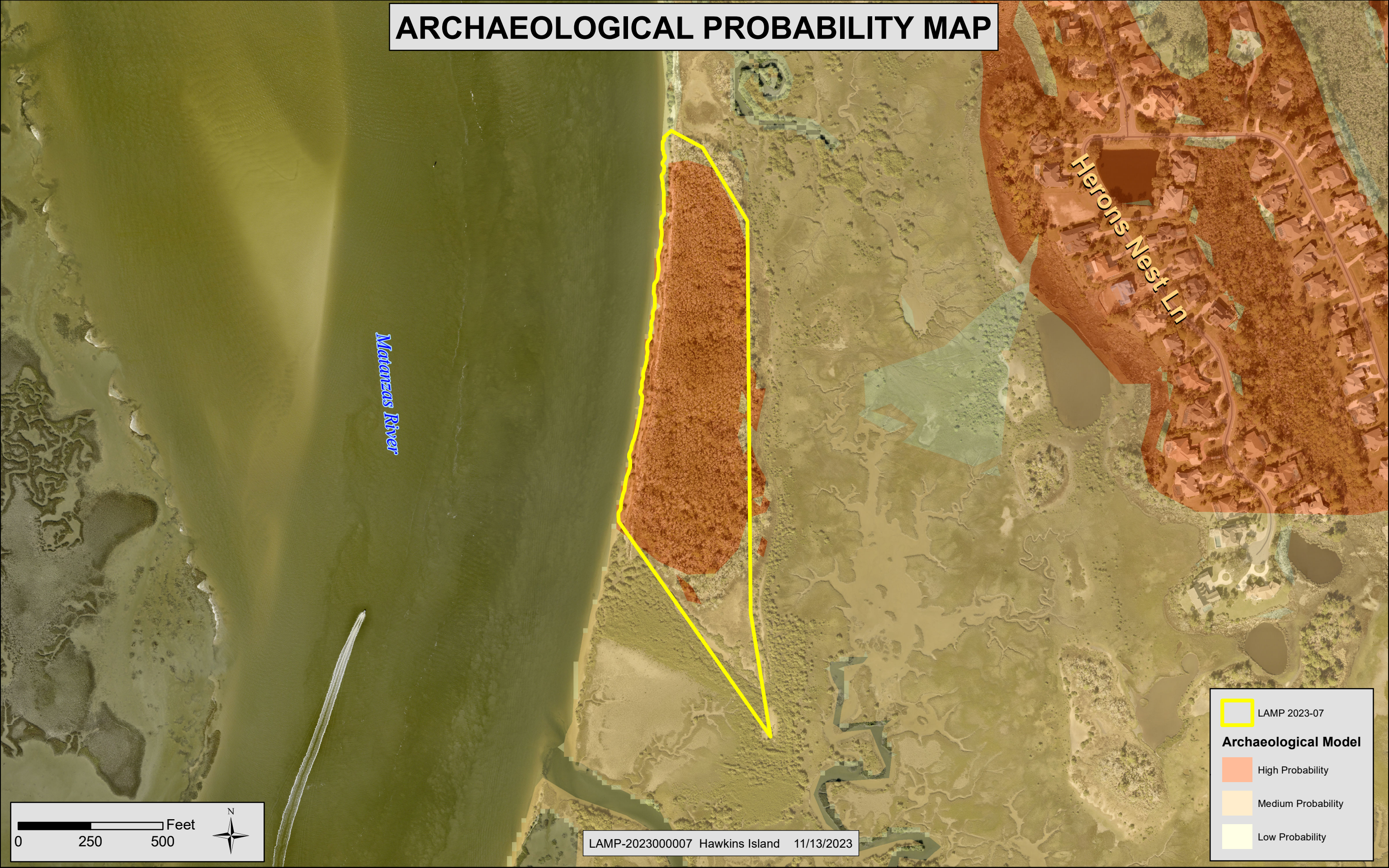
X



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ARCHAEOLOGICAL PROBABILITY MAP





Matanzas River


Herons Nest Ln

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Archaeological Model

 High Probability

 Medium Probability

 Low Probability

0 250 500 Feet



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