



Minutes
Regular Meeting of the St. Johns County
Land Acquisition and Management Program
Conservation Board
Tuesday, February 13th, 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, February 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, Wayne Flowers, Hawley Smith III, Irene Kaufman, Anila Lahiri, Lauren Howington.

Members Absent: Shorty Robbins

Commission Member: Henry Dean

Staff Present: Ryan Mauch, Hali Barkley, Kyrsten Gage

Public Attendees: Jen Lomberk, Silas Tanner, Dirk Schroeder, Robert Mathis, Vicky Payne, Caroline Hamill, Paul Hamill, Ramesh Buch, Victoria Payne, Ed Slavin

• **Guthrie:** Called meeting to order at 1:30pm
(0:2:29)

• Public Speakers (items not on the agenda)

William Payne (394 Pescado Dr, St Augustine Fl) Referenced and submitted a document for the Sanchez property. The 24 acres has several owners, including the Airport Authority and land from private owners. Suggested it can provide an opportunity for recreation and education for the general public in a nice parkland that the State would be buying for public use. Asked the County to consider managing the land.

Victoria Payne (394 Pescado Dr, St Augustine Fl) Spoke on the Sanchez property that is available to be preserved. Advised there are archaeological sites on this land.

Paul Hamill, (410 Pescado Dr, St Augustine Fl) Spoke further on the Sanchez property. Explained there would be minimal restoration required in terms of maintenance and facilities. Stressed that SJC needs a legacy for all in terms of the land, and the history, and culture that can become a real sanctuary for the wildlife.

Ramesh Buch, (843 W. Monroe Street, Jacksonville Fl 32202) Conservation and Acquisition Director of the North Florida Land Trust. Assisted the Payne's towards putting an application for the Sanchez property to the State of Florida. One of the requirements of the application is that a Manager be designated in the application. Application deadline to ARC was yesterday. So it was submitted. They had a letter from Commission Dean so it has a chance to be selected as a management designation by St Johns County. Hopefully the State will consider buying it, if not then they will come back to LAMP.

Various discussion occurred within the Board, and with the presenter, with regard to the two residences and approximately 6 mobile homes structures currently on the property.

Commissioner Dean: Advised he is excited about the prospect of acquiring the property because of the wildlife and birds and that this property is located in his District 5. So sent a letter for the State to move forward.

Miller: Asked Staff as to how this would work? Would it be managed by Parks and Recreation?

Staff (Mauch): Advised that willing sellers would need to submit an application and go through the LAMP procedures and review. Then the application would go onto the recommended property list along with properties from last year that were reviewed. Then the Board of County Commissioners would consider it.

Miller: If it gets acquired by the trustees, then they might want to match or they might buy it outright. If that is to happen, then a Manager had to be designated. It would have to be a BCC item for them to nominate a department in the County to manage it.

Public Speaker:

Ed Slaven: Spoke on the Sanchez Property. Requested a copy of Ms. Victoria Payne's overheads.

Discussion occurred around the role of the LAMP Board with regard to this item. It was decided that the LAMP Board was to recommend it for the Board of County Commissioners to decide who would manage the property if acquired by the State.

Further discussion occurred within Board members around the recommendation and their support.

(21:40)

Motion by Miller, seconded by Adams, carries 8/0, that LAMP recommend to the Board of County Commissioners that the County be the manager of Sanchez Property if it is acquired by the State Trustees.

(26:34)

- **Motion to approve the meeting minutes, by Adams, seconded by Miller, carries 8/0.**

(27:44)

- **Motion by Smith, and seconded by Miller, carries 8/0, to approve the Agenda.**

AGENDA ITEMS:

1. Pellicer Creek Application- First Review

Staff (Mauch): Explained that the current owner has gone through the North Florida Land Trust and that the applicant is requesting a fee-simple acquisition with conservation easement over the property instead of the normal property acquisition.

Applicant: Robert Mathis (10220 US 1 South, St Augustine Fl 32086) Explained his family purchased this property in 2001. Provided a brief history on who owns sections of this property along with the reasons for requesting a conservation easement at this time. Offered to donate a portion of the fair market value to reduce the cost of the County purchasing this property with allowing current owners to have a conservation easement.

Further discussion occurred within the Board members.

(40:14)

Motion by Miller, seconded by Adams, carries 8/0, to move Pellicer Creek Application to second review and scoring phase.

2. Shores Boulevard Property Application- Second Review and Scoring

Staff (Mauch): Explained the property is owned by the Deltona Corporation. It is 195 acres within the Southeastern corner of the Shores PUD, Unit 7, and consists of various open spaces, buffers, platted and previous vacant lots. It is in its natural state and the structure there will be removed by the property owner. Uses can be preservation, or trail system for passive recreational uses including wildlife watching, hiking, and biking. DEP does have some grant funding. There are three separate grant programs that were provided to County staff specific to the Shores Boulevard application. DEP provided a breakdown on the National Reserve related conservation acquisition competitions. There is the potential to work through all three grant applications and opportunities. If the landowner is interested in a phased acquisition approach the County would work from the East to the West to take up a lot of the wetland areas first. Deltona Corporation is waiting on an appraisal for the property, if there is a phased approach to the acquisition.

