



LAND CONSERVATION COMMITTEE

November 18, 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 October 21, 2025.

New Business

1. LCC Agenda for November 18, 2025 with attachments
Attached is the LCC Agenda for November 18, 2025

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the 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, November 18 6:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
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Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, November 18 6:00 PM

TO: Land Conservation
Committee

DATE: 11/14/2025

FROM: Dodie Selig,
AICP, Chief Planner

SUBJECT: Attached is the LCC Agenda for November 18, 2025

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ LCC Agenda (11-18-25)	Cover Memo	11/14/2025	LCC_Agenda (11-18-25)_dsada.pdf
▣ IOR - Parcel #1	Backup Material	11/14/2025	IOR_(Initial_Office_Review)-1_-_Roseberry_Ct_(1)dsada.pdf
▣ IOR - Parcel #2	Backup Material	11/14/2025	IOR_(Initial_Office_Review)-2_-_2913_CR_220_(1).pdf
▣ IOR - Parcel #3	Backup Material	11/14/2025	IOR_(Initial_Office_Review)-3_-_Raggedy_Point_Rd_(1)dsada.pdf
▣ IOR - Parcel #4	Backup Material	11/14/2025	IOR_(Initial_Office_Review)-4_-_Sleepy_Hollow_Rd_(1)dsada.pdf
▣ IOR - Parcel #5	Backup Material	11/14/2025	IOR_(Initial_Office_Review)-5_-_CR_214_(10_acres)_(1)dsada.pdf
▣ IOR - Parcel #6	Backup Material	11/14/2025	IOR_(Initial_Office_Review)-6_-_CR_214_(2_acres)_(1)dsada.pdf



LAND CONSERVATION COMMITTEE AGENDA

November 18, 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 October 21, 2025

Presentation:

1. Introduction by Duane Combass, Vice-Chair of the Clay County Soil and Water Conservation District

Action Item(s):

1. Parcel # 08-05-26-014266-002-00

This parcel has a paved parking lot and small stormwater pond. Parking serves the adjacent elementary school ball fields and would need to remain. The aerial photos show two distinct vegetative ecosystems on the parcel.

2. Parcel # 33-04-25-008134-003-00

The parcel has a large stormwater pond and a commercial building with parking currently housing an animal rescue operation.

3. Parcel # 28-04-26-013158-000-00

This parcel has a paved parking lot and trail loop. The possibility exists to develop a boardwalk through the wetlands to the St Johns River but permits would be required and there is an associated cost.

4. Parcel # 11-05-25-009331-001-00

This parcel sits on the north bank of Black Creek. Approximately half the site has been cleared and is used by a local remote-controlled airplane club. The other half is wooded or wet. The waste management facility operation to the north has utilized the northern portion of this parcel for storage in the past. Access is off an unimproved dirt roadway.

5. Parcel # 24-08-23-007800-026-00

This parcel shows signs of being used on a fairly regular basis by 4-wheel recreation vehicles for fun as well as for access to the Dollar General store across the street. A second parcel was also nominated which is in the same ownership and located adjacent to this parcel on the south side.

6. Parcel # 24-08-23-007800-011-00

This parcel shows signs of being used on a fairly regular basis. Analysis by aerial is insufficient to determine if the site has been used for dumping in the past but there is evidence of a disturbed area. A second parcel was also nominated which is in the same ownership and located adjacent to this parcel on the north side.

Information-Only Items:

1. Property Nomination Form update

Public Comments (general comments)

Adjournment



FFCLP – Initial Office Review

Parcel # 08-05-26-014266-002-00

Property Information

Parcel #: 08-05-26-014266-002-00

Current Land Use: PC (Planned Community)

Total Acres: 24.81 +/- acres

Existing Uses:

Parcel Address: Roseberry Ct, Fleming Island

Current Zoning: PUD (Planned Unit Development)

Acres proposed for acquisition: 24.81 +/- acres

Located within a moderate/high location on the conservation values heat map: No

Applicant Information:

Name: Applicant One

Same as Owner? No

Email: A_One-email@address.net

Owner Information:

Name: Mr. & Mrs. Hypothetical Owner-One

Email: Owner_One-email@address.com

Conservation Easement or Fee Simple Purchase:

Asking Price (if known):

Primary Conservation Goals:

Water Quality and Sources No

Wildlife Habitat and Connectivity Yes

Forests and Farms No

Secondary Conservation Goals:

Historic and Cultural Resources No

Access to Recreation Yes

Flooding Reduction Yes

Property Description:

This parcel has a paved parking lot and small stormwater pond. Parking serves the adjacent elementary school ball fields and would need to remain. The aerial photos show two distinct vegetative ecosystems on the parcel.

