Minutes
Regular Meeting of the St. Johns County Land Acquisition and Management Program Conservation Board
Tuesday, December 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, December 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, Anila Lahiri, Shorty Robbins, Irene Kaufman; Mario Caycedo
Members Absent:	Two vacant positions
Commission Member:	Ann Taylor
Staff Present:	Ryan Mauch; Kealey West; Mike Lagasse; Megan Wright.
Public Attendees:	Jennifer Jenkins; Dean Campbell; Paul LeBlanc; Mr. Joe McAnarny

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- **Ms. Guthrie:** Called meeting to order at 1:30pm
- **Public Notice** read by Ms. Guthrie.
- **Public Presenter:**
  Ms. Jennifer Jenkins presented a 1.51-acre parcel located at the NW Corner of Racetrack Road and Durbin Creek Blvd. Provided a PowerPoint presentation and mentioned that two cattle dipping vats, established in the early 1900's, are located on this land parcel.

  Ms. Guthrie asked Staff what the County's perspective would be on properties with cattle dipping vats. Staff (Mr. Mauch) Explained that an Environmental assessment would confirm if there were cattle dip vats on the site. This parcel of land is in the Julington Creek PUD. Community parks and natural areas are allowed by right on the parcel.

  Discussion occurred between Board members and the speaker, Ms. Jenkins, with regard to soil testing. Ms. Jenkins explained that the neighborhood raised opposition to a proposed multi-story office building. Ms. Robbins mentioned this property is located near the Bailey property that scored highly in rankings.

  Public Comment:
  Mr. Joe McAnarny explained he has attended various meetings in past years with regard to discussions on this property. Mr. McAnarny is in support of the LAMP Board considering this property.

  Motion by Ms. Robbins, seconded by Mr. Flowers, carries 6/1 (dissent Ms. Guthrie, two vacant positions), to move the property, located on NW Corner of Racetrack Road and Durbin Creek Blvd, forward and have Staff reach out to the property owners to provide the LAMP Board with an application for the Board to consider.

- **Motion to approve the meeting minutes for 9/9/2025, by Ms. Lahiri, seconded by Mr. Miller, carries 7/0 (two vacant positions) with editing in the Staff Reports where the Board had consensus to partner on action Item 5, as well as 23.1 which had now become 24.1.**

- **Motion by Mr. Flowers, and seconded by Ms. Robbins, carries 7/0 (two vacant positions), to approve the agenda.**

AGENDA ITEM

Presenter – Joe McAnarney **District 2**

1. **William Bartram Scenic and Historic Highway presentation.** Explained that St Johns County is the only County in Florida with two Scenic highways, A1A and SR 13. SR 13 is 17 miles long and was designated a scenic highway in 2005. Explained the various funding obtained in 2010 and the mission to preserve and protect this highway. Mentioned there are several viewsheds that need attention to help provide a more scenic view on the highway. Advised there is a for-sale property at the intersection of SR 13 and SR 16. Advised the Board that he will follow up with the realtor/owner and present a LAMP application for them to consider.

   Various discussion occurred with the presenter and the Board members about encouraging people to reach out to landowners and obtain willing sellers for the LAMP Board to consider.

Presenter – Stephen Glidden

Staff –Ryan Mauch Environmental Supervisor

2. **LAMP 2025-04: Review and scoring of 10690 County Road 13 North**

   Staff (Mr. Mauch) presented background and visuals on the 2.8-acre existing residential property, owned by Mr. Stephen Glidden. The property is located on the St Johns River at the intersection of CR208 and CR13 North. Explained that the applicant envisions the County acquisition as a Picolata Historic Museum. There is a historic structure on site. It is part of the Department of Historical Resources Florida Master Site File. Staff recently sent a letter of support for this item from the Cultural Resource Review Board. Parks and Recreation staff have reviewed the application and mentioned it had valuable waterway access, yet parking would be limited. The County Technical department mentioned a part of the property lies within a FEMA flood zone. Current market value, as determined by the County Appraiser, exceeds $500,000. Therefore, it would require two appraisals to be commissioned by the County.

   Applicant, Mr. Stephen Glidden, presented a history of the property.

   Lamp Board members spoke highly of the historic significance of this property. Members considered this property would potentially attract grant and preservation funding.

