



Land Acquisition & Management Program

Minutes
Regular Meeting of the St. Johns County
Land Acquisition and Management Program
Conservation Board
Tuesday, March 11th, 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, March 11th, 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: JB Miller (Acting Chair), Wayne Flowers (Acting Vice Chair), Hawley Smith III, Michael D Adams, Lauren Howington, Irene Kaufman,
Members Absent: Elizabeth Guthrie, Anila Lahiri, Shorty Robbins
Commission Member: Ann Taylor (Absent)
Staff Present: Ryan Mauch; Kealey West (Sr Asst County Attorney); Megan Wright.
Public Attendees: Charles Hunt; Dirk Schroeder; Chuck Labanowski; Tom Daniels.

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- **JB Miller:** Called meeting to order at 1:30pm
 - **Public Notice** read by Mr. Miller.
 - **Public Speakers:**
Dirk Schroeder spoke on three properties.
 1. The Deltona property of 185 acres. Advised that the BCC have asked for a new appraisal to be undertaken on this property.
 2. Hawkins Island property off the West side of Marsh Creek. Provided a history of the ownership of this property.
 3. Presented three small parcels of property that front Shores Boulevard for the LAMP Board to consider at future meetings.

(10:00)

- **Motion to approve the meeting minutes for December 12th, 2024, by Ms. Howington, seconded by Mr. Flowers, carries 6/0 .**
(11:01)
- **Motion by Mr. Flowers, and seconded by Mr. Adams, carries 6/0, to approve the agenda.**

AGENDA ITEMS:

1. Union Land & Timber- Second review and scoring

Staff (Mr. Mauch) presented an update on the 149-acre property that is located just South of CR 214 and West of CR13A near the St. Johns River. Included maps and additional information by the North Florida Land Trust. There is potential that the Land Trust would concurrently apply through the Florida Forever program and identify the County as the manager of the property. No official roadway access. An FPL easement provides access to the property. More than half of the property consists of wetlands. If purchased, Parks and Recreation mentioned concerns with regard to managing the property due to lack of access and would request that the upland areas of the site be designated for

future recreational development with minimal to no restrictions. As the manager, the County Staff requests LAMP to provide a consensus on a letter of recommendation to be sent to the Board of County Commissioners.

Further discussion occurred between the Board and Staff with regard to any previous development applications. Staff confirmed there was one confirmation letter, a pre-application review where a small preliminary site plan was submitted. No improvements were made. Staff explained the property is located within the Florida Forever St. Johns River Blueway corridor. Board members discussed the lack of road access. Staff advised that the applicant has submitted a Florida Forever application for potential acquisition funding from the State on this project. The Board raised concerns as to whether or not the farming community would have any input given the County is looking to establish an Agricultural Review Board. This land is currently designated as agricultural land use.

Board members discussed further with regard to their scoring.

Ranking of the Union Land and Timber property by members present:

Mr. Flowers 62; Ms. Howington 33.; Mr. Adams 66; Mr. Smith 48; Ms. Kaufman 47; Mr. Miller 52.

The average score is 51.

Public comment: None

2. 4405 SR 206 – First review and re-evaluation (original review in 2022)

Property was for sale on the market in 2022 and was removed from market in 2023. Application was submitted by the owner in January 2025 for evaluation and consideration to the LAMP program. Property is vacant residential. Parks and Recreation have provided feedback that the upland areas of the site may be suitable for recreational activities, that could include multipurpose trails to support horseback riding, biking, and walking. Tree mitigation and landscaping land development code requirements as typical with proposed improvements to the property. Medium probability for cultural resources. Some LAMP Board members that started in 2022 may know this parcel, so this would be a relook of the property. It would be a for consensus to continue or not continue with this application.

Board members discussion centered around the low score received in 2022 and if there is additional information to help get a higher score. New Board members questioned the location to residential neighbors, and others questioned if it should be pursued.