Figure 1 – Location Map



Figure 2 – Parcel Map

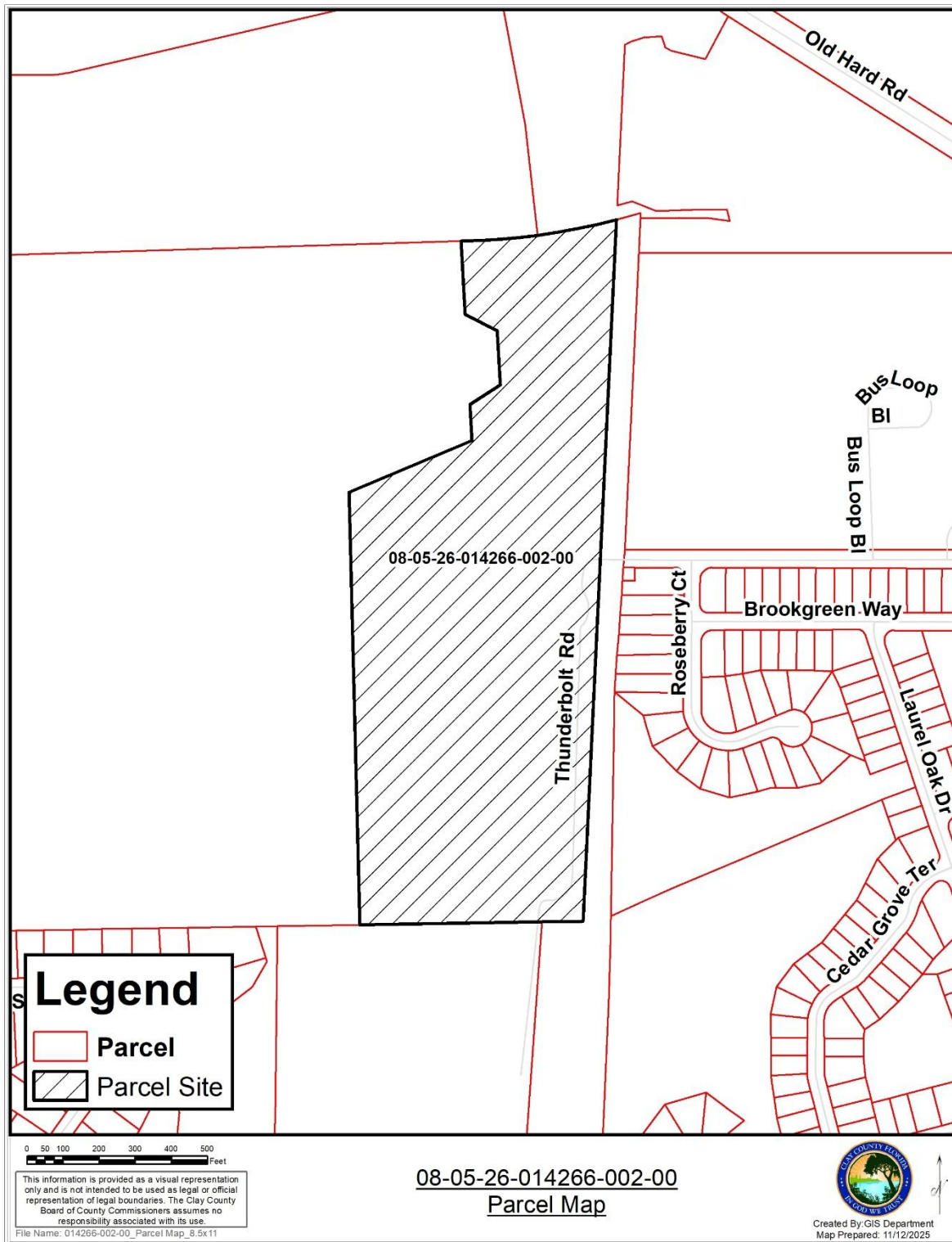


Figure 3 - Aerial Photo

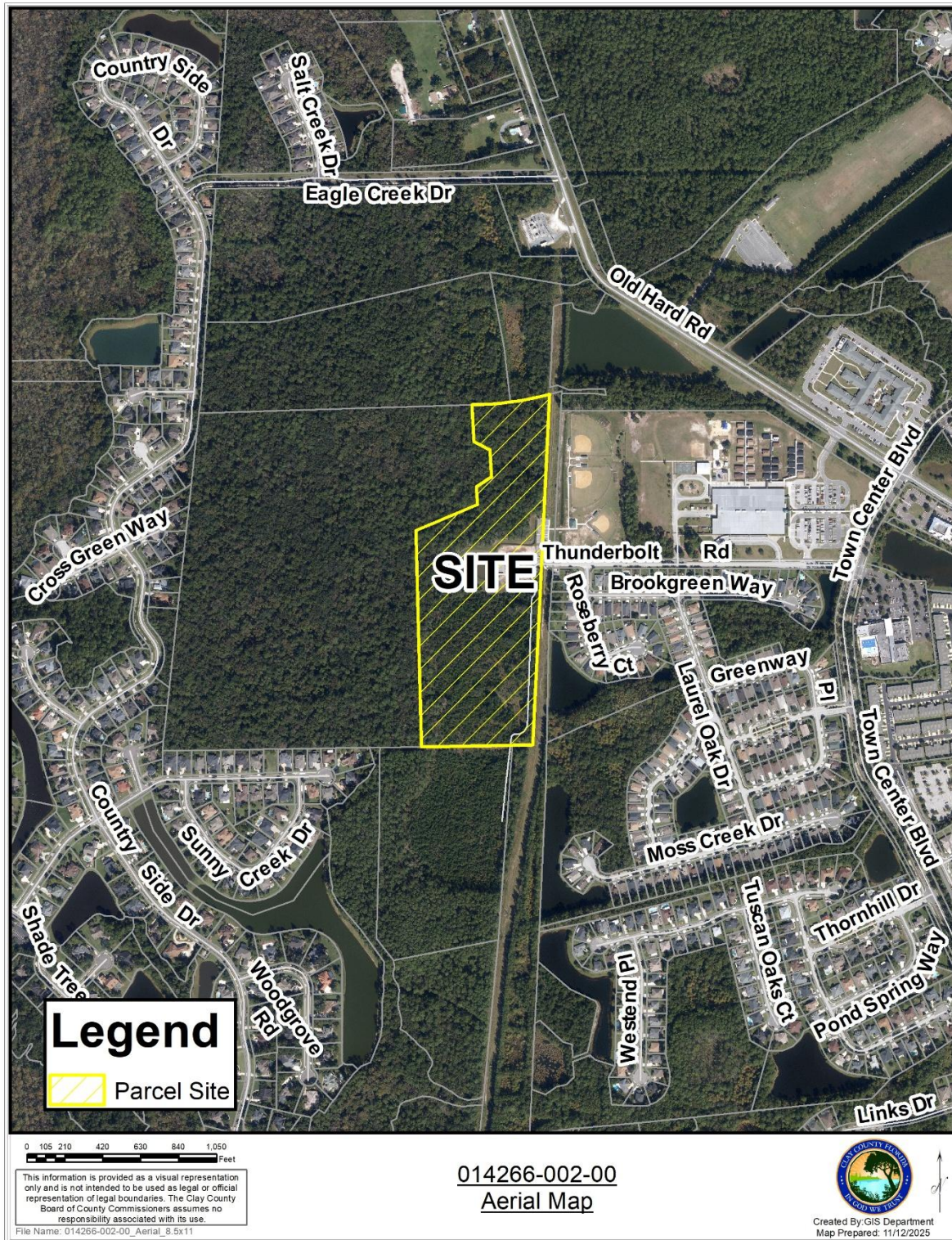


Figure 4 – Soil Map

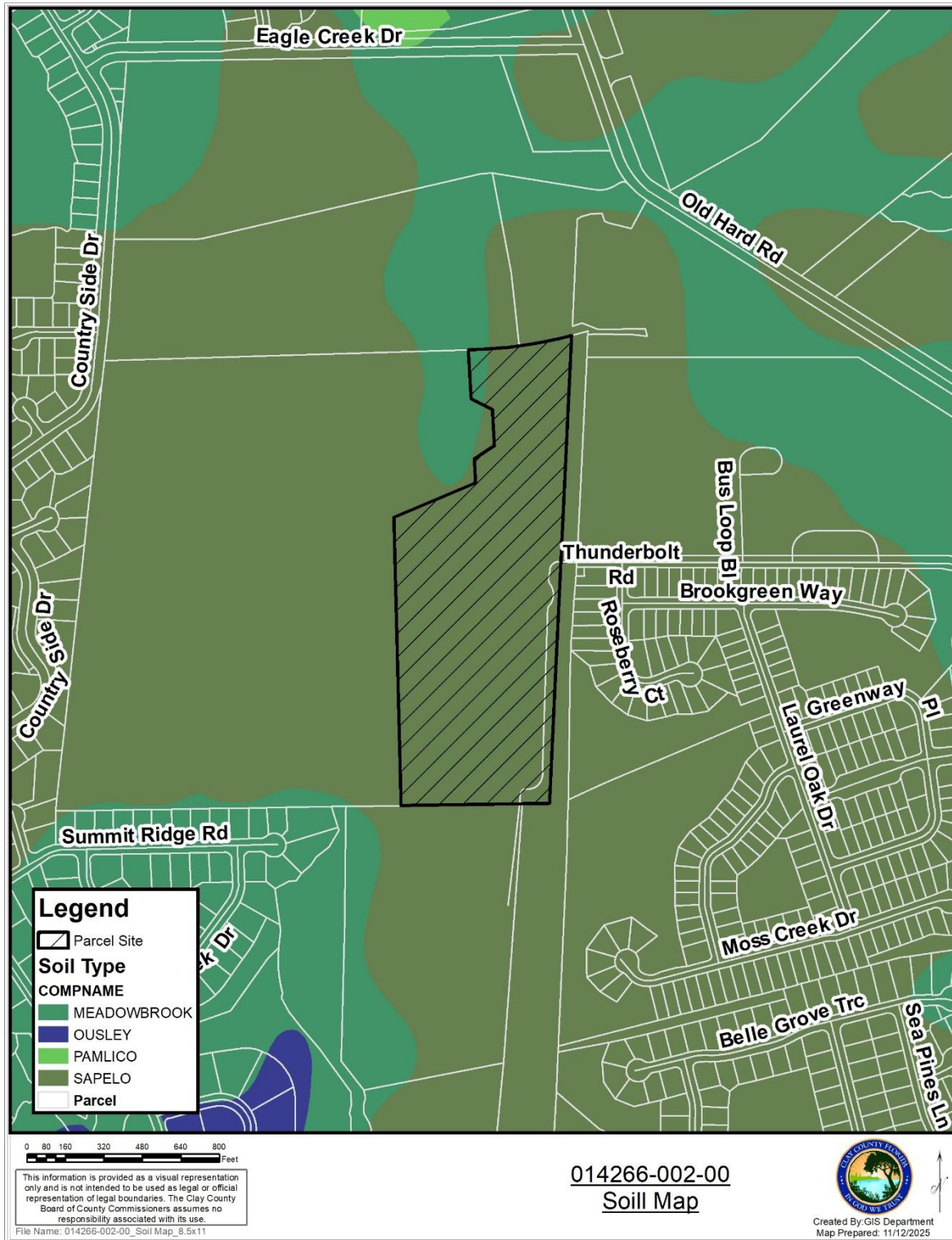


Figure 5 – Flood Zone Map

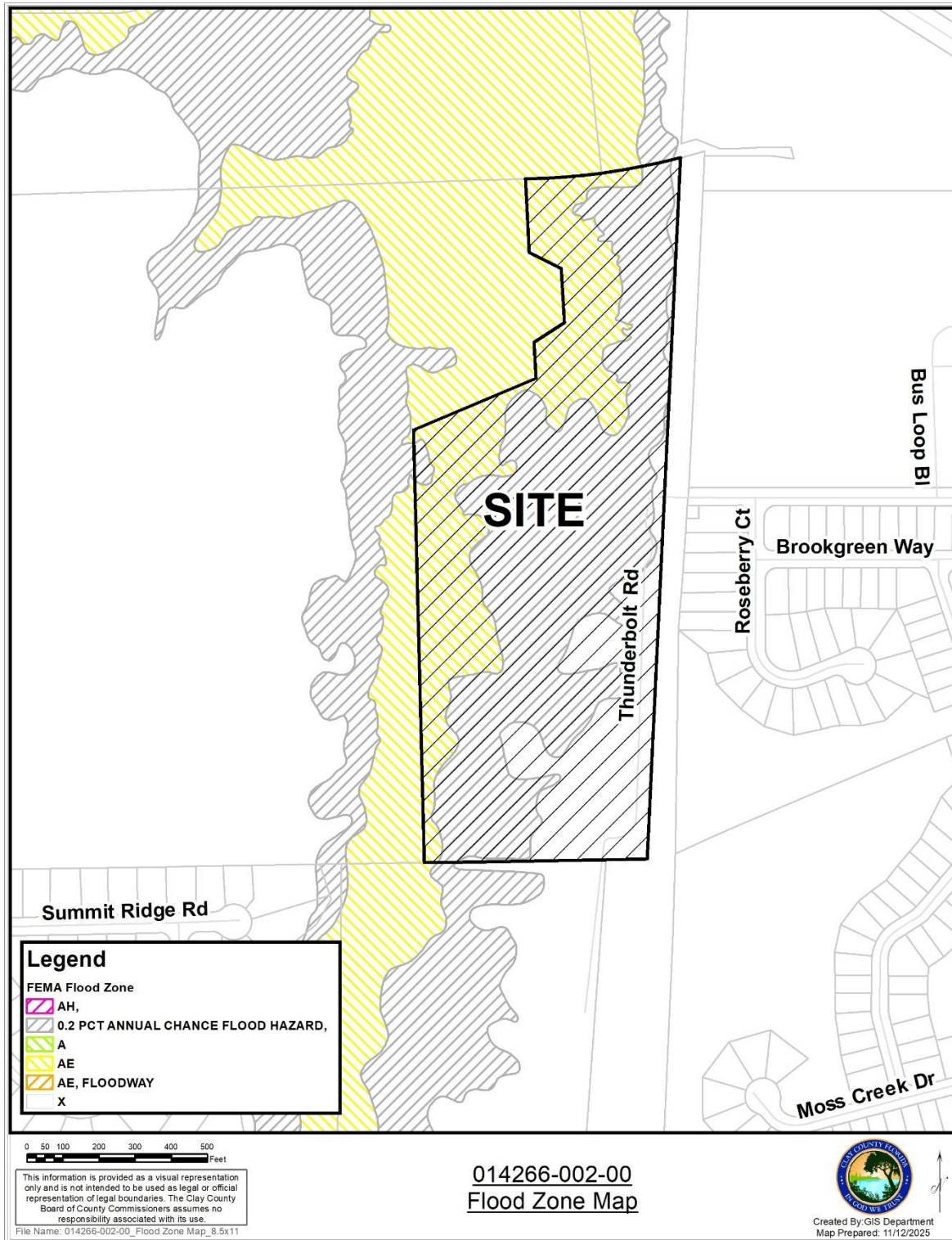


Figure 6 – Topography Map

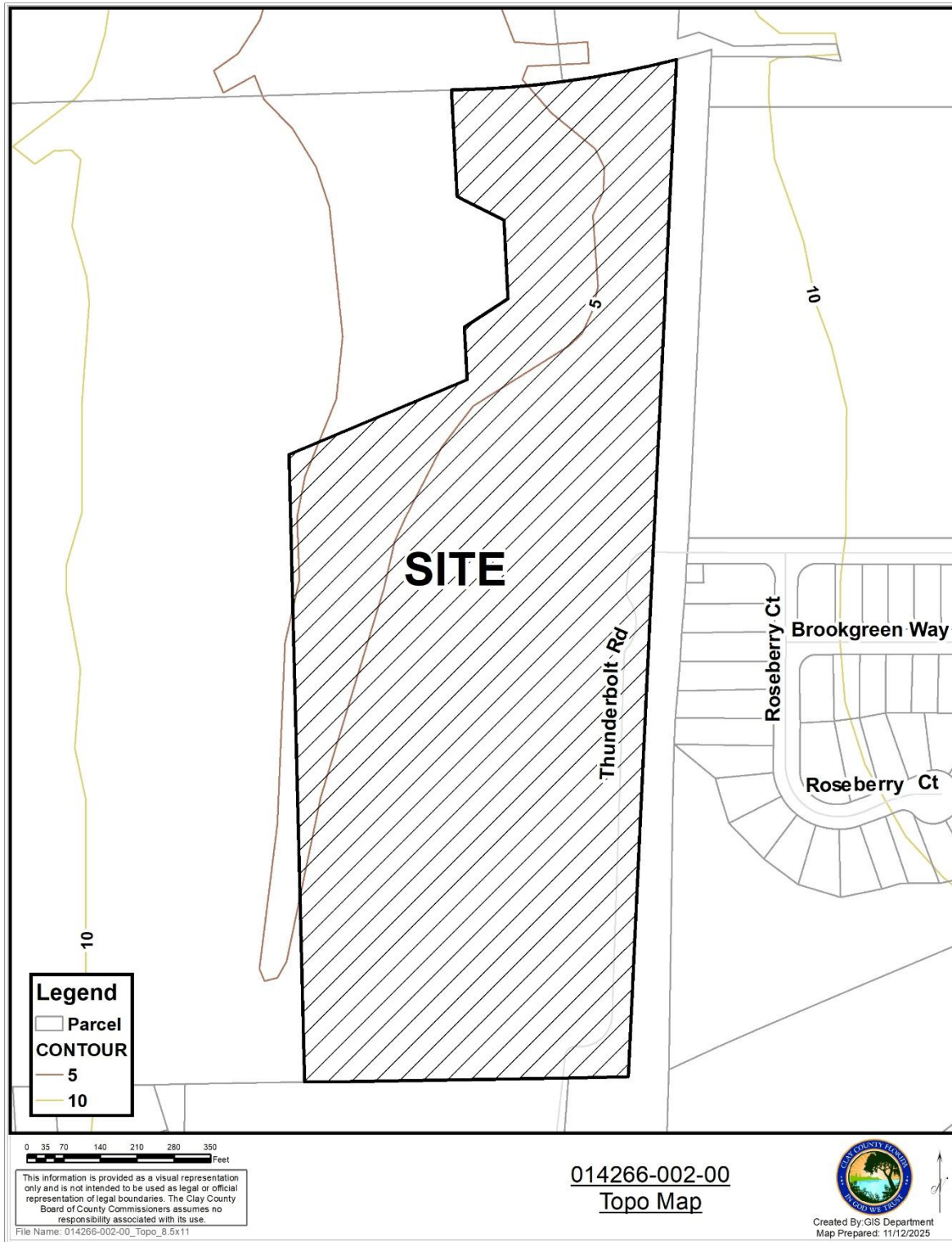
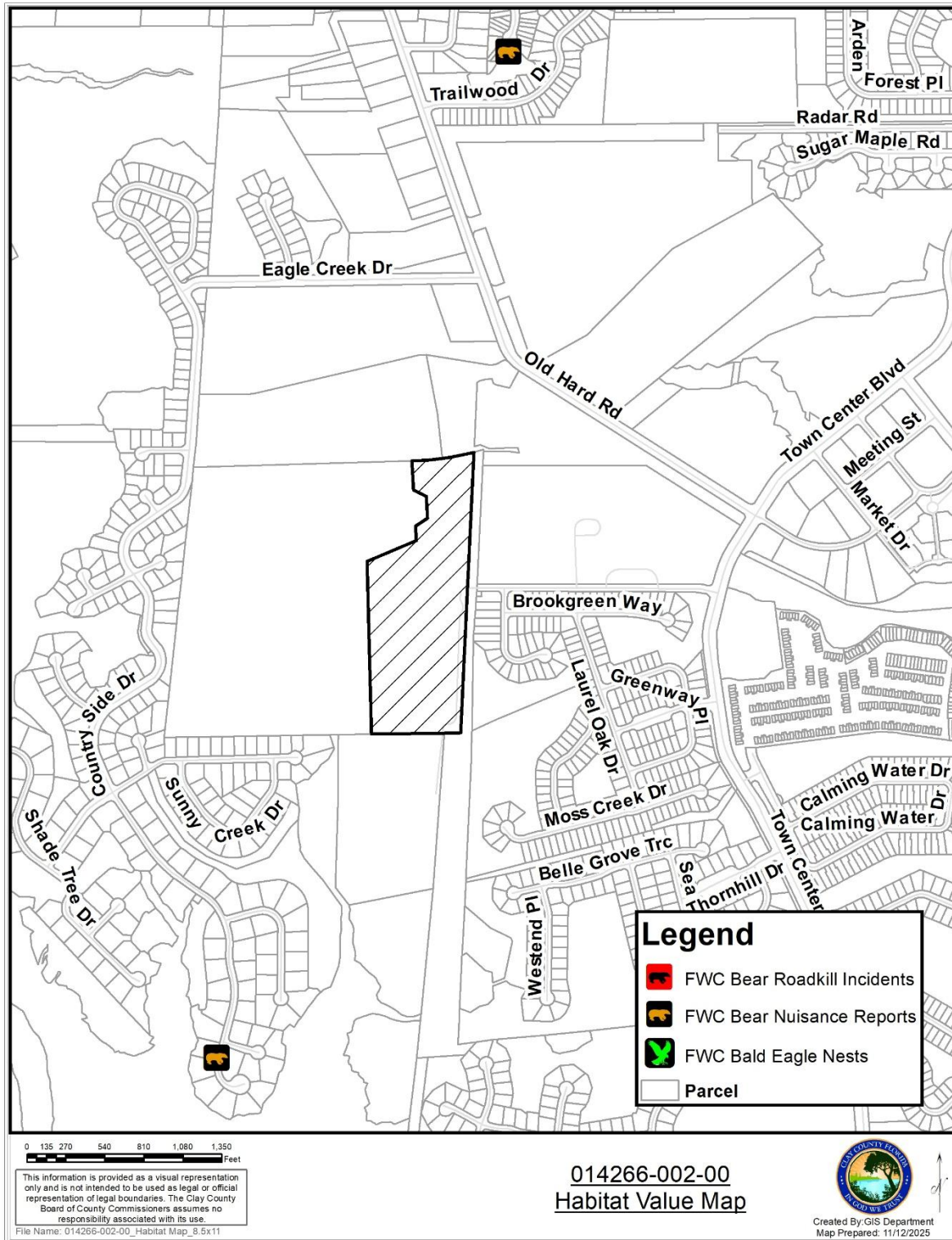