Public Speaker:

Dirk Schroeder (428 Gallardo Circle, Unit 7, St Augustine Shores) Is a real estate broker and represents the Deltona Corporation today. Explained the benefits for St Johns County in acquiring this property.

Further discussion occurred within Board members about the benefits of the County acquiring this property.

Staff (Mauch): Asked Mr. Schroeder whether or not the property owner was looking to sell everything comprehensively. Mr. Schroeder confirmed he will reach out to the Deltona Corporation to gain clarification.

Board members advised that Water Management District is interested in managing the site.

(54:13)

Scoring:

Adams 93; Flowers 83; Miller 78; Guthrie 73; Smith 90; Kaufman 73; Howington 88; Lahiri 79.

Average Score is 82.1.

Guthrie: 82.1 score makes this Shores Boulevard property the LAMP's highest ranked property.

3. Hawkins Island Property Application- Second Review and Scoring

Staff (Mauch): The Hawkins Island Property is a 13.6 acre Island on the Eastern bank of the Matanzas River. It is West of the Marsh Creek Subdivision and East of St Augustine South Division. No access on this parcel. Parks and Recreation have looked at this property, It would be just a straight preservation of the property.

Public Speakers:

Dirk Schroeder (428 Gallardo Circle, St Augustine Fl 32086) Advised that since the last meeting they have received a contract to purchase the property. They have no idea what the purchaser's plans are, yet wanted to disclose this information to the LAMP Board. Will update the Board when he has more information to hand.
(1:00:00)

Scoring:

Adams 84; Flowers 42; Miller 59; Guthrie 38; Smith 62; Kaufman 59; Howington 45; Lahiri 52

Average score is: 55.

4. Finalization of LAMP 2023 Property Recommendation List- Present to BOCC March 5th

Staff (Mauch): Provided an update on the list of recommended properties. The County just acquired the Anastasia Lakes property that is still on the list. Mentioned that there were two other properties that will come off the list as they are no longer willing sellers. They are 600 State Road 13 North and the SR 206 property. The two properties that were just scored at this meeting will go onto this list that will need to be rearranged based on the scores. The Shores Boulevard will be ranked number one. Explained that the top five will go on to the BCC next month for presentation and consideration.

Guthrie: Acknowledge to Board members that the five properties would then be:

- No 1. Shores Boulevard Property
- No 2. Bailey Property Bishop Estate Road
- No 3. Don Manuel Road Property
- No 4. A1A South Property
- No 5. Hawkins Island Property

Board members discussed that they only send five (5) properties forward to the BCC and that they need six (6) votes to agree those properties.

(1:08:14)

Motion by Smith, seconded by Flowers, carries 8/0 to send the following five (5) properties to the Board of County Commissioners for their consideration. 1. Shores Boulevard Property; 2. Bailey Property Bishop Estate Road; 3. Don Manuel Road Property; A1A South Property; 5. Hawkins Island Property.

5. Selection of Chair and Vice Chair

Guthrie: Explained the correct process of selecting a Chair and Vice Chair for the coming year.

(1:11:12)

Motion by Flowers, seconded by Adams, to nominate Ms. Guthrie, carries 8/0 as Chair for the LAMP Board for this coming year.

(1:12:31)

Motion by Flowers , seconded by Smith , carries 8/0 , to nominate JB Miller as Vice Chair for the LAMP Board for this coming year.

- **Staff Reports**

Mauch: Advised that the ranked list of properties will be forwarded to the Board of County Commissioners for their consideration at their March 5th meeting. Encouraged the Board members to attend that meeting.

Current LAMP budget as of end of January 2024 was \$ 3,476,111.59. This will change as there are still some additional background expenditures expected on some of the properties that are in the inspection phase.

Conceptual management plans for any of the properties on the list that are approved by the BOCC, will need to be filled out and served by the Board prior to property acquisitions. Those plans can be brought up as agenda items on future LAMP meetings.

BCC items updates:

Riverdale Atlantic Road 30 Acre Property is in the inspection period. BCC on October 17th voted to delay the Conceptual Management Plan with approval until the end of the inspection period. BCC

voted to extend the purchase and sale agreement in order to conduct a Phase 2 site assessment. Finalization of that will be before the BCC on February 20th.

Anastasia Lakes Property of 50 acres has been acquired by the County. This is the LAMP's first official acquisition.

CR 13 South Property is still in negotiations with the Real Estate department.

- **Board Member Reports**

Various Board members voiced their pleasure at having their first property being acquired by the County.

(1:22:32)

Motion by Guthrie to adjourn the meeting.

Meeting Adjourned at 2:53 pm.

Minutes approved on the _____ day of _____ 2024.

Elizabeth Guthrie, Chair
Land Acquisition and Management Program

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

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