



LAND CONSERVATION COMMITTEE

August 19, 2025

6:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Call to Order

Approval of Minutes

Land Conservation Committee Meeting Minutes July 15, 2025.

Public Comment

New Business

1. Agenda for August 19, 2025

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, August 19 6:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Land Conservation Committee Meeting Minutes July 15, 2025	Backup Material	7/31/2025	Land_Consevation_Committee_Meeting_Miuntes_and_Attachments_July_15__2025.ADA.pdf



LAND CONSERVATION COMMITTEE MEETING MINUTES

July 15, 2025, 6:00 PM
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

Call to Order

Present: Mark Feagle - Conservation Seat
Josh Farley - Agricultural Seat
Cooper Murphy - Agricultural Seat
Tina Sachs - Conservation Seat
April Thomas - Environmental Seat
Randolph Padgett - Agricultural Seat
Matthew Corby - Environmental Seat
Christie Hingst - Conservation Seat
Rebecca Perry - Environmental Seat
Heather Nagy - Environmental Seat

Absent: Dr. Craig Price - Agricultural Seat

Staff Present: Dodie Selig, Chief Planner
Samantha Olsen, Planner 1
Liza McCain, Educational and Volunteer Coordinator - Parks and Rec
Caleb Risinger, Real Estate and Land Conservation Manager
Courtney Grimm, County Attorney
Jamie Hovda, Assistant County Attorney

Dodie Selig, Chief Planner, called the meeting to order at 6:00 pm

New Business

1. Welcome Agenda

First meeting agenda for the newly formed Land Conservation Committee.

Overview of Operations can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Land Conservation Committee/July 15, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Land%20Conservation%20Committee/July%2015,%202025), beginning at 0:11 and ending at 1:00:37. Below is a summary of the discussion.

Dodie Selig, Chief Planner, addressed the committee to provide details and information on the operations, processes, and procedures for the LCC. Please refer to Attachment A and the information included with the agenda.

During the discussion, Ms. Selig requested that Committee members introduce themselves and

provide an overview of their interest in serving on the LCC, as well as requested that Planning staff introduce themselves. Ms. Selig also recognized other staff members who were present.

Topics Discussed:

- Process for Approving Minute and Action Items
- Committee Operating Procedures
- Procedural Requirements
- Duties of LCC
- Next Steps
 - Decision Making Criteria - See Attachment B

There were questions and discussions regarding public comment, revenue, clarification of the decision-making process, value for visiting properties, property evaluation reports, scoring by the Committee, land management, outreach, and recommendations for land conservation, agricultural use, as well as email communication with committee members, and submission of properties.

Following all discussions, Ms. Selig noted that there would need to be a selection of a chair and a vice-chair for the Land Conservation Committee and mentioned the time period until the re-election.

Josh Farley made a motion to nominate Matthew Corby as the Chairman of the LCC, seconded by Cooper Murphy, which carried unanimously.

Mark Feagle made a motion to nominate Heather Nagy for Vice-Chairman of the LCC, seconded by Josh Farley, which carried unanimously.

There was a brief conversation regarding a conflict of interest due to Mr. Corby managing a program at Camp Blanding, which is not an issue, as he does not personally gain any profit.

Public Comment

Dodie Selig, Chief Planner opened the floor for public comment at 7:01 pm.

Hearing no comments, Dodie Selig, Chief Planner closed public comment at 7:01 pm

Adjournment

Ms. Selig stated that the LCC would meet on the third Tuesday of each month at 6:00 pm and said that if anyone had any questions, they could email her, and she would send out a reminder for the next meeting.

Hearing no further business, Ms. Selig adjourned the meeting at 7:02 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment

“A”

Sunshine Law

Sunshine Law

Florida Statute 286.011

March 26, 2025



Sunshine Law

Who is subject to the Sunshine Law?

The Sunshine Law applies to any board or commission of any state agency or any local government within the state. It also applies to all advisory boards whose powers are limited to only making recommendations.

Sunshine Law

There are three basic requirements to the Sunshine Law:

1. All meetings of public boards or committees must be made open to the public.
2. The public must be provided a reasonable notice of all meetings.
3. Minutes of the meetings must be taken and made available to the public.

Sunshine Law

When is the law applicable?

- All meetings are covered by the Sunshine Law including formal meetings with or without a quorum, workshops or subcommittee meetings.
- Informal gatherings where two or more members of the same committee are together to discuss some matter on which action will be taken by the committee are subject to the Sunshine Law.
- Social gatherings if matters that come before the committee are discussed by committee members can be a violation of Sunshine Law.

Sunshine Law

When is the law applicable?

