

ST. JOHNS COUNTY
Land Acquisition and Management Program Board

REGULAR MEETING MINUTES
500 San Sebastian View

Tuesday, March 10th, 2026, 1:30:00 PM

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
- Public Comments

- Mark Ascik presented 4844 Racetrack Road St. Johns FL 32259 for preliminary land acquisition.

*Audio and video recording malfunctioned eleven minutes into the meeting, therefore LAMP board members who made the above motions are not known. Both motions passed unanimously.

AGENDA ITEMS

1. San Julian Creek Island Parcels- First Review

Land Acquisition and Management Program Board reviewed and determine further evaluation of two forested islands totaling to 2.4 acres, located adjacent San Julian Creek.

Board members and County staff discussed the potential for St Johns County Parks and Recreation Department to take the site on as maintenance of a primitive camping site. The details of the site discussed were access, current appraisal price, potential signage on the site, and capacity for maintenance.

Public Comment: None

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

2. 230 Lynhalla Ln. Property- First Review

Land Acquisition and Management Program Board members reviewed and determined further evaluation of vacant forested land totaling to 7.4 acres, located adjacent to County Road 210.

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

Public Comment: None

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

3. Arapaho Ave Property- First Review

Land Acquisition and Management Program Board members reviewed and determined further evaluation of parcels on Arapaho Avenue, located in east-central St. Johns County and totaling 5.1 acres. The property is an out-parcel adjacent to and surrounded by City of St Augustine jurisdiction.

Board members and County staff discussed the details of the site including a formerly proposed commercial project, large oak trees, potential zoning and uses for families nearby, new residential developments adjacent to the property, established parks nearby and accessibility to those parks.

Motion to accept Arapaho Ave Property for second review by Caycedo, second by Lahiri, carries 6/1, with a vote no from Chair 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 by-laws and applicant's resumes.

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

Commissioner Ann Taylor shared that the Board of County Commissioners voted to transfer funds from the tree bank fund to the LAMP budget, totaling to \$1.5 million.

- Staff Reports

Mauch reiterated that the Board of County Commissioners (BCC) voted to transfer funds from the tree bank fund to the LAMP budget, totaling to \$1.5 million.

LAMP's 2025 recommendation list was approved by the BCC last week, 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 the Sunshine Law.

Chair Flowers provided an update on his presentation to the BOCC on 3/24/2026, wherein the 2025 LAMP recommended list was accepted.

- Meeting adjourned at 2:39 pm

*For more detailed Minutes, please click the link below for the St. Johns County Government Television video recording:
[Recording for March 10th 2026 LAMP Board Meeting](#)