

ST. JOHNS COUNTY
Land Acquisition and Management Program
Conservation Board
Regular Meeting Minutes
County Auditorium
500 San Sebastian View

Monday, June 09, 2026, 1:30 PM

MEMBERS PRESENT:

Elizabeth Gutherie (Acting Chair)
Rhonda Lovett
Kevin Gamble
Mario Caycedo
Elizabeth Tate

MEMBERS ABSENT:

JB Miller
Wayne Flowers
Irene Kaufman
Anila Lahiri

COMMISSIONER MEMBER:

Ann Taylor

STAFF PRESENT:

Ryan Mauch
Kealey West
Mike Lagasse
Megan Wright

- Meeting called to order by Ms. Gutherie at 1:30pm
- Public Notice statement read by Mr. Mauch
- Motion by Mr. Caycedo, seconded by Ms. Tate, (Motion carries 5/0; Absent Mr. Miller, Mr. Flowers, Ms. Kaufman, Ms. Lahiri) to approve March 10, 2026, LAMP minutes.
- Motion by Mr. Caycedo, seconded by Mr. Gamble, (Motion carries 5/0; Absent Mr. Miller, Mr. Flowers, Ms. Kaufman, Ms. Lahiri) to approve the LAMP agenda for June 9th, 2026.
- Public Comments: Ms. Sue Chitwood moved to after agenda items being heard.

AGENCY ITEMS

Staff (Mr. Mauch) welcomed Ms. Rhonda Lovett to the LAMP Board. Ms. Lovett was appointed by the Board of County Commissioners at the April 7th, 2026, BCC meeting.

1. **LAMP 2026-01 Arapaho Ave.** Arapaho Ave, 5.1-acre total property submitted for LAMP Board Consideration and potential St. Johns County land acquisition for conservation purposes including preservation and /or passive recreational uses.

Staff (Mr. Mauch) presented this item for a second review. Advised LAMP members to present their scoring cards at the end of the discussion on the Item. The property being considered is currently vacant. Parks and Recreation have reviewed the property. Parks and Recreation stated that they currently manage a similar

property, Waldron Family Park, that is a short distance from this property, and it already provides a variety of recreational amenities. Grants Department stated if Parks and Recreation is not interested in the subject property then they will research other pertinent grant opportunities for the property.

Public Comment:

Robin Arnold, one of the current owners of the property, answered questions from the Board.

LAMP Scoring:

Ms. Tate:	28
Mr. Caycedo:	47
Ms. Guthrie:	48
Mr. Gamble:	51
Ms. Lovett:	46

Average Score: 44

Staff (Mr. Munch) mentioned that this property falls short of the 50-score threshold to add the property to the annual recommendation list.

Ms. Guthrie: This property will not be added to the recommended list for the Board of County Commissioners to consider.

- LAMP 2026-02 Jack Wright Property.** Jack Wright Island Property, 8.35-acre total property submitted for LAMP Board Consideration and potential St. Johns County Land Acquisition for conservation purposes including preservation and / or recreational uses.

Staff (Mr. Mauch) presented the information on the Jack Wright Island Property. Explained the property is entirely comprised of mixed hardwood wetland system associated with the floodplain of the St Johns River. It is contiguous with the County's 262-acre Jack Wright Island conservation area. The property has a market value of \$2,087 per the County Property Appraisers office. The property's existing condition is a very high-quality wetland system. While no direct access to Oak Bluff Road, there is a recorded 40-foot access easement to the Southwestern corner of the property. The property is within the FEMA AE Flood zone. Outdoor passive use is allowed under land use and zoning. The Parks and Recreation Department has reviewed and said the parcel offers limited to no recreational value in its current condition. The property does present value from a conservation and environmental stewardship perspective.

Board members discussed the easement and the ownership.

Public Comment:

Mr. Jonathan Redwanz, the applicant and owner of the Jack Wright Island property, explained his family were originally considering developing this property for their personal home.

Motion by Mr. Gamble, seconded by Mr. Caycedo, (Motion carries 5/0; Absent Mr. Miller, Mr. Flowers, Ms. Kaufman, Ms. Lahiri) to move LAMP 2026-02 Jack Wright Property forward to the next stage in the LAMP review and scoring process.

Public Comment:

Ms. Sue Chitwood asked various questions about the appraisals of conservation land for LAMP Board consideration.

Staff (Mr. Mauch) explained the appraisal process and that County acquisition of a property meeting all LAMP criteria is determined by available funding.

- Staff Reports:

Mr. Mauch updated LAMP members with various photos on the April 24th Staff visit to the 2025 LAMP acquired Hawkins Island Preserve where Growth Management and Parks and Recreation Staff undertook a cleanup of debris and treated Chinese tallow and Brazilian pepper trees with herbicide.

LAMP Budget as of May 2026 is \$5,482,526

LAMP Fund is \$3,982,526

Tree Bank Fund Appropriation for 2026 is \$1,500,000 (This is allocated for forested or natural sites only, consistent with the conditions of use in Article 4 of the Land Development Code.)

Staff also visited three properties in March 2026 with various County departments. The properties visited were 2425 CR 13 South, and CR 13 S McCullough Creek and 10690 CR 13 North.

The LAMP Board members were updated with the top five properties on the 2025 Ranking List

1. Bishop Estates Road – Bailey Property
2. 2425 CR 13 South – Adams Family
3. Christina Drive/Shores – Raymar Group LLC
4. 10690 CR 13 North – Glidden Family
5. CR 13 South McCullough – II Clark Properties

St Johns County Real Estate Staff are currently undertaking appraisals and negotiations with property owners.

Staff provided a Board Report on behalf of Member Lahiri who wanted to state the importance of adding Grant Review Staff on the various Lamp applications.

Commissioner Taylor mentioned that the five properties on the LAMP list have been considered by the Board of County Commissioners (BCC) and all still remain on the list.

- Agency Reports:

Ms. Tate recommended a biannual review process for the BCC, so properties are not lost due to the lengthy approval process.

Staff confirmed that properties can be submitted to the BCC more than once a year, yet the entire list needs to be submitted not just one or two properties.

Mr. Caycedo requested clarification on the Adams Family (2425 CR 13 South) property that is being considered for potentially acquiring the property less than fee through a protective easement versus acquiring the property fee simple. Staff confirmed that acquisition through the Florida Rural and Family Lands program is on-going.

- Motion by Ms. Guthrie to adjourn the meeting at 3:49pm.

Minutes approved on _____ day of _____ 2026.

Chair/Vice Chair

Land Acquisition and Management Program