



Land Acquisition & Management Program

**Minutes**  
**Regular Meeting of the St. Johns County**  
**Land Acquisition and Management Program**  
**Conservation Board**  
**Tuesday, December 12<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, December 12<sup>th</sup>, 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, Lauren Howington, Anila Lahiri, Irene Kaufman,  
**Members Absent:** Hawley Smith III, Shorty Robbins  
**Commission Member:** Ann Taylor  
**Staff Present:** Ryan Mauch; Kealey West (Sr Asst County Attorney); Michael Lagasse, Megan Wright.  
**Public Attendees:** Chuck Lebanowski

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- **Guthrie:** Called meeting to order at 1:30pm  
( 1:10 )
  - **Commissioner Taylor** introduced herself to the LAMP board and attendees.  
( 4:03 )
  - **Public Speakers:** (Items not on the agenda) Mr. Chuck Lebanowski requested that the BCC consider more funding for the LAMP board. Mentioned it is important to retain public land, so it does not get developed.  
( 4:35 )
  - **Motion to approve the meeting minutes August 13<sup>th</sup>, 2024, by Mr. Flowers, seconded by Mr. Miller, carries 7/0.**  
( 5:19 )
  - **Motion by Mr. Flowers, and seconded by Mr. Miller, carries 7/0, to approve the agenda.**

**AGENDA ITEMS:**

**1. 2025 Meeting Dates**

The chair proposed quarterly 2025 Lamp Board meeting dates as follows:

March 11<sup>th</sup>

June 10<sup>th</sup>

September 9<sup>th</sup>

December 9<sup>th</sup>

Discussion occurred between board members and staff around having a specific meeting in between meetings should there be a property available that meets the LAMP objectives. Staff advised the meeting would need to be advertised and the meeting room be scheduled.

**Staff (Ms. West):** Quoted the bylaws that says the LAMP board can meet more frequently than quarterly if desired. Recommended up to 10 days notice for an unscheduled meeting.

( 9:12 )

**Motioned by Mr. Miller, seconded by Mr. Adams, carries 7/0, to change the LAMP 2025 meetings to be flexible to have additional meetings when property needs to be considered, and set the minimum quarterly meetings for March 11<sup>th</sup>, June 10<sup>th</sup>, September 9<sup>th</sup> and December 9<sup>th</sup> in 2025.**

## 2. Officer Selection

Annual Chair and Vice Chair positions were opened for nominations and voted on for the year 2025.

( 11:55 )

**Mr. Adams nominated Ms. Guthrie for the LAMP Chair position, seconded by Ms. Lahiri, carries 7/0.**

( 13:30 )

**Mr. Adams nominated Mr. Miller for the LAMP Vice Chair position, seconded by Ms. Kaufman, carries 7/0.**

( 14:20 )

## 3. 2024 Property Recommendation List

**Staff (Mr. Mauch):** Explained that the LAMP Chair will be presenting to the BCC in March 2025 for the properties that the LAMP Board is recommending for consideration from 2024 and potential acquisition by the BCC.

**Matthis property at Pellicer Creek US 1**, that is a less-than-fee property, was scored at 59 points.

**3775 US 1 S**, with a historic structure (Barnes House) and located along Moultrie Creek, was scored at 53 points.

Discussions occurred between Board members with regard to scoring the less-than-fee property acquisitions versus outright purchase of properties by the County. Mr. Miller mentioned that it helps with scoring when the board understands the prohibited and allowable uses. Mr. Flowers mentioned that the number of allowable uses may affect the price of the property.

**Staff (Ms. West):** Mentioned that when Board members know if the property is going to be fee simple or less-than-fee simple acquisition with a conservation easement up front it will also help guide board member scores.

**Staff (Mr. Mauch):** Briefly explained the 2023 properties that have already been evaluated and presented to the BCC.

**Staff (Mr. Lagasse):** Updated the Board on discussions with the North Florida Land Trust (NFLT) on the Matanzas Buffer / Shores property. The State has received applications for assistance in purchasing this property on behalf of St Johns County. The NFLT is working on gaining State grant applications to assist with funding.

**Staff (Mr. Mauch):** Presented a summary of where the other 9 LAMP board properties have ranked over the past year. This included the two properties listed for 2024 that ranked more than 50 points that will be going to the BCC in March of 2025.

**Staff (Ms. West):** Explained the LAMP ordinance relating to the nomination procedures. Those properties chosen in previous rounds will remain on the list until acquired and until selection rank has changed. They can drop out of that top five, but they will remain ranked. There will always be 5 properties each year to present to the BCC for their consideration. Some of these will drop off if they are no longer available for purchase, negotiations have stalled, or there is no longer a willing seller.