   Public Comment:
   Mr. Dean Campbell: SUPPORTS
   Mr. Joe McAnarney: SUPPORTS
   Mr. Paul LeBlanc: SUPPORTS

Mr. Brian Grady: SUPPORTS

Initial score ranking by Board members
Ms. Robbins: 73
Mr. Flowers: 51
Mr. Miller: 60
Ms. Guthrie: 62
Ms. Kaufman: 65
Ms. Lahiri: 65
Mr. Caycedo: 62

Average Score: 63

Presenter – Michael and Carole Adams - 2425 CR 13 South
Staff – Ryan Mauch, Environmental Supervisor

3. **LAMP 2025-05 Review and scoring of 2425 CR 13 South**

Staff (Mr. Mauch) presented details of this 94.4-acre property referred to as the Adams property. The application was submitted by Mike and Carole Adams in November 2025. Parks and Recreation preliminary evaluation states the property demonstrates strong alignment with LAMP objectives, balancing conservation with community recreation access. Parks mentioned it had high ecological value, through protecting sensitive habitat and species while promoting conservation. It has public access potential and would expand opportunities for residents and visitors to experience outdoor recreation in a natural setting. Possible connectivity may link with existing County parks, greenways or conservation lands, enhancing trail continuity. Access to the river for boating could be developed. Infrastructure maintenance will require initial and recurring funding.
Development may require significant investment in infrastructure for public parking. Some recreational activities may need to be restricted to protect habitat, water quality or wildlife corridors. Maintenance costs and ongoing stewardship will require initial and recurring funding.

Owner has managed the property as a private natural preserve for ecological and educational benefits. There is connectivity to adjacent County McCullough Creek, Jax port and Deep Creek Conservation areas. It was a grant recipient for partnership for both Federal and State and also private partnership conservation practices. It has a quarter mile all weather access lime rock road with a locking cable gate. There is a two-story homestead with extensive facilities. Outdoor classroom with covered area for events and seating for up to 25 people and a two-story barn.

Property owner Mr. Mike Adams presented more information on the property. Provided a laminated field guide titled Saturiwa Conservation Area for the Board members and a visual presentation on the property showing the most significant feature as being the half mile St. Johns River shoreline. Provided visuals of wildlife, in particular the gopher tortoise with up to 12 burrows on the property. Other animals featured as using the property include black bears, river otters, turkeys, and bald eagles.

One of the main land management tools has been prescribed burning on the property.

Presenter provided a history of the area from 1765 when William Bartram visited the area and various historic images including a soil survey in 1917 that the US Department of Agriculture undertook. Showed where there was a turpentine camp and a narrow-gauge rail where the turpentine and lumber products were taken to McCullough Creek. Also provided many historic features preserved on this property.

Provided images of the 350 feet existing dock that visitors currently use, and a sign pole with all the various partners that have been involved over 36 years.

The main house structure could be used as an office building, educational classrooms, and a maintenance office.

Further discussion occurred between the Board members and the applicant with regard to the number of years they have been developing the property for conservation. Applicant confirmed with acquisition, they would not continue to live there. Explained they have been marketing the property for visitors to tour via the school system, a website and Facebook pages and with contact information on the internet. Tours and schedules can be tailored for specific groups.

Explained that the dock was built in 2001 and had to be repaired after a few storms. It has been highly reinforced and elevated two feet after the storms.

Public Comment:
Mr. Dean Campbell: SUPPORTS. Spoke about the Bartrum Trail and mentioned this property would be ideal for kayakers to camp and stay overnight.
Mr. Joe McAnarney: SUPPORTS.

Further discussion occurred between Board members with regard to the property being outstanding and meeting nearly all the LAMP Board criteria.

Initial score ranking by Board members
Ms. Robbins: 74
Mr. Flowers: 65
Mr. Miller: 68
Ms. Guthrie: 78
Ms. Kaufman: 80
Ms. Lahiri: 67
Mr. Caycedo: 74

Average Score: 72

4. Confirm Meeting Dates for 2026: March 10th, June 9th, September 9th, December 8th.
   Motion by Mr. Caycedo, seconded by Mr. Flowers, carries 7/0.

5. Officer Selection
   Motion by Mr. Miller, seconded by Ms. Gutherie, carries 7/0, to nominate Mr. Flowers as LAMP Board Chairman for 2026.

   Motion by Ms. Lahiri, seconded by Mr. Flowers, carries 7/0, to nominate Mr. Miller as LAMP Board Vice Chairman for 2026.

6. 2025 Property Recommendation List
   Staff (Mr. Mauch) listed the top 5 2025 Property Recommendation List for the Board of County Commissions to consider in early March 2026.

