

## Land Acquisition and Management Program Conservation Board Minutes

\*For more detailed minutes, please visit the St. Johns County YouTube page for the February 14, 2023 meeting audio recording, under St. Johns County LAMP Board. February 14, 2023 audio: <https://youtu.be/z4W0duMSJkY>

**Date/Time of Meeting:** Tuesday, February 14, 2023 at 1:30 P.M.  
**Location/Address:** St. Johns County Permit Building, Conference Room 1  
4040 Lewis Speedway, St. Augustine, FL

**Members Present:** Michael Adams, Wayne Flowers, Elizabeth Guthrie, Travis Minch, Hawley Smith, JB Miller, Jimmy Watson

**Members Absent:** Shorty Robbins, Irene Kaufman

**Commission Member:** Commissioner Dean Present

**Staff Present:** Ryan Mauch, Jan Brewer, Kealey West

**Public Attendees:** Ed Slavin, Steve Glidden, Nicole Crosby, Jen Lomberk, Steve Ladrido, others in attendance did not sign in

- Mr. Adams called the meeting to order at 1:30 PM
- Public Comment: None
- The Board members approved the December 13, 2022 meeting minutes with one clarification that the vote to submit the 2022 ranking list to the BOCC was 5-1 to approve the motion, *however since the LAMP Board requires a supermajority of 6 out of 9 members to approve the list, the motion failed.* Motion by Mr. Flowers to approve amended minutes, seconded by Mr. Miller.
- Motion by Mr. Flowers and seconded by Ms. Guthrie to approve the current agenda. Board approved the current agenda.
- Commissioner Dean spoke on the history and background of his service in government, the importance of the protection of the natural resources through the acquisition of conservation lands in St. Johns County and the LAMP Board mission. Commissioner Dean also spoke on the St. Johns County acquisition of the Genovar tract. Mr. Miller spoke about the acquisition of the Genovar tract. Mr. Minch asked about an update on the potential for having the LAMP Board meetings in the County Auditorium.
- Public Comment: Ed Slavin thanked Commissioner Dean for attending, asked about the concept of a National Park and Seashore and the transparency of the Board. Commissioner Dean commented on the concept of creating a locally based National Park and Seashore and that the LAMP Board discuss this topic.
- Mr. Adams provided comments on the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) and stated that he would like to see the concept of a National Park and Seashore added to a future LAMP agenda. Mr. Miller also spoke about the GTMNERR.
- Item 1: The Board voted on a new Chair and Vice Chair.  
Chair: Motion 1 by Mr. Flowers to select Mike Adams as Chair, seconded by Mr. Smith. Vote: 2/5 which fails. Motion 2 by Mr. Miller to select Elizabeth Guthrie as Chair, seconded by Mr. Minch. Vote: 7/0 pass.  
Vice Chair: Mr. Adams made a motion to select Mr. Miller as Vice Chair which was seconded by Mr. Flowers. The motion passed 4/3. Therefore, the new Chair is Elizabeth Guthrie and new Vice Chair is JB Miller to be effective at the April LAMP Board meeting.
- Item 2: Mr. Flowers made a motion to approve the 2022 LAMP property ranking list as a recommendation to the Board of County Commissioners. LAMP Board approved the recommended ranking list to be heard at the March 7<sup>th</sup> County Commission meeting.
- Public Comment: None.
- Item 3: Mr. Flowers spoke about seeking new properties for evaluation and to add to the ranking list. Staff stated that the property application form is available online in a fillable format. Mr. Minch stated that the property application form should be completed and added to the property data sheets

presented for each property to be evaluated by the Board. The Board members spoke about the property application form and that it would be beneficial to be a part of the property package submitted for Board evaluation. Jamie Baccari with Parks and Recreation spoke about how that department maintains a list of properties for future park sites and that this list only includes properties that are already owned by the County.

- Mr. Minch spoke about the efficiency of property selections for future Board evaluation. Mr. Adams entertained if there were any property nominations from the Board currently. Mr. Minch offered the Outpost property for a future agenda item, which is located at the southern end of Neck Rd. in northeastern St. Johns County which is surrounded by the Guana Preserve.
- Public Comment: Nicole Crosby with the Save Guana Now nonprofit group discussed the Outpost property and that this property should be added to the LAMP Board's next meeting agenda for evaluation and discussion.
- Mr. Miller spoke on looking at potential available properties for the LAMP Board to evaluate through existing state wildlife and water management district conservation area management plans, outparcels and adjacent property maps for adding to the recommendation list.
- Mr. Adams recommended adding properties owned by Riverdale Heritage Land Inc, which total approximately 600 acres combined, to the LAMP Board's next agenda for discussion and evaluation. The properties are located within the Riverdale area, south of County Road 214, along the eastern side of County Road 13 South and near the St. Johns River. The properties are also located just north of and adjacent to the County's McCullough Creek Conservation Area.
- Public Comment: Mr. Steve Glidden spokesperson for the 457-acre CR 13 North property located in the Picolata or Colee Cove area, which is currently on the property ranking list. Mr. Steve Ladrigo, Chairperson of the Affordable Housing Advisory Committee offered his services to the LAMP Board members. Jen Lomberk with the Matanzas Riverkeeper spoke on SB 882 and the priority parcels list identified by the St. Johns River Water Management District within the recent Critical Wetlands Inventory. Staff will provide the current Critical Wetlands Inventory identified parcel list to the LAMP Board members. Mr. Glidden finished speaking about the CR 13 N property and his flexibility on how the land could be acquired by the County.
- Nicole Crosby with the nonprofit Save Guana Now asked questions about the potential for an increase in the annual funding allotment for LAMP Board property acquisitions. Commissioner Dean stated that he agrees with the concept of increasing the allotment of funding and offered that it should be increased from \$500,000 to \$2 million annually. Additionally, Nicole Crosby asked about how to find any list of properties available for purchase.
- Item 4: Elizabeth Guthrie presented the idea of drafting a manual on the process and procedures for property selection, evaluation and processing for acquisition by the County. Board members discussed the current process to implement the program and how it could be expanded upon and clarified by a decision tree, flow chart or similar design. Staff stated that once this manual is finalized, it can be provided on the LAMP Board's webpage. Mike Adams asked for a consensus on the concept of drafting a procedural manual for the Board and the Board agreed to move forward on developing this concept.
- Public Comment: None.
- Item 5: The Board discussed the Hamilton Trust parcels. Mr. Minch asked for clarification on the parcels and had concerns on which parcels were for sale or are being evaluated. Mr. Watson stated that the offer is for LAMP Board to buy the development rights for the recordation of a conservation easement to restrict the activities on the subject properties. Mr. Flowers stated that a contract agreement would be between the County and the owner. The Board discussed the real estate process and issues associated with the acquisition of a conservation easement over the properties. The Board had consensus to move forward on the evaluation of the Hamilton Trust Parcels at the future Board meeting.

#### Board Member Reports

- Mr. Minch stated that the property data sheet form should be updated to amend the form to include listed versus protected species. Mr. Minch also had concerns about County staff or Board members conducting site visits on private properties prior to acquisition to confirm any listed species presence.
- Public Comment: Nicole Crosby mentioned the Audubon Society's criteria for important species to protect.
- Board members spoke on the data sources available for listed or imperiled species. Mr. Miller stated that the listed species generally would not be known until a site visit is made.
- Public Comment: Ed Slavin stated that property owners should be allowing the County staff on properties to confirm existing conditions as part of property evaluations.

#### Staff Member Reports

- None

Mr. Adams called the meeting to a close at 3:13 PM

Mike Adams- Chair

Ryan Mauch- Staff Recorder