



**Minutes**  
**Regular Meeting of the St. Johns County**  
**Land Acquisition and Management Program**  
**Conservation Board**  
**Tuesday, August 13<sup>th</sup>, 2024 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, August 13th, 2024 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, Shorty Robbins (late arrival), Lauren Howington, Anila Lahiri, Irene Kaufman,  
**Members Absent:** Wayne Flowers, Hawley Smith III,  
**Commission Member:** Absent  
**Staff Present:** Ryan Mauch; Kealey West (Sr Asst County Attorney) Michael Lagasse  
**Public Attendees:** Craig Cunningham; Jen Lomberk

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- **Guthrie:** Called meeting to order at 1:30pm
  - **Public Speakers:** (Items not on the agenda) None  
( 01:55 )
  - **Motion to approve the meeting minutes June 11<sup>th</sup>, 2024 by Adams, seconded by Miller, carries 6/0** (Robbins absent) .  
( 02:30 )
  - **Motion by Miller, and seconded by Howington, carries 6/0** (Robbins absent), **to approve the Agenda**

**AGENDA ITEMS:**

**1. 3775 US 1 South – Moultrie Creek Property – Second review**

**Staff (Mauch):** This property was submitted April 17 with the first review on June 11. This is the second review where the Board will be going through the scoring matrix and the scores averaging. It is an existing commercial property on US 1.

Various discussion occurred amongst Board members with regard to the building on this property. Board members voiced concerns that if the County acquired the property, and if Parks and Recreation used the structure for a small office building, there would need to be ongoing maintenance.

( 13:15 )

**Rankings:**

Adams 64; Robbins 60; Miller 47; Guthrie 53; Kaufman 49; Lahiri 66; Howington 30.

**Average score: 53**

( 13:54 )

**2. Live Wildly Presentation – Meredith Budd (Director of Strategic Initiatives, Live Wildly Foundation)**

Explained that Live Wildly is a family foundation that was initially a brand to get people outside to connect with nature so they will develop an appreciation to protect it. The foundations mission is to have a balance between the economy and nature. Live Wildly helps fund technical research expertise for various stakeholders doing work on the ground for conservation measures across the state of Florida.

Presented a proposed conservation map of St Johns County where several projects could be available to include Florida Forever Projects funding at a State level. Presenter offered to assist County Staff to leverage available State funding.

(32:50)

**Guthrie:** Mentioned that the LAMP Board welcomed assistance from Live Wildly with strategic conservation planning to prioritize and target specific areas.

**Robbins:** Referred to the Florida Ecological Greenways Network map. Asked if Live Wildly would be able to assist St Johns County.

**Presenter (Budd):** Welcomed the opportunity to have Live Wildly work with Staff and Board members to facilitate a Northeast Florida workshop in the future.

( 40:30 )

#### **Staff Reports (Mauch):**

**BCC Presentation:** An update on Conservation Lands was presented at the August BCC meeting. This included a timeline of all the LAMP conservation lands that that have been acquired across the County. Parks and Recreation and office of Intergovernmental Affairs provided an update. The updates included some of the opportunities that the County is seeking with State and Federal funding for land acquisition.

**LAMP Budget:** As of July 12, 2024 the budget balance is \$3,283,316.04

#### **Property updates:**

Advised that the Don Manual property is currently under contract and expected to be acquired soon. The St Johns County Real Estate Department is negotiating on the Bailey Ranch for the waterfront lots on Bishop Estates Road. The Office of Intergovernmental Affairs is looking at funding through the Rural and Family Land Protection program for the 67 acres on the Southern portion of the Bishop Estates Road.

(43:15)

**Mathieu DeBruin** ( Intergovernmental Affairs) shared an update on the Bailey Ranch acquisition. Explained that the ongoing conservation strategy for the three (3) acres that is split up into two parcels will be acquired in fee-simple through LAMP funding. Advised that the County's office of Intergovernmental Affairs and other departments will work with the North Florida Land Trust to facilitate and negotiate the acquisition of the developments rights of the 67 ranchland-forested acres.

Discussion occurred between the Board members and the presenter with regard to who will pay the fee that North Florida Land Trust is asking to provide services.

(45:25)

**Staff (West):** Provided an update for Board members regarding the fee being in negotiations. Explained that LAMP scored the Bailey property for acquisitions. There are a lot of activities that will remain agricultural. The Rural and Family Lands program will act to buy the property's development rights. So the property is not a conservation easement. It is a protection easement to purchase development rights. The County will use North Florida Land Trust to assist the property owners in their applications for both Federal and State programs.

**Robbins:** North Florida Land Trust has offered to facilitate acquisition for the Bailey property. They will not hold the Rural & Family Lands program easement, but will undertake all the surveys that are needed to put together the applications. This will be undertaken for a fee of between \$5000 to \$6000. The value of the land is surveyed and is acquired at 60 percent of the appraised value. Ownership will remain in the Bailey family's name and the land is conserved in perpetuity. They will continue with their activities, so there is a public purpose. Advised this can be written into the easement.

**Staff (West):** The County Real Estate Department is moving forward on the two water front Bailey properties. Parks and Recreation will handle management of the northern properties once acquired through LAMP.

**Staff (Mauch):**

Introduced new Growth Management Environmental Manager, Michael Lagasse.

Advised that the LAMP budget for \$2 million for the next fiscal year is yet to be confirmed.

Advised the Matanzas Estuary Buffer (Shores Boulevard Deltona corporation) parcel funding is being handled through the office of Intergovernmental Affairs and County Administration.

**Staff (DeBruin):** Advised that the Deltona Corporation will be paying for the second appraisal of the Matanzas Estuary Buffer.

- **Board Member Reports:** None

**Motion by Elizabeth Guthrie to adjourn the meeting.**

Meeting Adjourned at 2:27pm

Minutes approved on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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Elizabeth Guthrie, Chair  
Land Acquisition and Management Program

\*For more detailed Minutes, please visit the St. Johns County GTV video recording:

<http://www.sjcfl.us/GTV/WatchGTV.aspx>