Public Comment:

Dirk Schroeder, mention they had this property on the market last year. The West section and along the roadway are definitely wet. Consider easier access would be on SR 206, yet a long driveway.

Tom Daniels, the property owner, advised he was working with the Forestry Department.

Board members discussed the wetlands issue and agreed it was a complex determination.

(43:09)

Motion by Mr. Adams, seconded by Ms. Kaufman, carries 4/2 (dissent Mr. Flowers, Mr. Smith) to withdraw the 4405 SR 206 parcel from the LAMP Board evaluation process.

3. **CR 13 South McCullough Creek – 2025 amended application discussion**

Staff (Mr. Mauch) explained this was a discussion item only. The property is currently on the LAMP properties recommendation list along the Eastern edge of the St Johns County McCullough Creek conservation area. Staff have been talking to the owner about potentially revisiting the application to add land on the Western side of the McCullough Creek property. Applicants have contacted Staff to bring the total property up to 25.54 acres. The revised application is yet to be received. There are several different owners. Aerial maps were presented for the Board to view.

Mr. Flowers explained that this property was highly scored back in 2022.

Discussion occurred between Staff and Board members regarding Jaxport owning the conservation easement to the North and to the South of this property. Board members mentioned there was an initial discussion regarding the County acquiring Jaxport properties. Board members unanimously agreed the property was one of the best to be presented. The negotiations had previously stalled due to the market value.

Public Comment:

Chuck Labanowski: SUPPORTS the project. Raised concerns about the cost of repairing or demolishing the storm damaged 1966 house on the property.

Dirk Schroeder: SUPPORTS the project. Recommended investigating the home for potential asbestos. Suggested the property also be inspected for environmental concerns.

4. **Bailey Ranch, 2147 and 2177 Bishop Estates Road – Conceptual management plan revision**

Staff (Mr. Mauch): Advised the LAMP Board that the Bailey Ranch is on the list for acquisition. The Northern lots (2.77 acres) were approved in February to purchase by the Board of County Commissioners. The Eastern residential Lot of this group has two residential structures. The rest of the land is vacant, and the lots are envisioned to provide a small waterfront access park to Julington Creek. The two structures are being considered for use as office space by the Parks and Recreation Department.

The 67-acre remaining Bailey Ranch property on the South side of Bishop Estates Road will be acquired through the Rural and Family Lands program and it's a program that requires conservation easements on agricultural land to protect from urban development and ensure sustainable production. The existing agricultural uses would remain as is under a protective conservation easement. The easement allows the existing use and does not conflict with the LAMP conceptual plan approved in June of last year. It will be enforced by the Department of Agriculture and Consumer Services. A recent update by the County Office of Inter-Governmental Affairs stated that the State grant for a protective easement was submitted by the North Florida Land Trust (NFLT) in January 2025 and an additional grant under the Federal Rural Conservation Protection Program will be submitted by the Land Trust in April 2025. The LAMP Board reviewed the Bailey Ranch, along with the northern lots, under one application in 2024. What the LAMP board is considering today is to revise the Conceptual Management Plan that is on file and take out the Southern ranch portion. LAMP will then have the plan for the Northern Lots portion that the County will be acquiring.

(0 :59:05)

Moved by Mr. Flowers, seconded by Ms. Kaufman, carries 6/0, to approve the amended management plan that recognizes the change and configuration of the project that provided the LAMP board with back-up materials.

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

LAMP budget balance as of February 2025 was \$3,084,540.

The budget balance has taken into consideration the \$2.2 million to acquire the Northern Bailey Ranch lots.

Staff will bring forward Conceptual Management Plans for properties nearing potential acquisition.

- **Board Member Reports – None**

Mr. JB Miller mentioned that the City of St. Augustine Land Acquisition Program had recently purchased its second piece of land with two more to come in the next three months.

Motion by Mr. JB Miller to adjourn the meeting.

Meeting Adjourned at approximately 2:35 pm

Minutes approved on the 10th day of June 2025.



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>