Further discussion occurred between the Board and Staff, and it was agreed to remove the Popolee Road property as the owners were no longer a willing seller.

The final top 5 properties recommended for BCC consideration were agreed as follows:

1. Matanzas Buffer / Shores – 195 acres with a listed price of \$14,000,000
2. Bishop Estates Road – 70 acres with a listed price of \$2,175,000 for the Northern 2 lots. Southern Ranch portion to be acquired through a Rural and Family Lands protection easement.
3. Pellicer Creek-US 1 South – 41.8 acres with a listed price of \$200,000
4. Hawkins Island – 13.6 acres with a listed price of \$ 1,650,000
5. CR 13 North (Picolata Forest Group) – 457 acres with a listed price of \$13,750,000

The properties not in the top 5 listed properties to be presented to BCC include:

1. CR 13 South, McCullough Creek (18 acres)
2. 8805 A1A South (0.47 acres)
3. 3775 US1 South (1.62 acres)

Further discussion occurred between Board members around the 8805 A1A South property which will be left on the list for further consideration at a later date.

Public Comment: None

( 56: 25 )

**Motion by Mr. Flowers, seconded by Mr. Adams, carries 7/0, to approve and move forward to the BCC in March 2025 the following properties as 1. Matanzas Buffer / Shores; 2. Bishop Estates Road; 3. Pellicer Creek-US 1 South; 4. Hawkins Island; 5. CR 13 North; and eliminate Popolee Road property from the list to continue the other properties that are on the 2023 list under an asterisk category according to their score rank.**

( 59:27 )

**Staff Reports (Mauch):**

- In 2025 Staff will be working on conceptual management plans for US 1 South Pellicer Creek. The aim is to bring properties to the Board for consideration closer to acquisition, and after due diligence, and negotiations by Real Estate.

- Director of Public Relations for St Johns County Cultural Events Inc presented the LAMP board and the BCC a donation from the Sing Out Loud Festival on September 21 and 22, 2024. This festival was partnered with LiveWidly Foundation whose primary purpose is to raise funds for land conservation in Florida. Over \$160,000 was raised through the event ticket sales. LAMP has been earmarked to receive a donation of \$80,120 of what was raised. The additional \$80,120 will be donated to the City of St Augustine’s conservation program.
- **The current LAMP FY25 Budget Balance is \$5,389,540 (as of November 2024).** This will be reduced with the acquisition of the Bailey Ranch lots.
- There is a US Standard Grants program at the federal level which implements the North American Wetlands Conservation Act. It offers high dollar awards for land conservation nationally. Staff plans on sending a formal LAMP letter to large land holdings in the county to seek interest in the LAMP program.
- Updated the Board on the newly received LAMP application of a 149-acre property located in the West central area of the county near the Molasses Junction area. This property is located just south of CR 214 and West of CR 13. It is called the Roberts Family Union Timber Lands application. An Aerial map of the area was presented. This is still in preliminary stages of Staff review. Maps and departmental comments will be available for the next LAMP Board meeting. No road access to this property. The right of ways surrounding the property are not open. Property contains a tributary of McCullough Creek. It does have some upland. Land use is agriculture. Zoning is Open Rural. No recorded cultural resources. Is located in the Florida Forever St Johns River Blueway.

**Mr. Mathieu DeBriun** (Intergovernmental Affairs): Updated the Board on the Bailey Ranch and the processes it will be undertaking through the Rural and Family Lands Program and the Shores Boulevard and the Shores-Deltona Corporation property.

**Staff (Mr. Mauch):** BCC item updates: LAMP has been given a \$2 million appropriation by the BCC for the fiscal year of 2025.

**Staff (Mr. Lagasse):** Recommended that the property rankings may need to be undertaken twice annually, being June and December, instead of once a year, if necessary.

- **Board Member Reports:**

Ms. Guthrie outlined the funding for conservation lands in other Florida counties that had ballot measures in the recent election.

Ms. Guthrie mentioned that the LAMP program currently has approximately \$53 million worth of property listed for acquisition. While \$2 million offered by the SJC BCC is a good start, the LAMP program needs more to be able to secure the current recommended properties.

Mr. Flowers mentioned the need for a LAMP policy manual for new board members.

( 1:27:00 )

**Motion by Mr. Flowers to adjourn the meeting, carries 7/0.**

Meeting Adjourned at 2:57 pm

Minutes approved on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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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.sjcfll.us/GTV/WatchGTV.aspx>