Figure 7 – Habitat Value Map





Analysis of Surrounding Uses

	Owner	Existing Use
North	Fleming Island Plantation CDD	Undeveloped Land (Trees and Wetland) and Stormwater Pond
East	Clay County School Board (multiple owners)	Thunderbolt Elementary School Single-Family Subdivision
South	Clay County	
West	Fleming Island Plantation CDD	Undeveloped Land (Trees and Wetland)

Analysis of Proposed Acquisition

Acquisition of the subject parcel would meet the primary conservation goal of preservation of wildlife habitat and connectivity. At this time, no environmental hazards are known to exist on the property that would require remediation.

Staff Recommendation

Staff recommends approval of Parcel #: 08-05-26-014266-002-00 to the Eligibility Pool.

The seal of Clay County, Florida, is a circular emblem. The outer ring is blue with the text "CLAY COUNTY FLORIDA" in white at the top and "IN GOD WE TRUST" in white at the bottom, separated by two white stars on each side. The inner circle features a landscape scene with a large tree on the right, a body of water in the center, and a sun rising over hills in the background.

Property Information

Acres proposed for acquisition: 27.59 +/- acres
 Located within a moderate/high location on the
 conservation values heat map: No

Same as Owner? Yes

Conservation Easement or Fee Simple Purchase: Purchase
Asking Price (if known):

Historic and Cultural Resources	No
Access to Recreation	No
Flooding Reduction	Yes