- All communications between committee members are considered “meetings” if the communications involve matters which may come before the committee including:
 1. writing – if comments or responses are given (notes, memos, etc.)
 2. phone conversations
 3. electronic communications (chat rooms, social networking, websites comments, emails, etc.)
 4. verbal messages by liaisons (using staff to communicate to other members)
 5. any other type of communication

Sunshine Law

What are the consequences for violating the Sunshine Law?

Any member of a board or committee who knowingly violates the Sunshine Law is guilty of a misdemeanor of the second degree and may be subject to both criminal and civil penalties.

Attachment
“B”
Decision-Making
Criteria

Clay County Forests and Farms Conservation Lands Program

PROPERTY DECISION MATRIX SCORING RUBRIC

Clay County Land Conservation Program Property Decision Matrix					
Project Name - Property - Date					
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF DRINKING WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources.	1.333	5	5.00	6.67
	B. Whether the property serves an important groundwater recharge function.		5		
	C. Whether the property is in the catchment area for a community drinking water well or more than 5 individual private drinking water wells.		5		
(I-2) PROTECTION OF THREATENED & ENDANGERED SPECIES	A. Whether the property has documented federally listed or State listed species.		5		
	B. Whether the property contains plants or animals that are endemic or near endemic to Florida or Clay County.		5		
	C. Whether the property serves as documented or potential habitat for species with large home ranges.		5		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering.		5		
(I-3) PROTECTION OF RARE AND IMPORTANT HABITATS	A. Whether the property contains a diversity of natural communities.		5		
	B. Whether the natural communities present on the property are rare.		5		
	C. Whether the ecological quality in the communities present on the property is high.		5		
	D. Whether the property is adjacent to properties that are in a predominately natural condition, or are in public conservation ownership, have other environmental protections such as conservation easements.		5		
	E. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		5		
(I-4) PROTECTION OF FARMS & WORKING FORESTS	A. Whether the property is in active agricultural use and follows Best Management Practices.		5		
	B. Whether the property is used for more than one agricultural product.		5		
	C. Whether the property has been in agricultural use for generations.		5		
	D. Whether the agricultural products from the property are sold locally.		5		
	E. Whether the property owner actively uses the property to support agri-tourism, agri-education or other events that showcase agricultural traditions.		5		
	F. Whether the property has high quality soils for croplands.		5		
	G. Whether the property has high quality soils for timberland.		5		
(I-5) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate.		5		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.		5		
AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES				5.00	
RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE		1.333			6.67
(II-1) MANAGEMENT ISSUES	A. Whether the property has low incidence of non-native invasive species.	0.667	5	5.00	3.33
	B. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on).		5		
	C. Whether this management can be completed in a cost-effective manner.		5		
(II-2) ACQUISITION ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions.		5		
	B. Whether the overall Conservation Values justifies the potential cost of acquisition.		5		
	C. Whether there is imminent threat of losing the Conservation Values of the property through development and/or lack of sufficient legislative protections.		5		
AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES				5.00	
RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE		0.667			3.33
TOTAL SCORE					10.00

Clay County Forests and Farms Conservation Lands Program

THE MATRIX OF CRITERIA

I-1 CONSERVATION VALUES- PROTECTION OF DRINKING WATER RESOURCES

- A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources.** *Data Source: Aerial Imagery and/or Property site visit*
- B. Whether the property serves an important groundwater recharge function.** *Data Source: FNAI Critical Lands and Waters Identification Project (CLIP) Version 4 Aquifer Recharge Areas*
- C. Whether the property is in the catchment area for a community drinking water well or more than 5 individual private drinking water wells.** *Data Sources: FDEP Public Water Supply Wells and FDEP Private Wells*

I-2. CONSERVATION VALUES – PROTECTION OF THREATENED & ENDANGERED SPECIES

- A. Whether the property has documented federally listed or State listed species.** *Data Sources: FWC Red-cockaded Woodpecker Observations, FWRI Watersheds Containing Rare and Imperiled Fish, NOAA Essential Fish Habitat, FWC Eagle Nesting Locations, FWC ESI Marine Mammal Habitat Areas, FWC ESI Land Mammal Habitat Areas, FWC ESI Reptile Habitat Areas, FWC Freshwater Fish Habitat Areas in the St. Johns River*
- B. Whether the property contains plants or animals that are endemic or near endemic to Florida or Clay County.** *Data Sources: FWC ESI for Marine and Estuarine Invertebrate Species, FWC ESI Habitat Regions for T&E Plants and Communities*
- C. Whether the property serves as documented or potential habitat for species with large home ranges.** *Data Sources: FWC Black Bear Telemetry, FWC Black Bear Ranges within the State of Florida, UF Center for Landscape Conservation Planning Wildlife Corridors in Florida*
- D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering.** *Data Sources: FWC ESI Bird Habitat Areas, FWC ESI Bird Nests*

