



Minutes
Regular Meeting of the St. Johns County
Land Acquisition and Management Program
Conservation Board
Tuesday, September 9th, 2025, 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, September 9th, 2025, 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, Hawley Smith III, Michael D Adams, Anila Lahiri, Shorty Robbins, Irene Kaufman
Members Absent: Lauren Howington
Commission Member: Ann Taylor
Staff Present: Ryan Mauch; Kealey West; Mike Lagasse; Megan Wright
Public Attendees: Dirk Schroeder; Chuck Labanowski; Suzanne Clulow

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- **Ms. Guthrie:** Called meeting to order at 1:30pm
 - **Public Notice** read by Ms. Guthrie.
 - **Public Speakers:** None
 - Commissioner Ms. Ann Taylor provided an update on the Hawkins Island property. On July 22nd, 2025, the BCC board approved the required conceptual management plan, and on August 5th, 2025, the BCC Board approved the purchase agreement. Advised that the anticipated closing date on the property is September 17th, 2025.
Discussed that the BCC has been looking at Impact Fees that have not been officially updated since 2018. The BCC is also looking at a Conservation Fee that would be added to the Impact Fees. Only properties that would be affected are residential or hotel/motel businesses.
(4:49)
 - **Motion to approve the meeting minutes for June 10th, 2025, by Mr. Adams, seconded by Mr. Flowers, carries 8/0 (Ms. Howington absent).**
(5:26)
 - **Motion by Mr. Flowers, and seconded by Mr. Smith, carries 8/0 (Ms. Howington absent), to approve the agenda.**

AGENDA ITEMS:

1. **Christina Dr. and Shores Blvd. Parcels – Second Review and evaluation scoring**
Staff (Mr. Mauch) presented the three parcels that are adjacent to Canopy Shores Park, along Shores Blvd. 2.8-acre total vacant, forested commercial property with mature hardwood / pine canopy.
 - Adjacent to 36 -acre SJC Canopy Shores Park, with entrance along Christina Dr.
 - Acquisition would expand the park westward to Shore Blvd right of way.
 - Tributary of Matanzas River along east property line.

- Potential for wading bird use, including Wood Stork, and potential for Gopher Tortoise.
- Within the Florida Forever NE Florida Blueway.

Advised there has been previous interest in developing these three lots. Environmental, Parks and Recreation Department feedback was positive towards LAMP acquiring these three lots.

Mr. Miller: Explained there was a ditch along the eastern property line of the subject parcels.

Mr. Adams: Questioned if the parking area opposite was paved and had handicap access in the adjacent park.

Staff (Mr. Mauch) Explained there was a paved pathway within the adjacent Canopy Shores Park.

Mr. Adams: Questioned Staff if there was a cultural resources survey.

Mr. Smith: Questioned the list price of this property.

Various discussions occurred amongst Board members with regard to the price of the property and trying to find alternative sources of funding in order to purchase the property.

Ms. Kaufman: Mentioned she did a site visit. Questioned the price of the property and did not want LAMP Board to be seen as bailing out the owner from a poor original purchase.

Mr. Flowers: Raised concerns over the price. Suggested it be closer in price to the assessed market price.

Mr. Adams: Questioned the list price being very high for a 2-acre property that is not developable.

Ms. Robbins: Raised the issue of the development of this property. The LAMP Board only pays appraisal price.

Mr. Flowers: Mentioned there was a site plan in their packets that showed 10 previously proposed residential lots and a survey undertaken.

Ms. Guthrie: Mentioned these three lots together are a small property with a large price tag.

Ms. Lahiri: Queried the cost of a cultural resource survey that would be paid for by LAMP funds after the price is accepted by the seller for acquisition. Staff (Mr. Mauch) mentioned it may cost between \$10,000 to \$15,000 post acquisition, if developed.

Mr. Miller: Mentioned, because of the high probability of the archeological model, that the property would need to be shovel-tested every 25 to 50 feet.

Board members Scores:

Mr. Adams 59

Mr. JB Miller 66

Ms. Robbins 64

Ms. Guthrie 66

Mr. Flowers 64

Ms. Lahiri 65

Ms. Kaufman 56

Mr. Smith 77

Average Score: 65

Public Comment - None

Additional Item:

Staff (Mr. Mauch) provided an update on the pre-application of 1400 SR 207 parcel, that is a 9.1 acre listed residential property for sale. It has been brought to the attention of the LAMP Board by Ms. Lahiri. It consists of two properties with three (3) existing residential buildings, with the two properties having access onto Saint Augustine Blvd and potentially SR 207. This is an infill lot property with a high list price of \$3.2 million; \$350k per acre. The survey was distributed to LAMP Board members at the June meeting. It is forested with a mature slash pine canopy. Owned by the Holdsworth Family Trust. The property has approximately 3 acres of wetland features in the west portion. It is mixed use district land use with Open Rural Zoning.

Board members discussion occurred.

Ms. Guthrie: Mentioned the property's high price and that it did not have the same redeeming qualities as the previous property. Raised concern over the potential cost of removing the three residential structures.

Mr. Flowers: Agreed that the surrounding area and the small acreage for such a high price was not an attractive enough property to vote for considering the continuation of this property for the LAMP Board.

Mr. Smith: Mentioned the three (3) acres of wetland and that it was located close to a more developed area. Despite the high price, thought this property might be worth considering.

Ms. Robbins: Suggested sending this property the Parks and Recreation to see if there is a need for such a property in their long-range plans for that area.

Ms. Lahiri: Agreed with the other Board members comments. Suggested they consider this property as there had not been many properties presented for consideration this past year.