Page 16 of 65

Figure 1 – Location Map



Figure 2 – Parcel Map

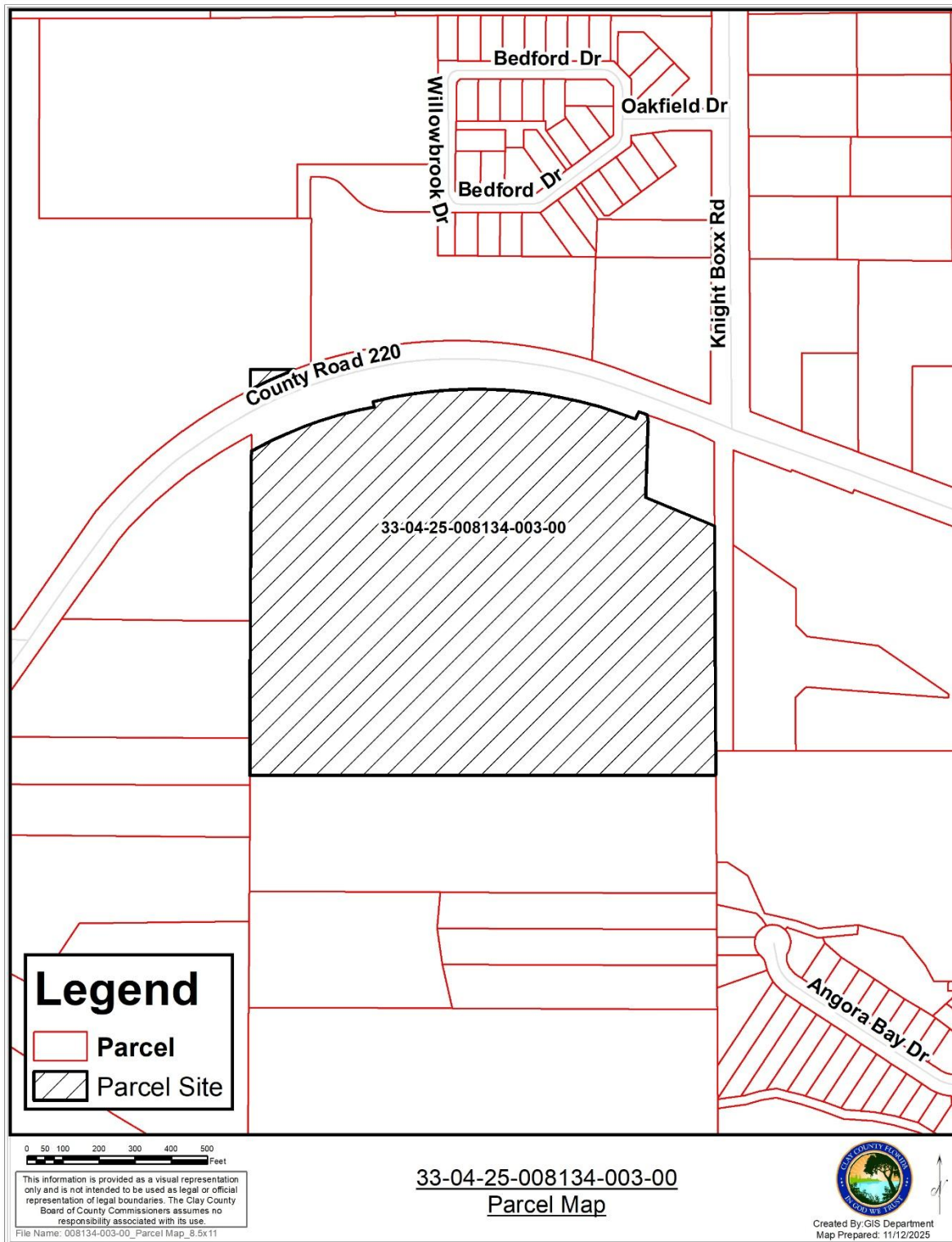


Figure 3 - Aerial Photo

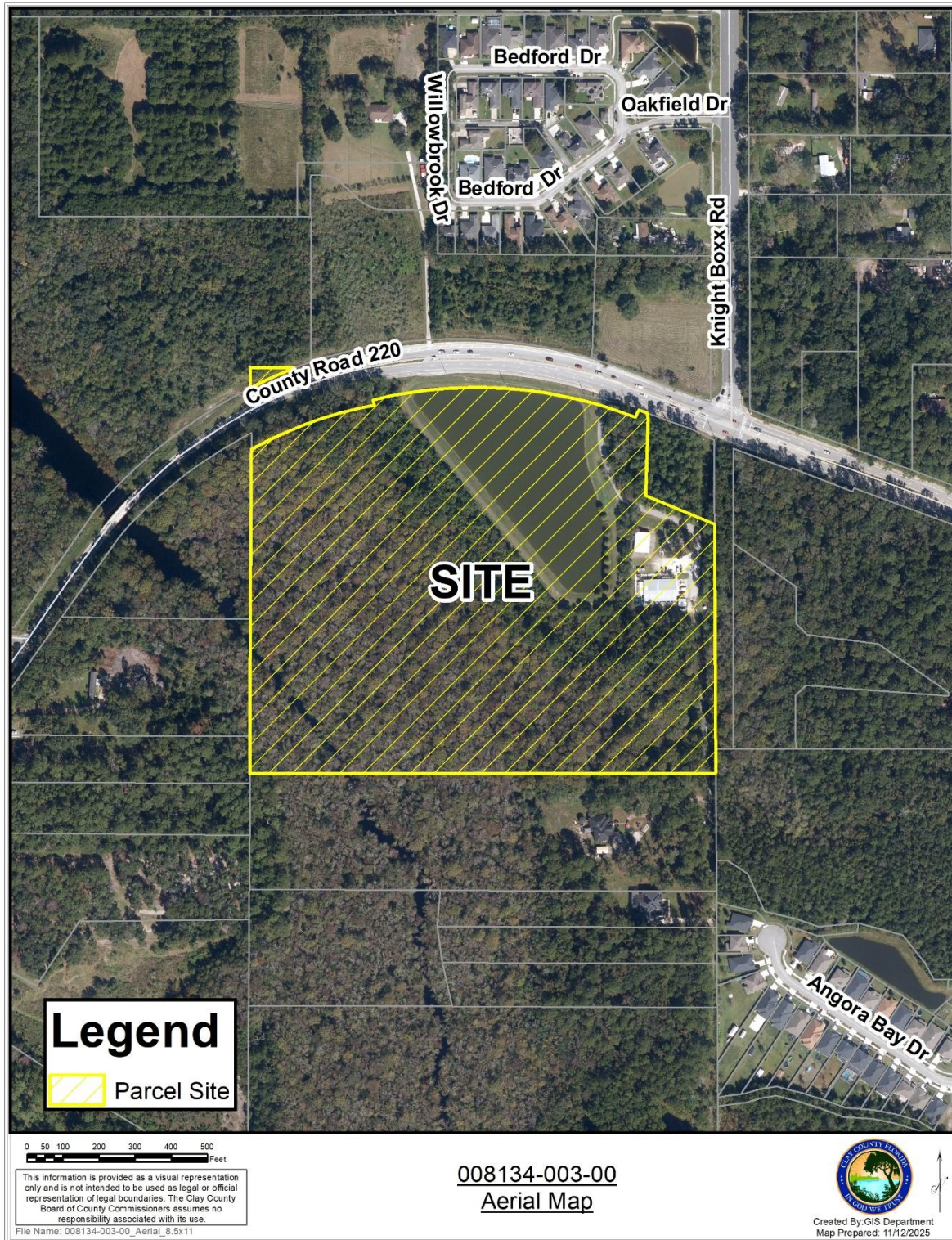


Figure 4 – Soil Map

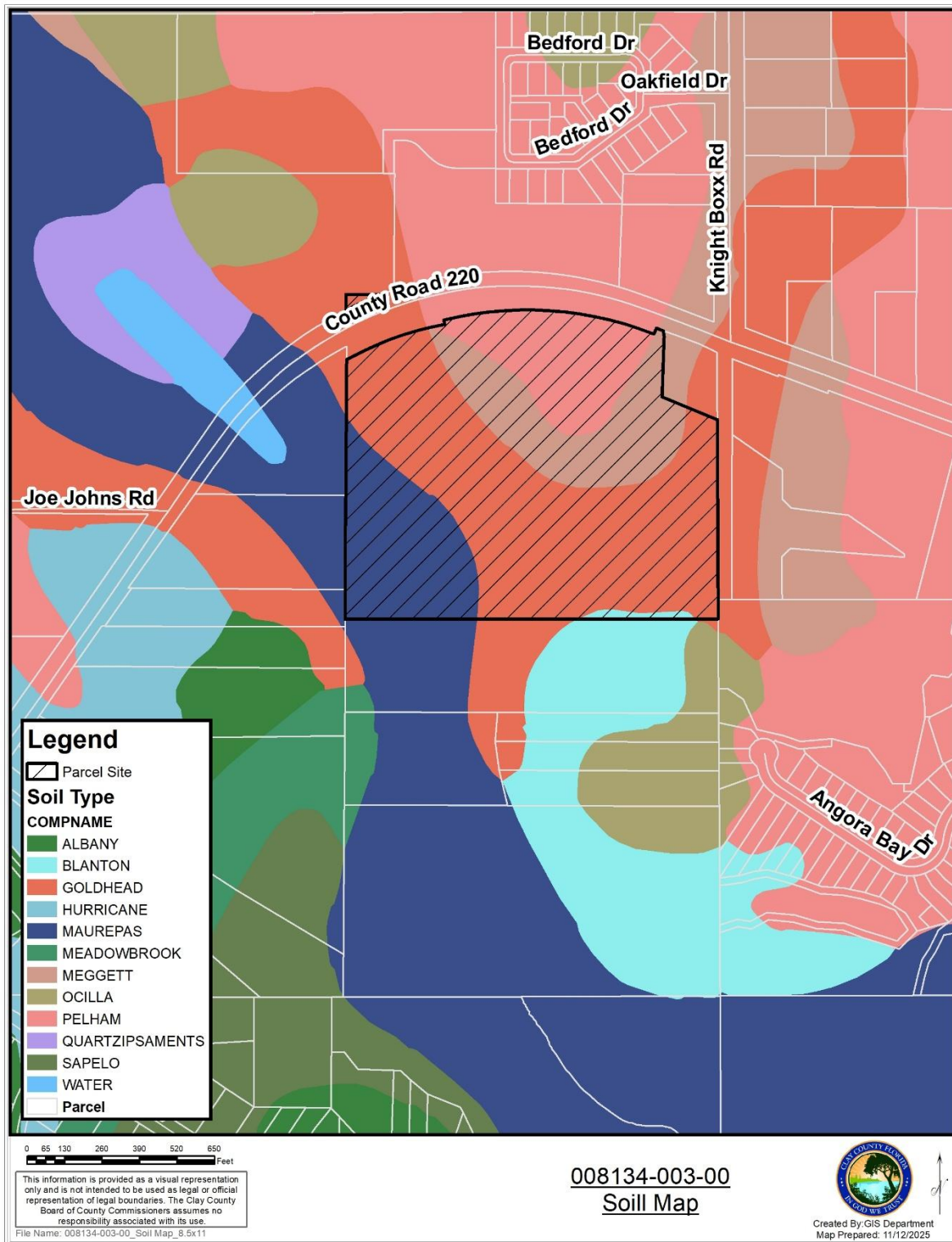


Figure 5 – Flood Zone Map

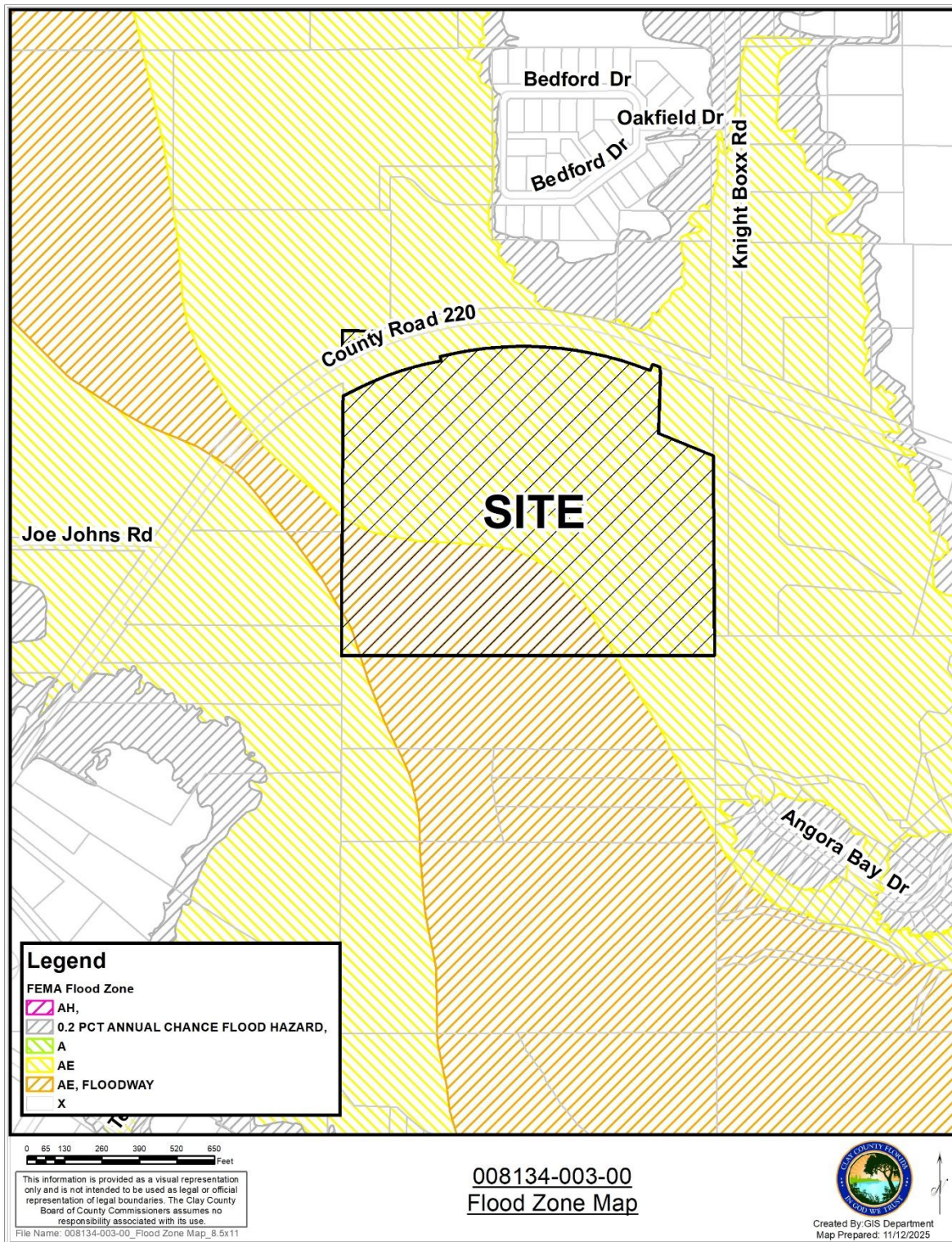


Figure 6 – Topography Map

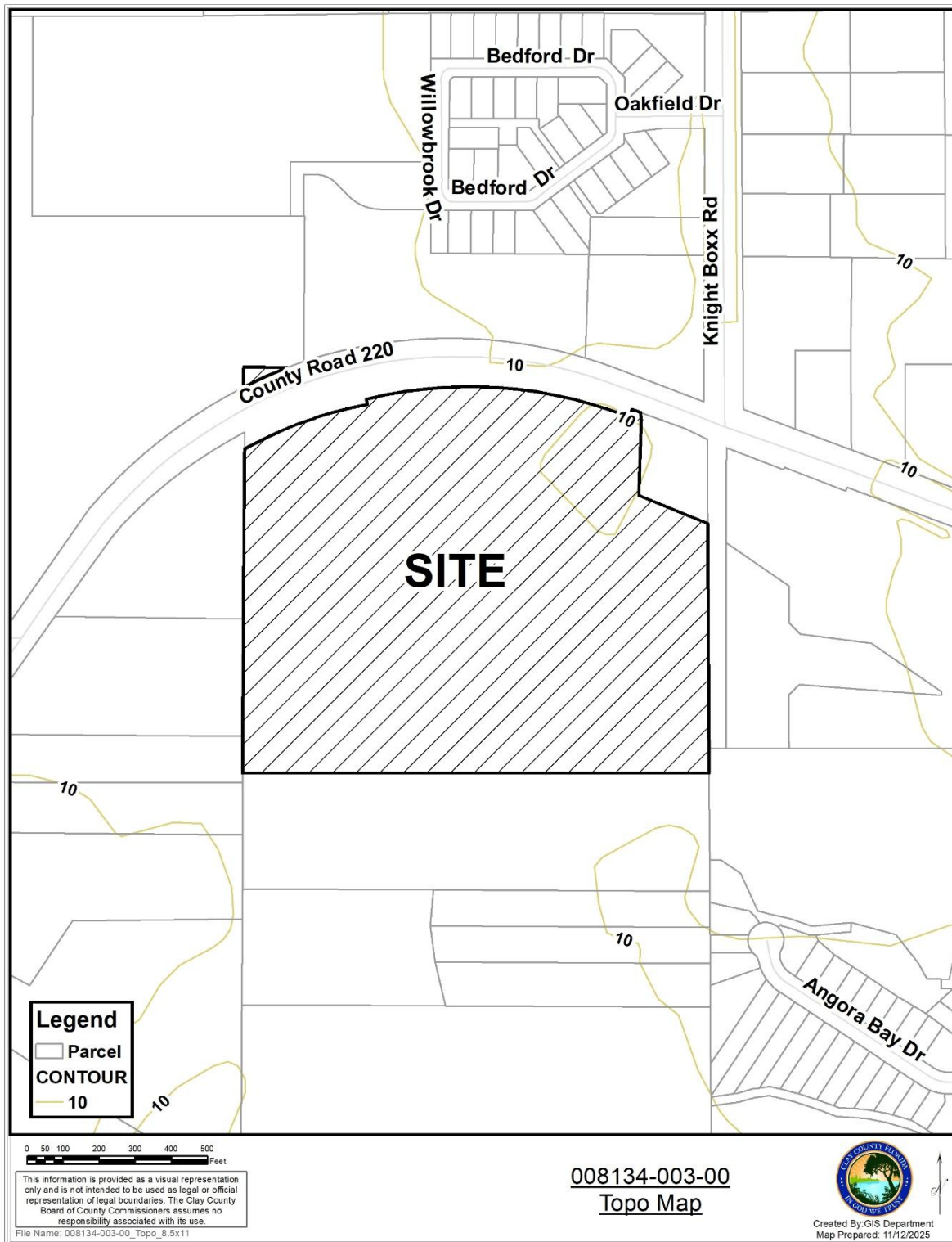


Figure 7 – Habitat Value Map

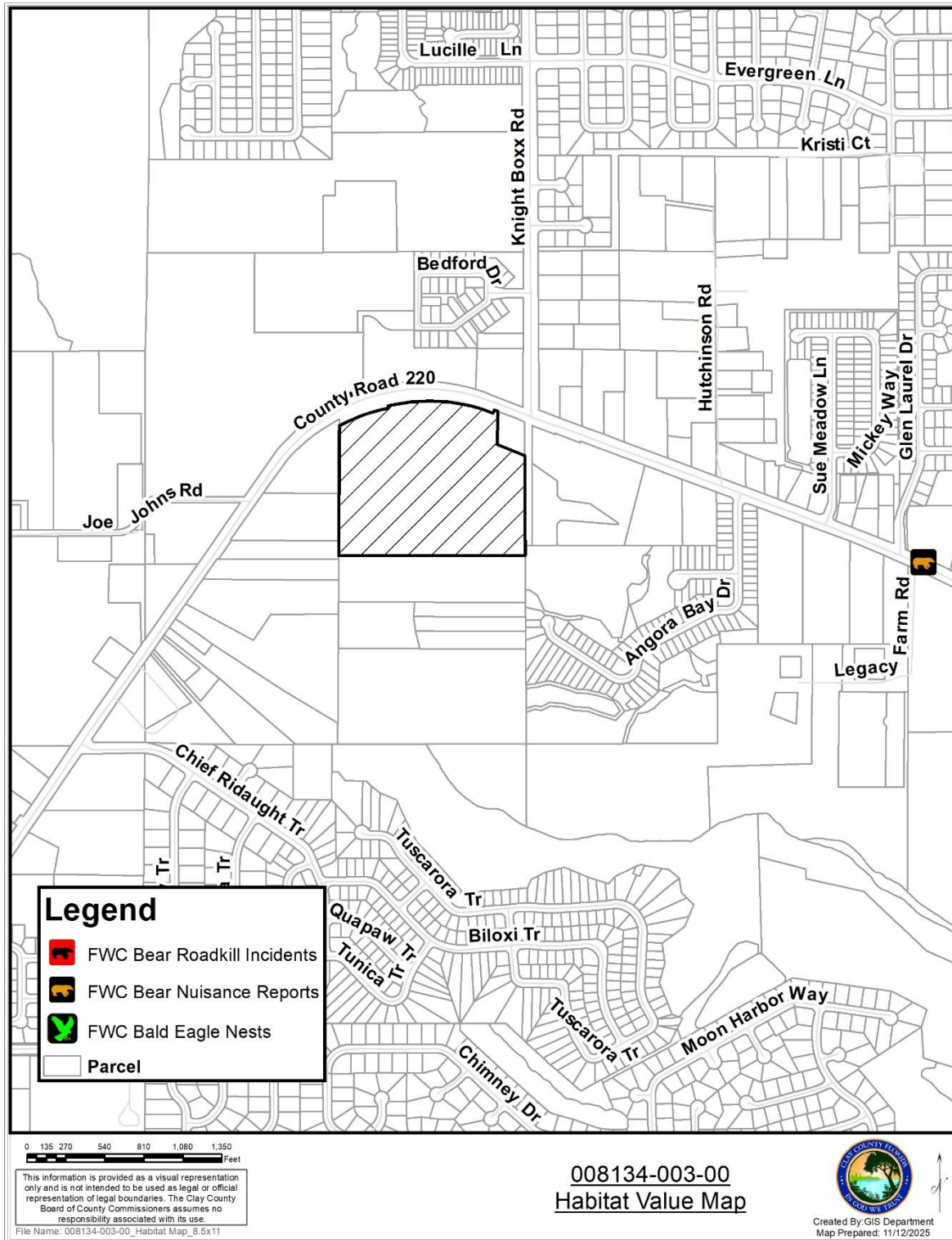
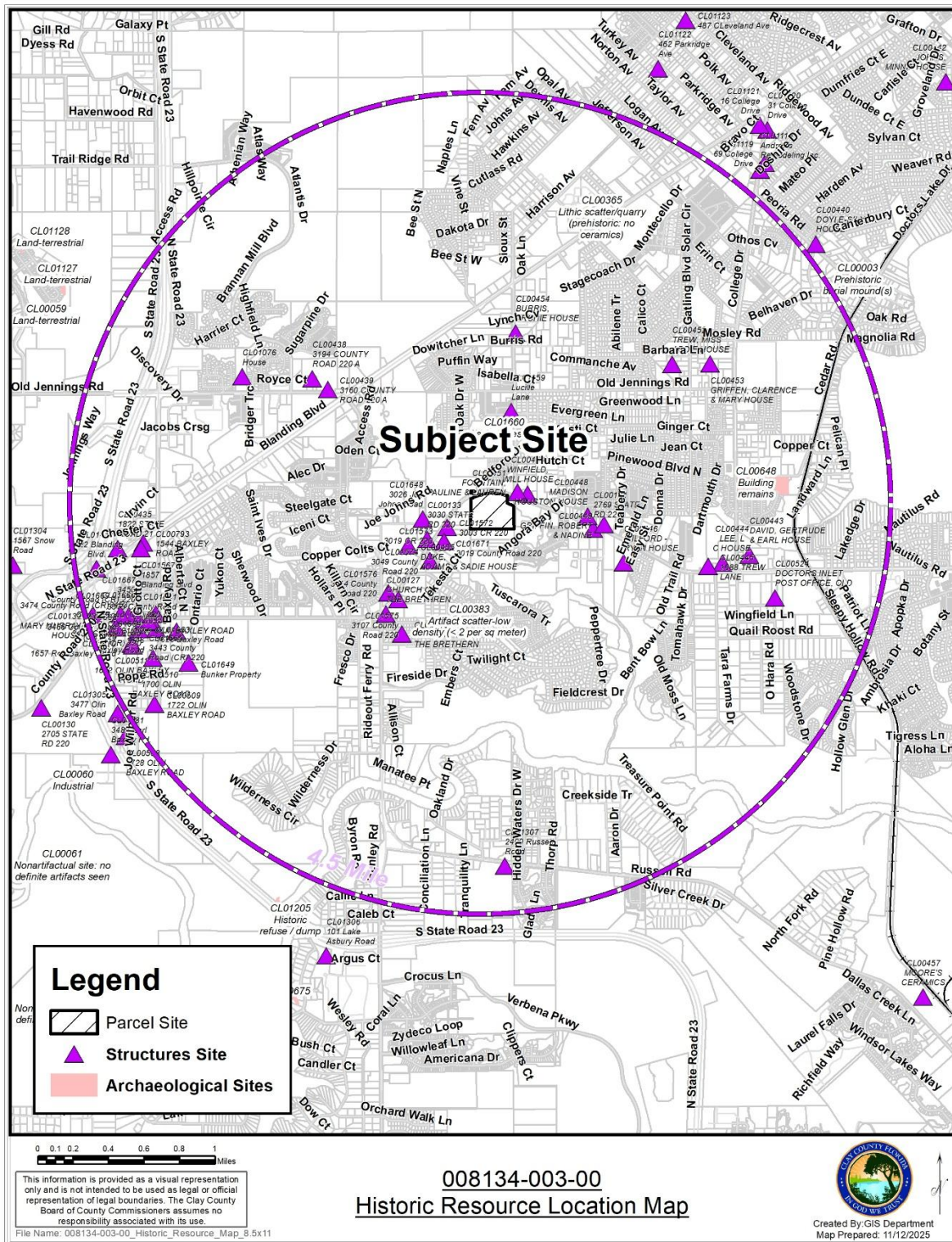


Figure 8 - Historical Resources



Analysis of Surrounding Uses

	Owner	Existing Use
North	First Coast Energy LLP Timothy Carter Revocable Trust	Cleared Land (possibly former pasture) Undeveloped Land (trees and wetland)
East	Pinnacle Towers Inc Alexandra Brandl, Trustee	Undeveloped Land (trees and wetland) Undeveloped Land (trees and wetland)
South	Brian and Cecilia Tison	Single-Family home, trees, wetland and Little Black Creek
West	Melanie Callaway Edward McClamma	Undeveloped Land, trees, wetland and Little Black Creek

Analysis of Proposed Acquisition

Acquisition of the subject parcel would meet two primary conservation goals: preservation of water quality and sources as well as preservation of wildlife habitat and connectivity. At this time, no environmental hazards are known to exist on the property that would require remediation.

Staff Recommendation

Staff recommends approval of Parcel #: 33-04-25-008134-003-00 to the Eligibility Pool.