I-3. CONSERVATION VALUES - PROTECTION OF RARE AND IMPORTANT HABITATS

- A. Whether the property contains a diversity of natural communities.**
Data Source: FWC Cooperative Land Cover Map Project
- B. Whether the natural communities present on the property are rare.**
Data Sources: FNAI Under-Represented Natural Communities, FNAI Rare Species Habitat Conservation Priorities
- C. Whether the ecological quality in the communities present on the property is high.**
Data Source: Property site visit
- D. Whether the property is adjacent to properties that are in a predominately natural condition, or are in public conservation ownership, have other environmental protections such as conservation easements.**
Data Source: FNAI Florida Conservation Lands (FLMA)
- E. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.**
Data Source: Aerial Imagery and/or Property site visit

I-4. PROTECTION OF FARMS AND WORKING FORESTS

- A. Whether the property is in active agricultural use and follows Best Management Practices.**
Data Sources: FDACS Florida Statewide Agricultural Irrigation Demand (FSAID) Geodatabase, FWC Cooperative Land Cover Map Project and/or property site visit
- B. Whether the property is used for more than one agricultural product.**
Data Source: FDACS FSAID Geodatabase, FWC Cooperative Land Cover Map Project and/or property site visit
- C. Whether the property has been in agricultural use for generations.**
Data Source: Historic Aerial Imagery, Historic Cooperative Land Cover Map Project and/or Property site visit
- D. Whether the agricultural products from the property are sold locally.**
Data Source: Property site visit
- E. Whether the property owner actively uses the property to support agri-tourism, agri- education or other events that showcase agricultural traditions.**
Data Source: Property site visit
- F. Whether the property has high quality soils for croplands.**
Data Source: National Resource Conservation Service Soil Survey Geographic Database
- G. Whether the property has high quality soils for timberland.**
Data Source: National Resource Conservation Service Soil Survey Geographic Database

I-5. CONSERVATION VALUES – SOCIAL AND HUMAN VALUES

- A. Whether the property offers opportunities for compatible, resource-based recreation, if appropriate.

Data Source: Aerial Imagery and/or Property site visit

- B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.

Data Source: Trust for Public Land ParkServe Park Priority Areas

II-1. STEWARDSHIP ISSUES

- A. Whether the property has low incidence of non-native invasive species.

Data Source: Aerial Imagery and/or Property site visit

- B. Whether it will be practical to manage the property to protect its environmental, social, and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on).

Data Source: Aerial Imagery and/or Property site visit

- C. Whether this management can be completed in a cost-effective manner.

Data Source: Aerial Imagery and/or Property site visit

II-2. ECONOMIC AND ACQUISITION ISSUES

- A. Whether there is potential for purchasing the property with matching funds from municipal state, federal or private contributions.

Data Source: Florida Forever and other partners project data sources

- B. Whether the overall resource value justifies the potential cost of acquisition.

Data Source: subjective based on above criteria data and findings

- C. Whether there is imminent threat of losing the environmental, social, or other values of the property through development and/or lack of sufficient legislative or regulatory protections (this requires analysis of current land use, zoning, owner intent, location, and market conditions).

Data Source: Clay County Planning & Zoning



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, August 19 6:00 PM

TO: DATE:

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SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	LCC Agenda (8-19-25)	Cover Memo	8/19/2025	LCC_Agenda_(8-19-25)ada.pdf



LAND CONSERVATION COMMITTEE AGENDA

August 19, 2025

6:00 PM

Administration Building,
4th Floor, BCC Meeting Room
477 Houston Street
Green Cove Springs, FL 32043

Call to Order

Pledge of Allegiance

Approval of Minutes:

1. Minutes from the meeting of July 15, 2025

Action Item(s):

None

Information-Only Items:

1. **How we got here – the creation of the “Blueprint for Success” by the NFLT**
 - The Conservation Program values (goals)
 - The ballot referendum goals
2. **Understanding the property acquisition process**
 - Staff’s responsibilities to create the Nomination Pool
 - LCC Nominations to the Eligibility Pool
 - LCC Nominations to the Priority Pool
3. **Understanding the Property Decision Matrix Scoring Rubric**
4. **Next Steps for the Committee in 2025**
 - No meeting in September 2025
 - Testing the process (sample land acquisition exercises)
 - Introductions to other partner agencies
 - Public Use of Conservation Lands (an ordinance)

Public Comments (general comments)

Adjournment