

ST. JOHNS COUNTY
Land Acquisition and Management Program Board

REGULAR MEETING MINUTES
500 San Sebastian View

Tuesday, March 10th, 2026, 1:30 PM

Mar 10, 2026 Land Acquisition and Management Program - St. Johns County, FL

MEMBERS PRESENT:

Wayne Flowers, Chair
JB Miller, Vice Chair
Mario Caycedo
Irene Kauffman
Anila Lahiri
Beth Tate
Kevin Gamble

MEMBERS ABSENT:

Elizabeth Guthrie

STAFF PRESENT:

Megan Wright, Environmental Specialist
Ryan Mauch, Environmental Supervisor
Michael Lagasse, Environmental Division Manager
Kealey West, Sr. Asst. County Attorney

- Meeting was called to order at 1:30 pm
- Roll call for LAMP members
- Reading of the Public Notice statement
- LAMP Meeting Minutes for 12.9.2025 approved, carries 6/0
- LAMP agenda for 3.10.2026 approved, carries 6/0
 - *Audio and video recording malfunctioned eleven minutes into the meeting, therefore specific board members making the above motions are unknown, however both motions passed unanimously
- Public Comments
 - Mark Ascik presented 4844 Racetrack Road St. Johns FL 32259 for preliminary land acquisition.

AGENDA ITEMS

1. San Julian Creek Island Parcels- First Review

The Land Acquisition and Management Program Board reviewed the two forested islands totaling two and four-tenths (2.4) acres, located adjacent to San Julian Creek on the Matanzas River, near Dondanville Road.

Board members and County staff discussed the potential for St Johns County Parks and Recreation Department to maintain the property as a primitive camping site. Details discussed included access, land value, signage on the property and capacity for maintenance.

Public Comment: None

Motion to deny San Julian Creek Island Parcels for a second review by Mr. Caycedo, seconded by Ms. Kauffman, carries 7/0.

2. 230 Lynhalla Ln. Property- First Review

The Land Acquisition and Management Program Board members evaluated the vacant forested property totaling to seven and four-tenths (7.4) acres and located just north of County Road 210 in a low-density residential area.

Board members and County staff discussed the details of the site including current market value, wetlands on site and access.

Public Comment: None

Motion to deny the 230 Lynhalla Ln. Property for a second review by Mr. Miller, second by Mr. Gamble, carries 7/0.

3. Arapaho Ave Property- First Review

Land Acquisition and Management Program Board members evaluated the vacant and partially forested parcels on Arapaho Avenue, which total approximately five (5) acres. The property is adjacent to and surrounded by the City of St Augustine limits, however, is located within unincorporated St. Johns County.

Board members and County staff discussed the details of the property, including a formerly proposed commercial project, large oak trees, potential land use and zoning uses and future passive recreational use for the adjacent residential areas, and the existing nearby park areas and accessibility.

Motion to forward the Arapaho Ave property for a second review by Mr. Caycedo, second by Ms. Lahiri, carries 6/1, with a vote no from Mr. Flowers.

Public Comment: Chuck Labanowski notified the LAMP Board that there are residential plans for two acres adjacent to this site.

4. Recommendation of applications received February 2026 (District 1 Seat)

Board members and County staff discussed the LAMP Board application resumes and backgrounds.

Motion to recommend Rhonda Lovett by Ms. Lahiri, second by Ms. Tate.

- Commissioner Ann Taylor shared that the Board of County Commissioners voted to transfer \$1.5 million from the Tree Bank Fund to the LAMP budget totaling \$2 million for the year.

- Staff Reports

Staff provided that along with FY 26's \$500,000 appropriation, the Board of County Commissioners (BCC) voted to transfer \$1.5 million from the Tree Bank Fund to the LAMP budget, totaling \$2 million for FY26 for LAMP funding. The tree bank funding is required to be utilized to acquire forested properties only.

LAMP's 2025 recommendation list was approved by the BCC on March 3rd, 2026, which directs staff to begin negotiations and due diligence with property owners based on available funding.

- Board Member Reports

Kevin Gamble and Beth Tate, two new board members, introduced themselves.

Atty. West provided a brief orientation of Sunshine Law.

Mr. Flowers updated the Board on the 2025 annual property recommendation list, approved in March by the BOCC

- Meeting adjourned at 2:39 pm

Minutes approved on the _____ day of _____, 2026.

Chair

Land Acquisition & Management Program Board