FFCLP – Initial Office Review

Parcel # 28-04-26-013158-000-00

Property Information

Parcel #: 28-04-26-013158-000-00

Parcel Address: 4393 Raggedy Point Rd,
Fleming Island

Current Land Use: RP
(Recreational/Preservation)

Current Zoning: PO-2 (Public Ownership-2)

Total Acres: 259.40 +/- acres

Acres proposed for acquisition: 259.40 +/- acres

Existing Uses:

Located within a moderate/high location on the
conservation values heat map: No

Applicant Information:

Name: Applicant Three

Same as Owner? The Applicant is one of the
three owners.

Email: A_Three-email@address.net

Owner Information:

Name: Mr. & Mrs. Hypothetical Owner-Three

Name: Mr. Hypothetical Owner's Sister-2

Email: Owner_Three-email@address.com

Email: Sister2-email@address.com

Name: Mr. Hypothetical Owner's Sister-1

Email: Sister1-email@address.com

Conservation Easement or Fee Simple Purchase:

Asking Price (if known):

Primary Conservation Goals:

Water Quality and Sources No

Wildlife Habitat and Connectivity Yes

Forests and Farms No

Secondary Conservation Goals:

Historic and Cultural Resources No

Access to Recreation Yes

Flooding Reduction Yes

Property Description:

This parcel has a paved parking lot and trail loop. The possibility exists to develop a boardwalk through the wetlands to the St Johns River but permits would be required and there is an associated cost.