Three properties are being removed from the 2025 list:

1. Shores Boulevard, Deltona Property rescinded their application.
2. Hawkins Island has been acquired by the County. Staff has posted signage on the property.
3. 8805 A1A South property negotiations stalled in 2024. There is also an application for new commercial use on the property.

Potential for adding to the 2025 list:

1. Union Land and Timber – 149 acres of timber land in the Riverdale area.
2. Christina Dr and Shores Blvd Parcels – 2.8 acres
3. 10690 County Road 13 North – Glidden property with the historic Arnold House – 2.8 acres.
4. 2425 CR 13 South - Adams property – 94.4 acres

Properties to keep on the 2025 list:

1. Bishop Estates Road – 67 Acres. The Bailey Property. Seeking State and Federal Land Acquisition funding is on-going via North Florida Land Trust.
2. Pellicer Creek – US 1 South
3. Picolata Forest – CR14 North
4. CR13 South – McCullough Creek property – Owner may be sending in an updated application.
5. 3775 US 1 South

   Board members and Staff had various discussion about the properties that may be dropped down to the asterisk list.

Ms. Guthrie listed the following as the top 5 properties based on the rankings:

1. Bishop Estates Road property – Bailey Ranch
2. 2425 CR 13 South – Adams property
3. Christina Drive Shores Property
4. 10690 Cr 13 North – Glidden property
5. CR13 South – McCullough Creek property

Various discussion with regard to the two properties tied at number 5. CR13 was to remain at number 5.
Motion by Mr. Flowers, seconded by Mr. Miller, carries 7/0 to have the top five listed as read.

Ms. Guthrie officially welcomed and introduced Mr. Mario Caycedo who provided a brief update on his credentials and willingness to serve on the LAMP board.

- Staff Reports (Mr. Mauch)
  Reported that the LAMP budget balance, as of November 2025, is $3,981,017.
  LAMP membership update as of November 18th, 2025, to the Board of County Commissions meeting showed that District 1 and 3 memberships remain open until they are filled.
  Mr. Mario Caycedo is District 2 representative and is now in for his first four-year term scheduled to expired in 2029.
  Ms. Irene Kaufman is District 4 representative for her second four-year term scheduled to expire in 2029.
  Ms. Elizabeth Guthrie is District 5 representative for a second four-year term, scheduled to expire in 2029.
  The 2025 Recommendation Property List will be considered by the Board of County Commissioners in early March of 2026.

- Agency Reports
  Mr. Flowers mentioned that the County passed the amendment to the impact fee ordinance that will create a fee associated with conservation that becomes effective in 90 days.
  Commissioner Ann Taylor confirmed that the impact fee will be phased in and will start at 100 percent and then be lowered over a period of 5 years.
  Mr. Flowers requested clarification on estimated $3.5 million funds that maybe be raised over the short term and long term.
  Commissioner Ann Taylor confirmed that this impact fee funding is from residential properties only. It is based on the average of 600 permits a month and whether the County would be continuing with this number of permits over a 10-year period. Mentioned that the BCC has given the County Administrator direction to assist in increasing the LAMP annual funding for 2026 from $500,000 to $2,000,000 with a one-time transfer in 2026 from the Tree Bank fund.

  Ms. Guthrie thanked Commissioner Taylor for her support for the increase in funding for the LAMP Board.

  Ms. Lahiri mentioned that on October 27th, 2025, she attended the Northeast Florida Regional Council Resiliency Action Plan Launch. Requested examples of how the LAMP Board could effectively partner with this Council and their various action plans. They will be meeting again early January when she expects more concrete examples to bring to the LAMP Board.

  Commissioner Taylor explained that she received information from the Florida Association of Counties regarding State House bill HB299 that is due to be voted on this week. This bill will require administrative approval of 10,000 plus acres of Blue Ribbon Projects for properties that are owned by the same person or entity. It has the effect of stripping all necessary protections and review processes of an existing authorized program. Urged LAMP members to reach out to their state representative to vote NO on this bill.

Motion by Ms. Guthrie to adjourn the meeting.
Meeting Adjourned at approximately 3:46pm

Minutes approved on the _____ day of _____ 2026.

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Wayne Flowers, Chair
Land Acquisition and Management Program

*For more detailed Minutes, please visit the St. Johns County GTV video recording:
http://www.sjcfl.us/GTV/WatchGTV.aspx