Mr. Miller: Recommended the Board obtain more input from SJC Parks and Recreation and then vote on this property at the next meeting.

Staff (Mr. Mauch): Offered to reach out to Parks and Recreation to gauge their feedback on this property and if there is expected to be a need for passive recreation in the SR207 corridor.

(36:46)

- **Staff Reports: (Mr. Mauch):**

LAMP budget balance as of August 2025 was \$3,163,922.

Union Land and Timber property

Staff sent a letter to the State of Florida for the Union Land and Timber property with the County acting as a manager as approved through the Board of County Commissioners. This application is continuing its review process with the State for that acquisition.

Shores Boulevard Delton Corporation property

The listed number one LAMP property is Shores Boulevard, Deltona Corporation property. Due to a state deadline in early June to utilize available acquisition funding, the North Florida Land Trust offered, and questioned willingness to sell and or negotiate with the property owner, this process was stalled due to a lack of response from the applicant. Hence, the opportunity to use \$6 million in funding was lost. This will be acquired by a developer with plans for building on the existing platted lots. This property will now be removed from the LAMP Board recommended property list.

Mr. Miller asked if the platting was just the western third. Various discussions occurred between Board members with regard to what could be saved for conservation and what would be used for platted lots.

Bishop Estates Road - Bailey Ranch property

The two northern residential lots have been acquired for a passive kayak launch county park. The assessment is ongoing for the existing structures by the Parks and Recreational Department to be used as a park office. Rural and Family Lands application has been submitted through Office Internal Affairs and the North Florida Land Trust application that is ongoing for the Southern 70 acres of the Bailey Ranch.

Palliser South US 1 property

Staff conducted a site visit on May 27th, 2025, and in July 2025 to the Pellicer Creek US 1 South property to see the conditions and opportunities for public access. The owner wants to reduce some areas they want to

record under a conservation easement. Negotiations are ongoing. Staff are working with SJC legal department to get a conservation easement template together prior to negotiations with the property owner. Staff are looking mostly at the wetland, and forested area along Pellicer Creek to record the CE under. When this is completed, Staff will bring the Conceptual Management Plan back to LAMP Board for consideration.

(47:05)

Hawkins Island

The purchase and sale agreement acquisition was approved by the BOCC in July 2025. Acquisition is forthcoming on September 17th at the next BOCC meeting. Environmental Staff will be visiting the Island to place County signage and verify property conditions.

CR13 North – Picolata Forest group off CR 13N and CR 208 in Colee Cove area.

This property will remain on the LAMP list. Stalled due to the market value and available budget.

CR 13 South McCullough Creek

Staff have not heard back from the applicant since January 2025. Mr. Adams advised he had spoken with the property owner, potentially submitting an updated application. This property has favorable feedback from Parks and Recreation.

8805 A1A South

Negotiations stalled in 2024 on this property. Currently an asterisk property.

3775 UA 1 South

It has already been scored. Currently an asterisk property.

Other potential properties:

Staff received a public recommendation from Mr. Joe McAnarney for an 8-acre property that is currently listed for sale. It is located at SR 13 N and SR 16. The LAMP Board did not choose to act on this property at this time.

Staff sent the Board information on a request for LAMP to partner with the Northeast Florida Regional Council (NEFRC) on developing a regional resilience action plan. Staff needs a general consensus from the Board to provide a response, letting Staff know that LAMP is interested in selecting a member to represent the Board for NEFRC.

Ms. Lahiri offered to represent the LAMP Board. Action Number 5 and 23.1 (revised to 24.1) from the resilience plan focused on ecological significance, preserving and leveraging ecologically significant areas. This fits into a natural extension to the mission on the LAMP Board.

Board members supported and accepted Ms. Lahiri offer to be a representative for the LAMP Board to partner with the NEFRC. Staff agreed to reach out to the NEFRC officially of Ms. Lahiri appointment.

LAMP Board Terms

Staff advised there are several members on the LAMP Board whose term will be up on November 16th. That the application cycle will close October 10th, with the Board of County Commissioners tentative date for the appointments at the meeting of November 18th. Advised members to apply by October 10th if members wish to continue serving on the LAMP Board.

- **Board Member Reports**

Mr. Miller: Requested the contract price for Hawkins Island. The price of \$565,000 was provided by the Real Estate Department.

Mr. Adams: Advised he will no longer continue with his role as a LAMP Board member after this meeting. Supported the idea that resigning members should remain until the new members are appointed. Ms. Guthrie thanked Mr. Adams for his service.

Ms. Robbins: Provided an update on the Bailey property. The creek side lots were acquired. The application for the Rural Family Lands program was not successful. The family is still very interested in partnering with the county for a conservation easement. The easement has been appraised at \$8 million.

Ms. Guthrie: Advised that the Board of County commissioners have reached a consensus to move forward with a feasibility study led by The Trust for Public Land to research how St Johns County may obtain Conservation funding resources.

Mr. Smith: Advised he would be leaving the LAMP Board.

Ms. Lahiri: Thanked the resigning members for their service and accepted Staff's assistance in ensuring a smooth process for her representation on the NEFRC.

Ms. Kaufman: Mentioned she had applied to continue serving on the LAMP Board.

Mr. Flowers: Thanked everyone present for their service.

Ms. Guthrie: Requested Staff for an update on the process to replace those leaving the Board and thanked everyone for their service.

Motion by Ms. Guthrie to adjourn the meeting.

Meeting Adjourned at approximately 2.39pm

Minutes approved on the _____ day of _____ 2025.

Elizabeth Guthrie, Chair
Land Acquisition and Management Program

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

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