Figure 1 – Location Map

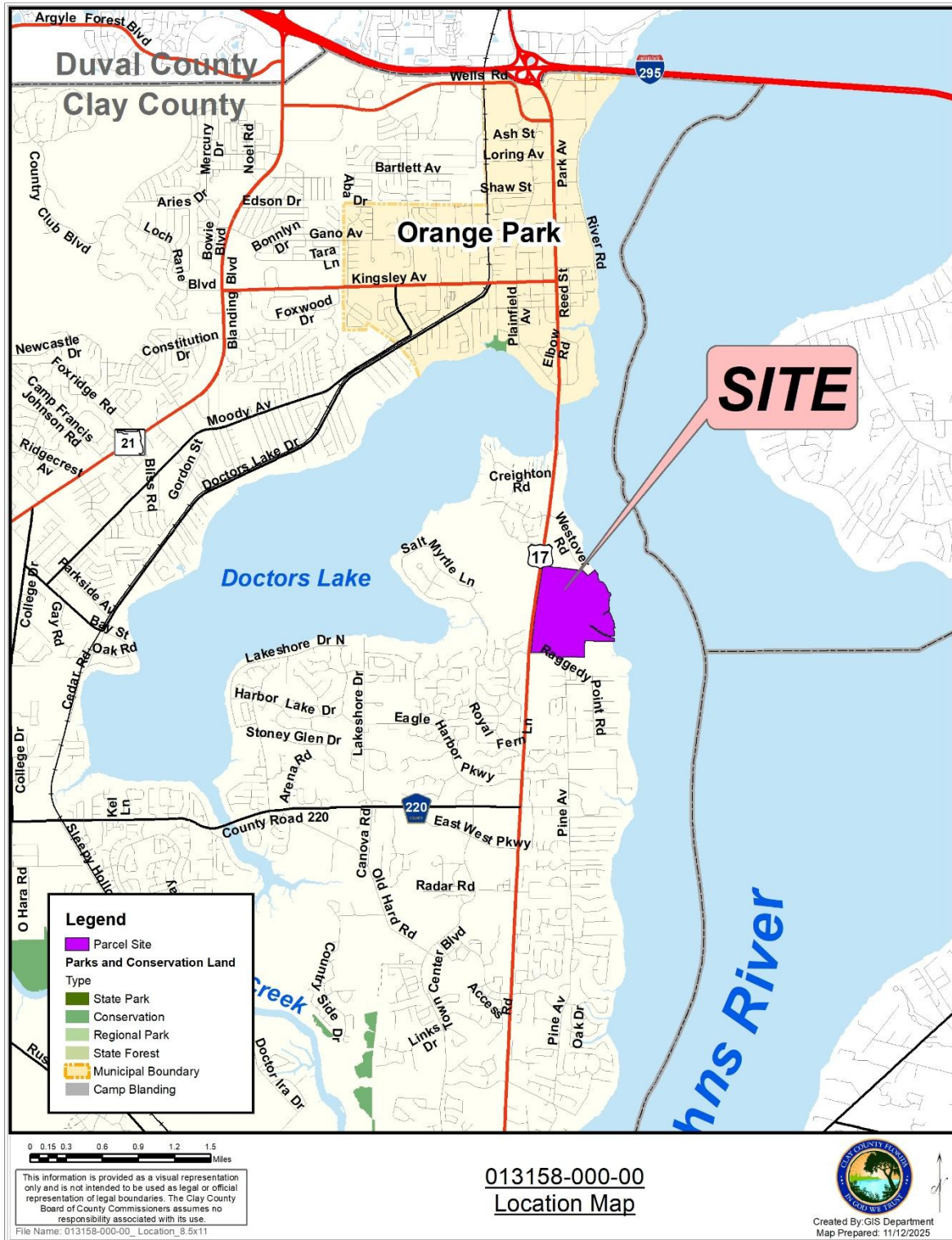


Figure 2 – Parcel Map

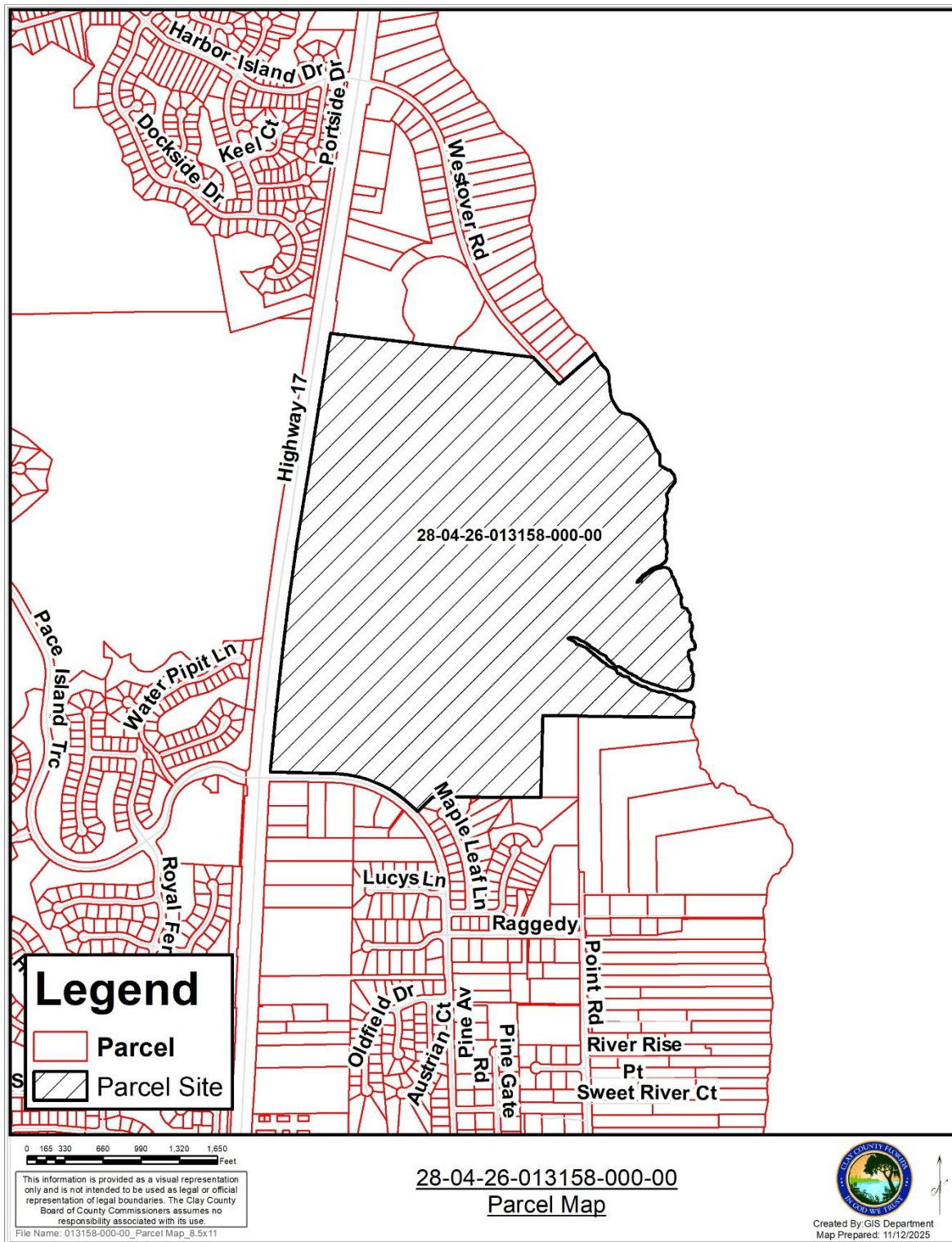


Figure 3 - Aerial Photo

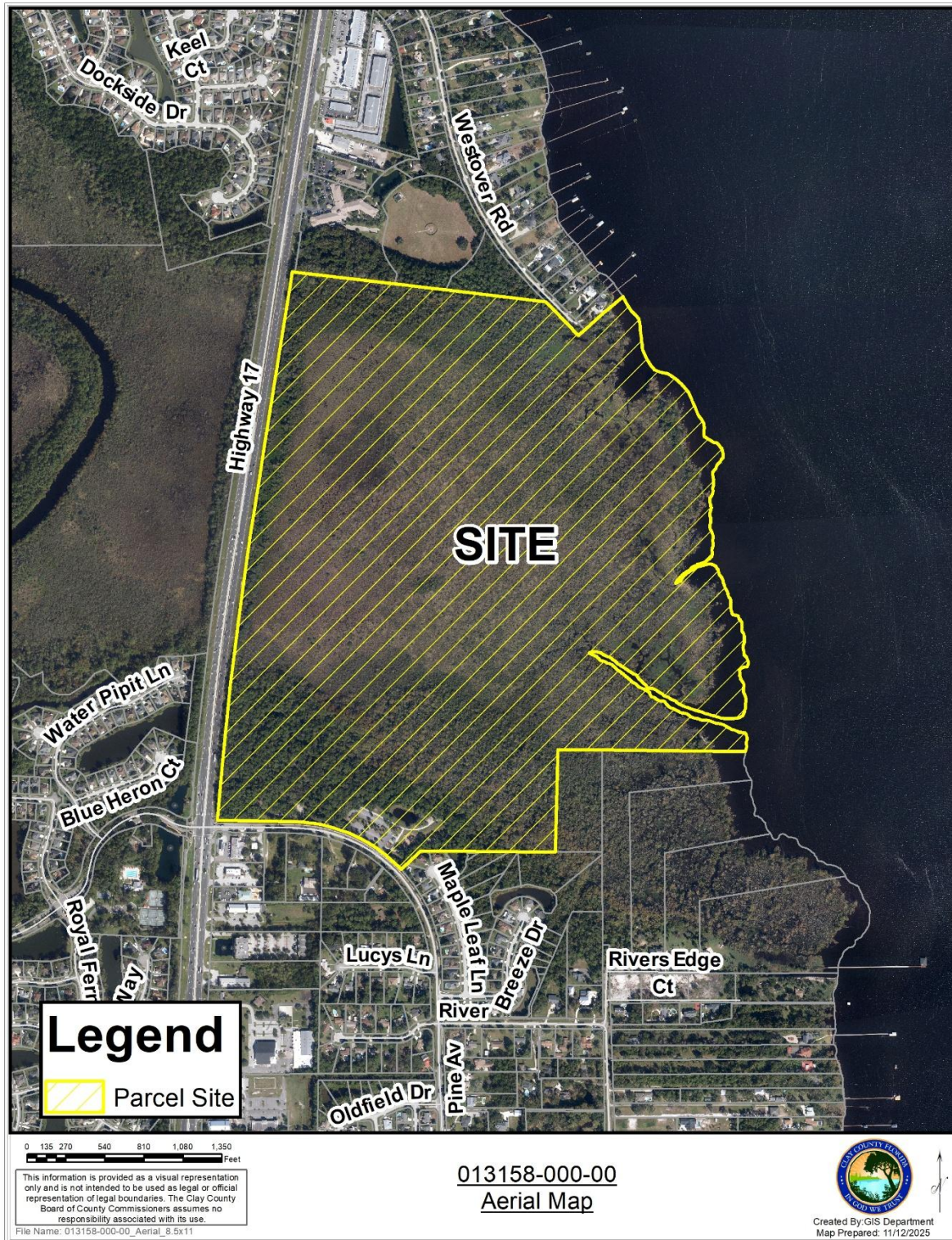


Figure 4 – Soil Map

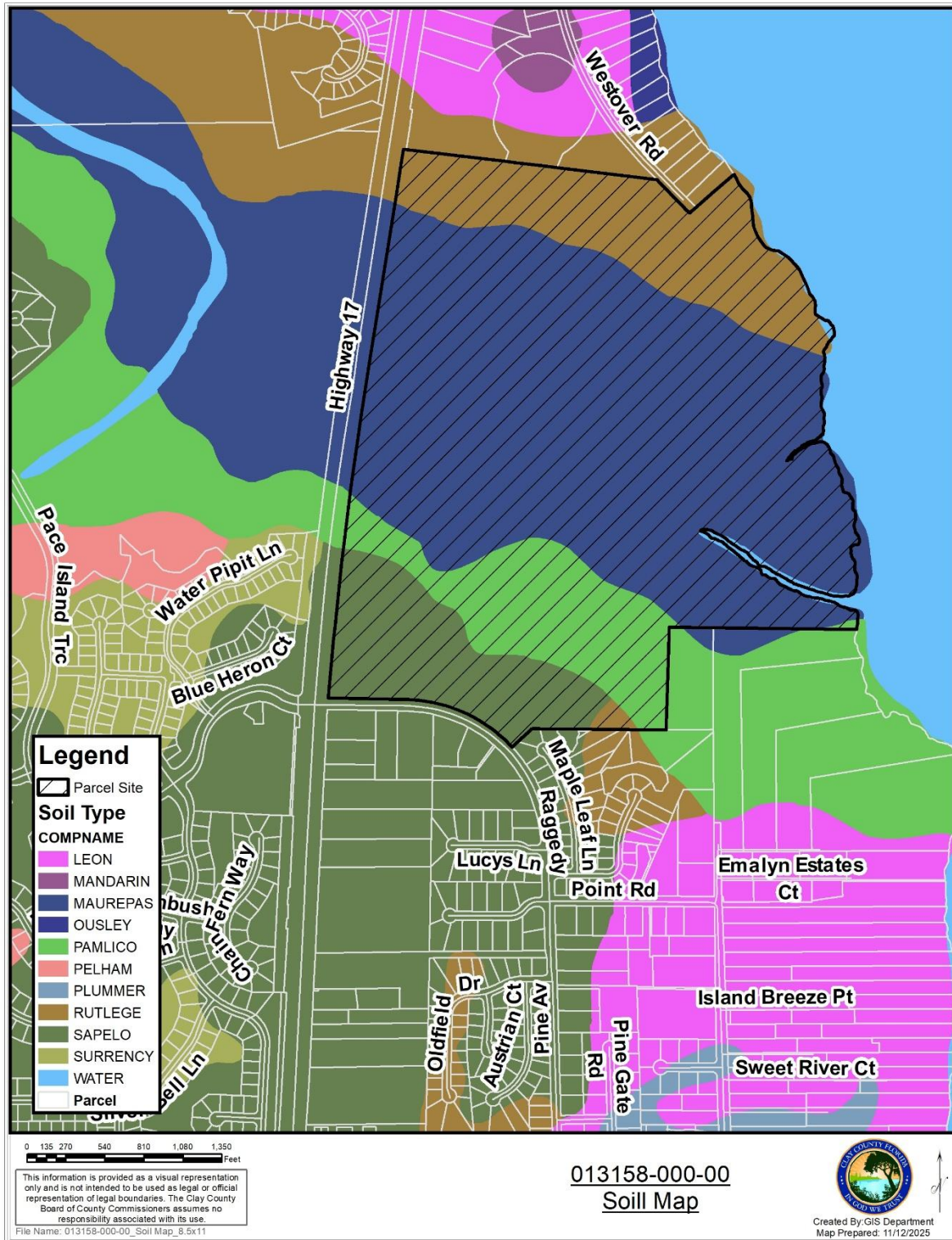


Figure 5 – Flood Zone Map

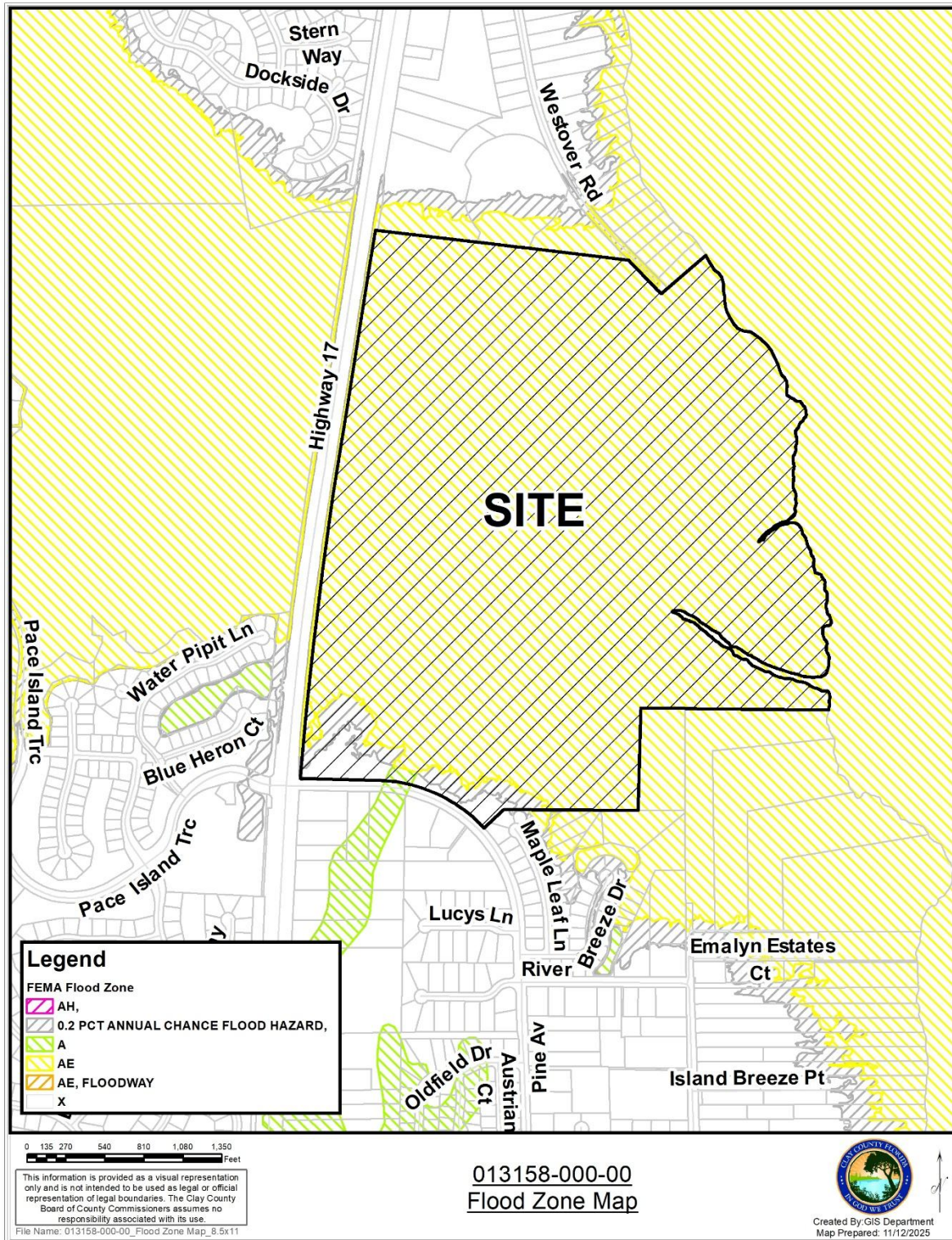


Figure 6 – Topography Map

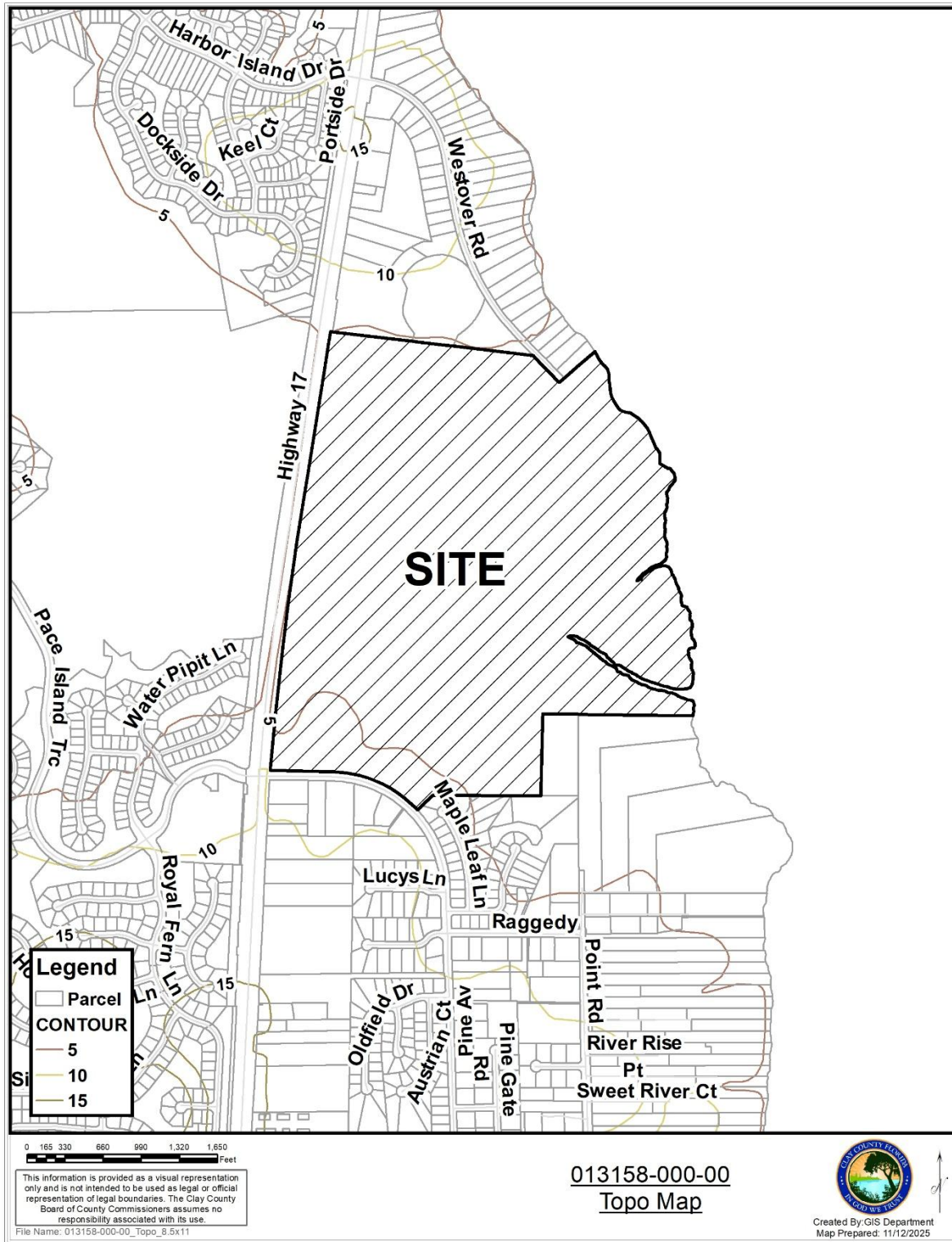
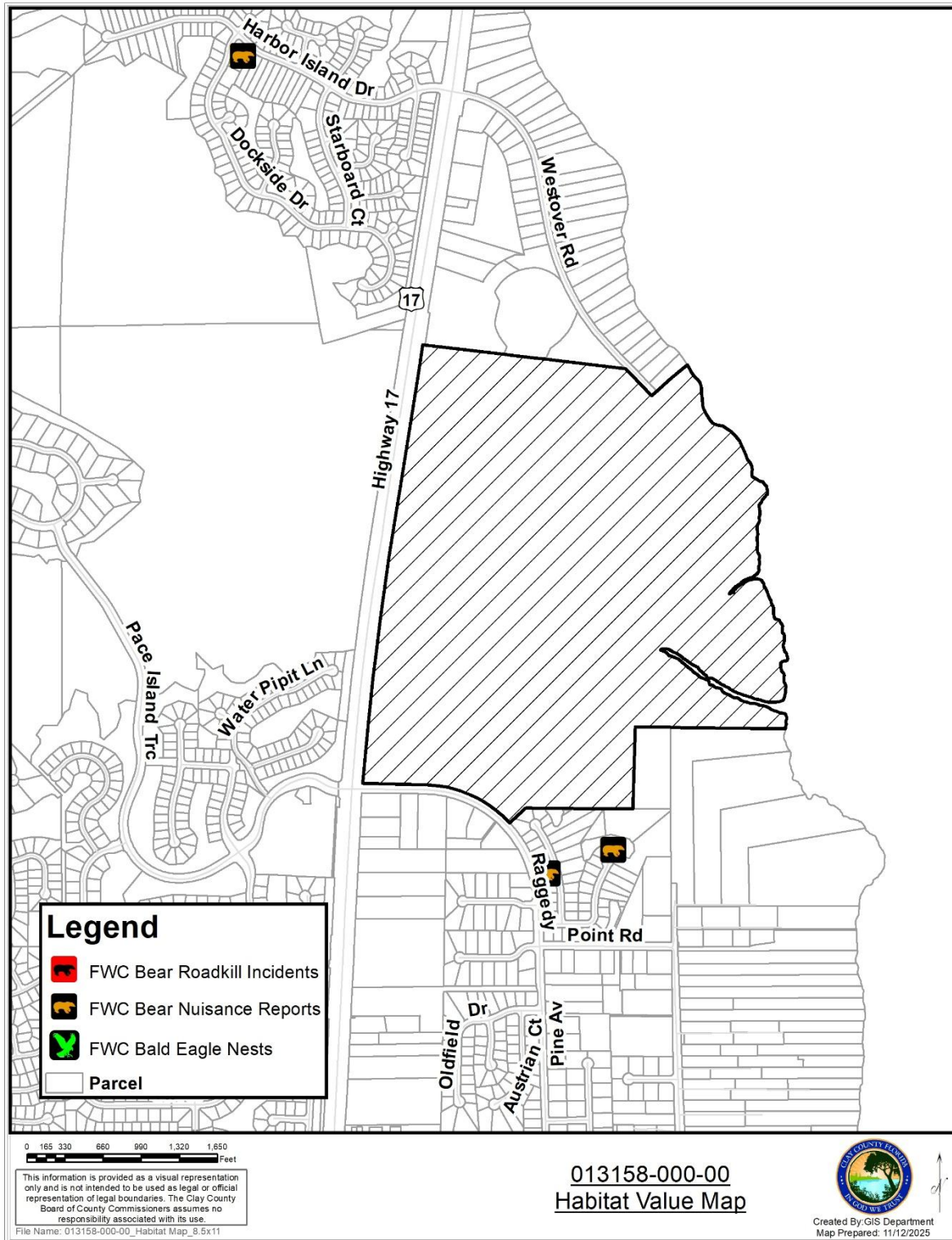


Figure 7 – Habitat Value Map





Analysis of Surrounding Uses

	Owner	Existing Use
North	KAPG Fleming Island Senior Radio Tower LLC Thomas Kapugia, Trustee (various owners)	Senior Housing Radio Tower Undeveloped Land Single-Family Subdivision
East	n/a	St Johns River
South	Raggedy Point Estates HOA (various owners)	Single-Family Subdivision Commercial uses
West	Pace Island Owners Association Inc. (various owners)	Wetland and Moccasin Slough waterway Single-Family Subdivision

Analysis of Proposed Acquisition

Acquisition of the subject parcel would meet the primary conservation goal of wildlife habitat and connectivity. At this time, no environmental hazards are known to exist on the property that would require remediation.

Staff Recommendation

Staff recommends approval of Parcel #: 28-04-26-013158-000-00 to the Eligibility Pool.



FFCLP – Initial Office Review

