



Minutes
Regular Meeting of the St. Johns County
Land Acquisition and Management Program
Conservation Board
Tuesday, April 9th, 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, April 9th, 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), Wayne Flowers, Shorty Robbins
Hawley Smith III, Irene Kaufman, Anila Lahiri, Lauren Howington
Members Absent: Michael D Adams
Commission Member: Absent
Staff Present: Hali Barkley, Kyrsten Gage
Public Attendees: Chuck Labanowski; Jen Lomberk

-
- **Guthrie:** Called meeting to order at 1:30pm
 - **Public Speakers:** (Items not on the agenda) None.
(01:30)
 - **Motion to approve the meeting minutes by Flowers, seconded by Miller, carries 8/0 .**
(02:08)
 - **Motion by Miller, and seconded by Smith, carries 8/0, to approve the Agenda.**

AGENDA ITEMS:

1. Pellicer Creek-US 1 Property- Second review

Summary and update on this property was presented by Hali Barkley.

Discussion occurred between board members who voiced their concerns as to whether or not the County should acquire a conservation easement over private land, that would remain private, and have no public access allowed. If this were to occur, the question was asked of Staff as to who in the County would be monitoring the maintenance of this easement. Board suggested that Staff give them additional information and insight into the County management of easements at the next meeting.

Smith: Recommended a motion be made stating this is a conservation easement ranking that may score differently to an acquisition.

(16:00)

Scoring:

Flowers 44; Robbins 52; Miller 55; Guthrie 69; Smith 63; Kaufman 82; Lahiri 55; Howington 52.

Average Score is 59.

2. 605 Faver Dykes Rd.- First review (second submittal under new owner)

Summary and update on this property was presented by Hali Barkley.

Discussion occurred between board members with regard to this property. Board had very little interest in moving this property forward due to the size of the property, the cost per acre, and that Parks and Recreation were not interested in acquiring this property.

(23:24)

Motion by Robbins, seconded by Flowers, carries 8/0, to not move 605 Faver Dykes Road property to a second phase of evaluation.

3. Conceptual Management Plans Discussion for 2023 approved property list

Staff (Barkley): Provided an update that properties recommended for the BCC was approved last month.

1. Shores Boulevard property
2. Bishop Estates Road property
3. 5960 Don Manuel Road
4. 8805 A1A South

The Hawkins Island property is currently under contract. Recommended the Board may like to wait to discuss this in terms of the Conceptual Management Plan as this property may fall off the list.

Guthrie: Advised the Board to look at some of the larger management objectives, methods and proposed infrastructure and improvement sections with regard to the properties for today's discussion.

Various discussion occurred between Board members with regard to including grant funding as part of the plan. Recommended they invite the various stakeholders to be involved in programming and management such as Parks and Recreation, and Water Management District and current operators of existing programs.

1. Shores Boulevard property

Recommended that some management objectives be:

- Ecosystem Protection
- Restoration
- Outdoor Resource Based Recreation
- Cultural Resource Management

2. Bishop Estates Road property

Recommended that some management objectives be:

- Develop proposed programming, such as equine therapy and therapeutic gardening
- Develop proposed improvements for parking; access to pavilion; access to waterways

3. 5960 Don Manuel Road property

Recommended that some management objectives be:

- Preservation
- Regular monitoring
- Potential invasive species treatments
- Contact Water Management District as it is adjacent to Deep Creek Conservation area.

4. 8805 A1A South property

Recommended that some management objectives be:

Resiliency

Public access potentially, yet restrict access to the private rock revetment

Historic and cultural interpretation through signage

Passive recreational such as picnic and viewing opportunities, no fishing

No parking for fishermen or beach users.

(45:50)

- **Staff Reports (Barkley):**

Current budget is \$3,294,989.39

Property list recently approved is with the Real Estate department. The process is:

Step 1. Direction from BCC that Real Estate can start to pursue the acquisitions.

Step 2. Negotiation that starts with an appraisal. Any properties over \$500,000 requires a second appraisal. Obtain a settled price from the property owners.

Step 3. Contract taken to the BCC for approval.

Step 4. Due diligence process. Undertake various environmental site assessments.

Step 5. Closing Co-ordination.

Estimated total days for acquisition is between 255 days to 465 days or more.

Future properties - Requested Board Members to continue to seek willing sellers for the program.

Grants – On behalf of the County, LAMP Board may apply for State and Federal Grants to acquire properties.

Shores Boulevard property - Staff has met with DEP to work through obtaining some additional grants. Staff is obtaining information as to what grants can be applied for.

Riverdale Atlantic Road 30 Acre property – The phase two environmental report was inconclusive. So the BCC terminated the purchase and sale agreement.

CR 13 South McCullough Creek property - is currently in negotiations with Real Estate.

- **Board Member Reports** - None

Robbins: Invited Board members to individually visit Bishop Estates Road property.

(0:51)

Motion by Guthrie to adjourn the meeting.

Meeting Adjourned at 2:21pm.

Minutes approved on the 11th day of June 2024.

JB Miller, Acting Chair, June 11 2024

Elizabeth Guthrie, Chair

Land Acquisition and Management Program

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

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