Parcel # 11-05-25-009331-001-00

Property Information

Parcel #: 11-05-25-009331-001-00
Current Land Use: IND (Industrial) and RP
(Recreation/Preservation)
Total Acres: 53.98 +/- acres
Existing Uses:

Parcel Address: Sleepy Hollow Rd, Middleburg
Current Zoning: PO-4 (Public Ownership-4)

Acres proposed for acquisition: 53.98 +/- acres
Located within a moderate/high location on the
conservation values heat map: No

Applicant Information:

Name: Applicant Four
Email: A_Four-email@address.net

Same as Owner? No

Owner Information:

Name: The Estate of Hypothetical Owner-Four
Email: Owner_Four-email@address.com
Conservation Easement or Fee Simple Purchase:
Asking Price (if known):

Primary Conservation Goals:

Water Quality and Sources No
Wildlife Habitat and Connectivity Yes
Forests and Farms No

Secondary Conservation Goals:

Historic and Cultural Resources No
Access to Recreation No
Flooding Reduction Yes

Property Description:

This parcel sits on the north bank of Black Creek. Approximately half the site has been cleared and is used by a local remote-controlled airplane club. The other half is wooded or wet. The waste management facility operation to the north has utilized the northern portion of this parcel for storage in the past. Access is off an unimproved dirt roadway.

Figure 1 – Location Map



Figure 2 – Parcel Map

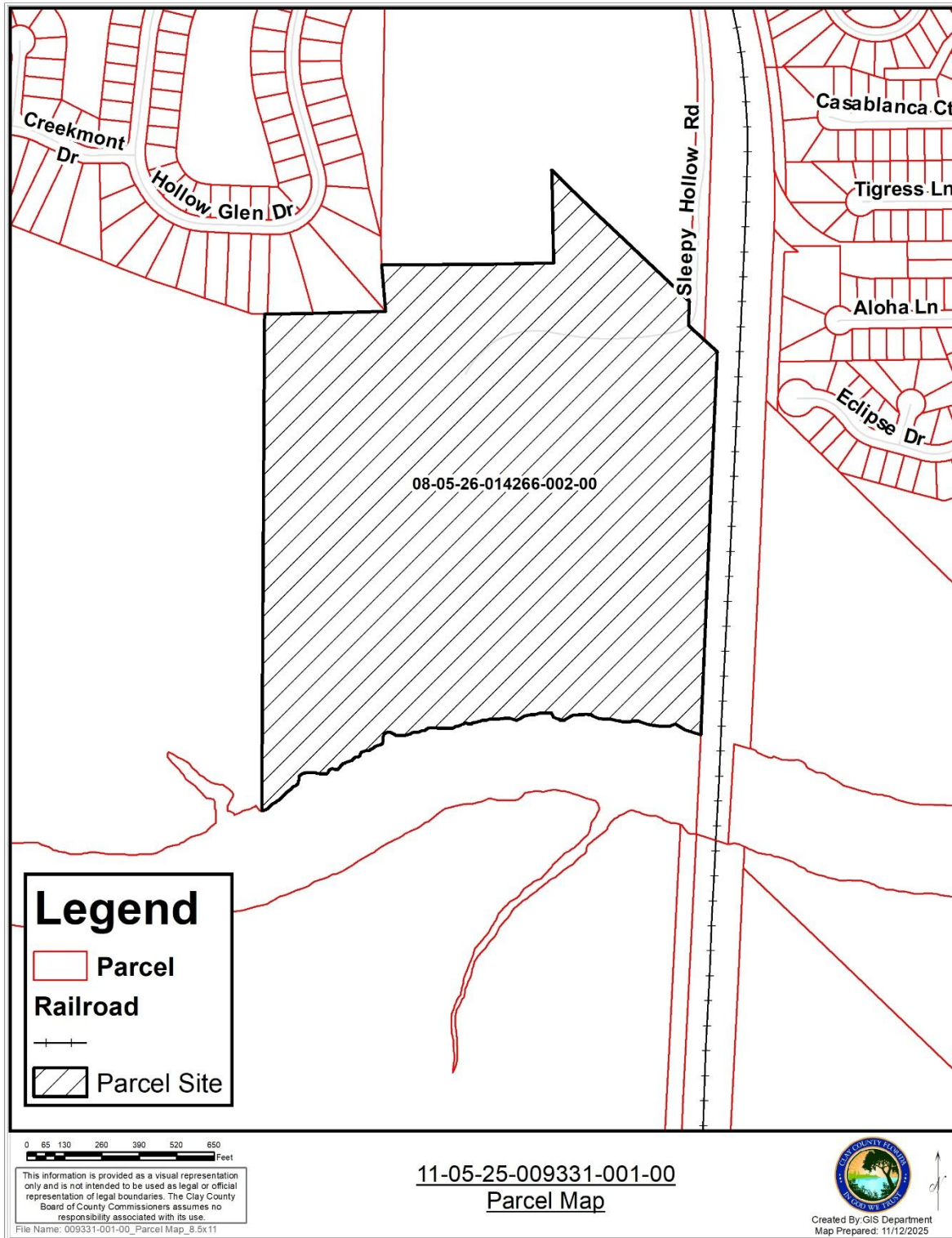


Figure 3 - Aerial Photo



Figure 4 – Soil Map

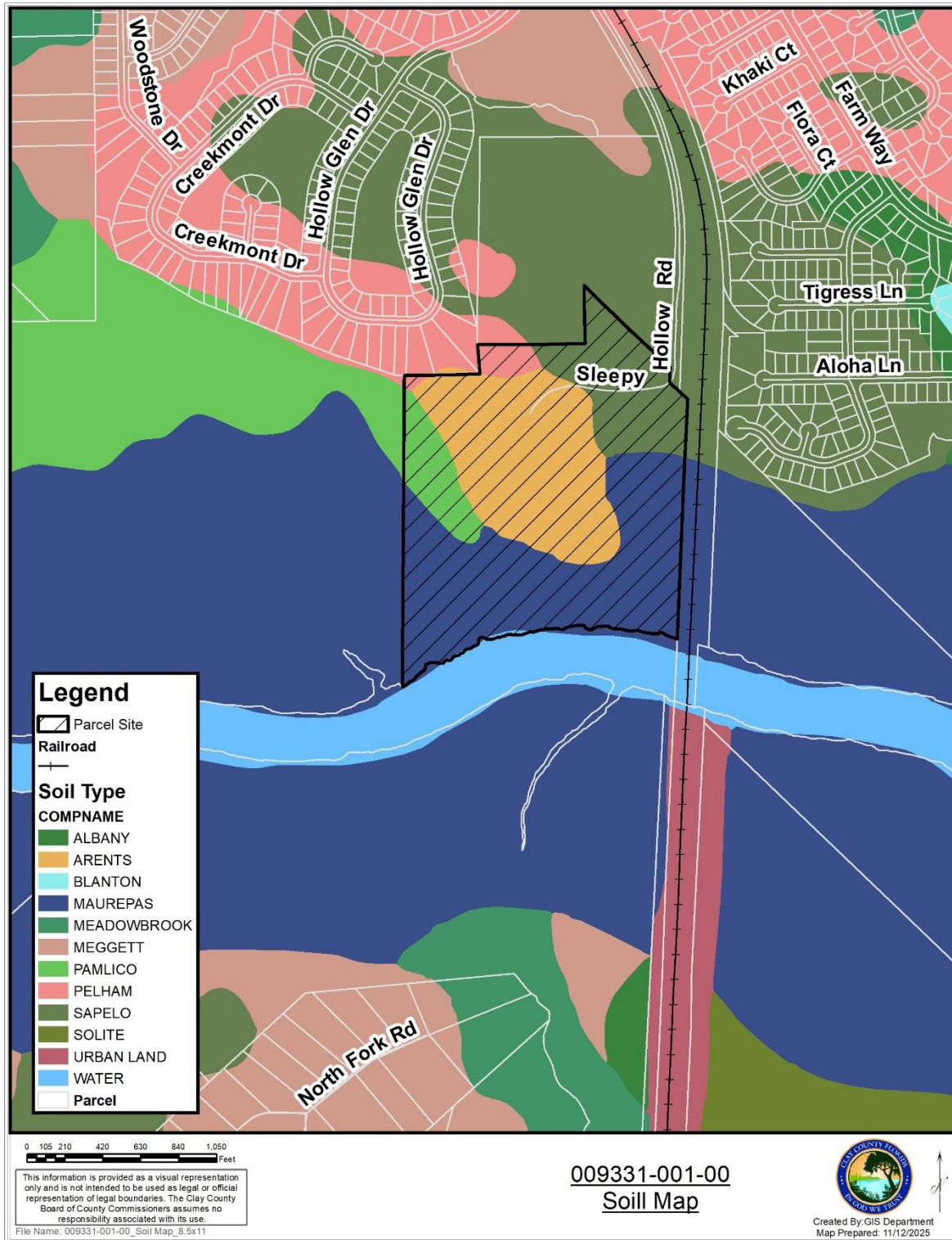


Figure 5 – Flood Zone Map

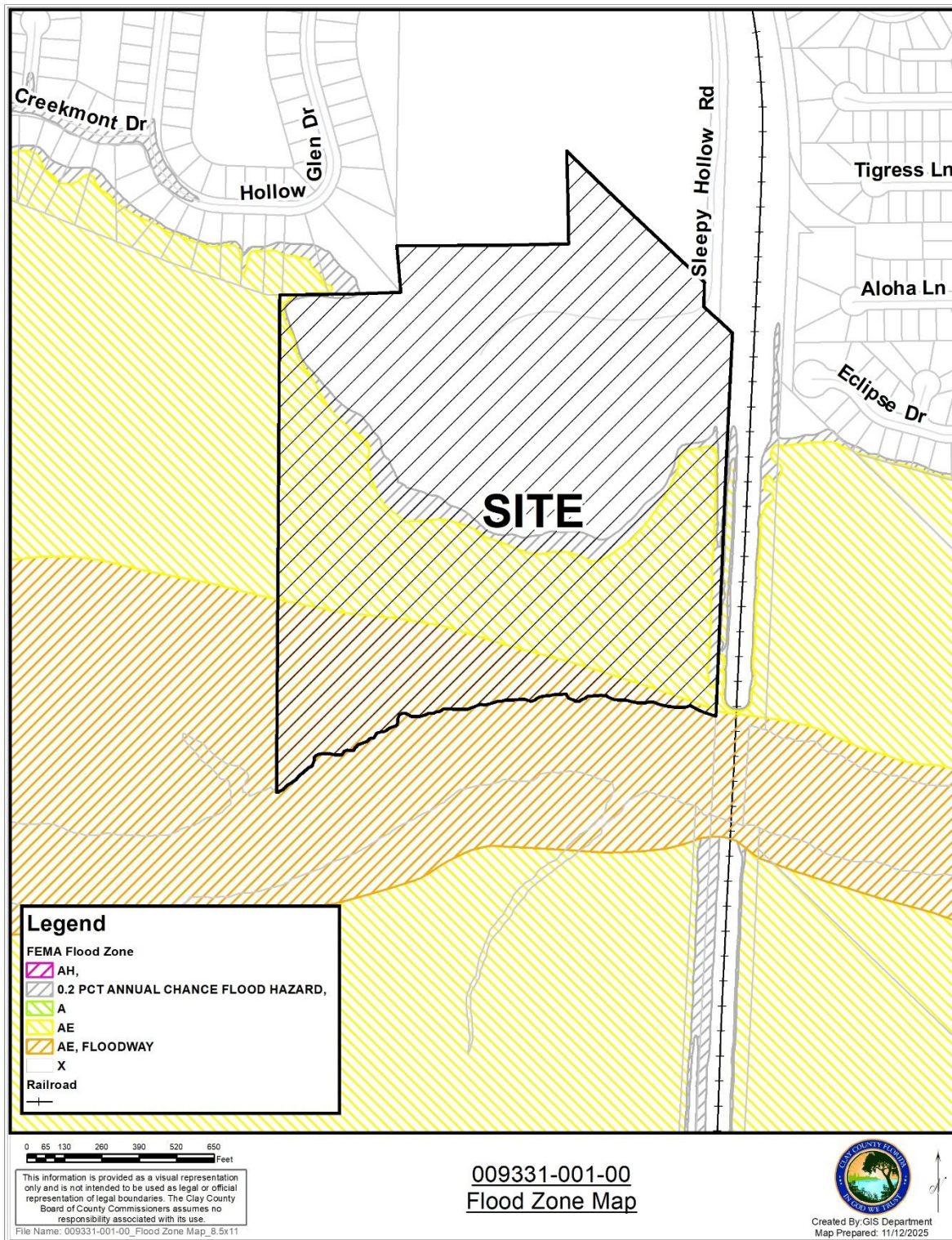


Figure 6 – Topography Map

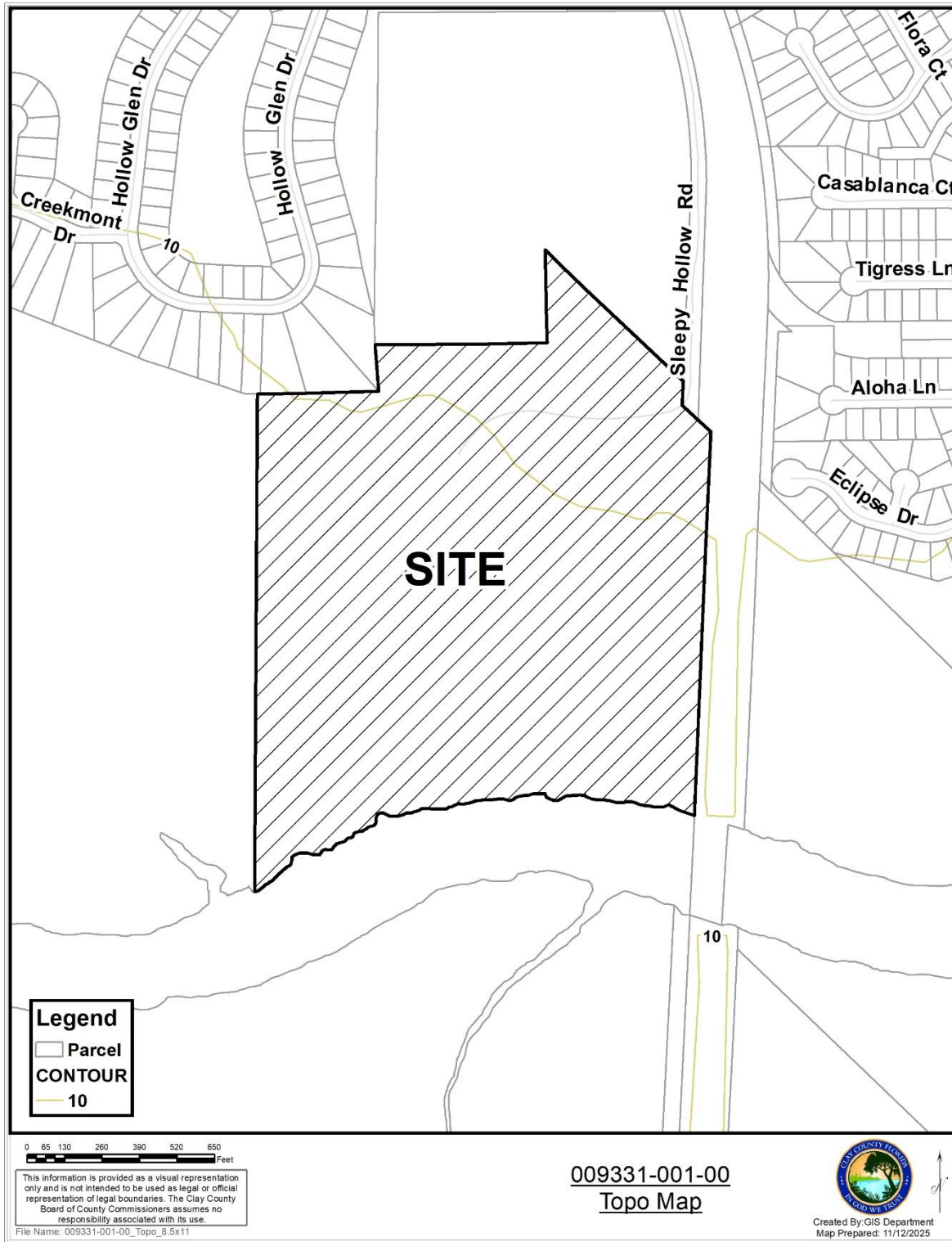
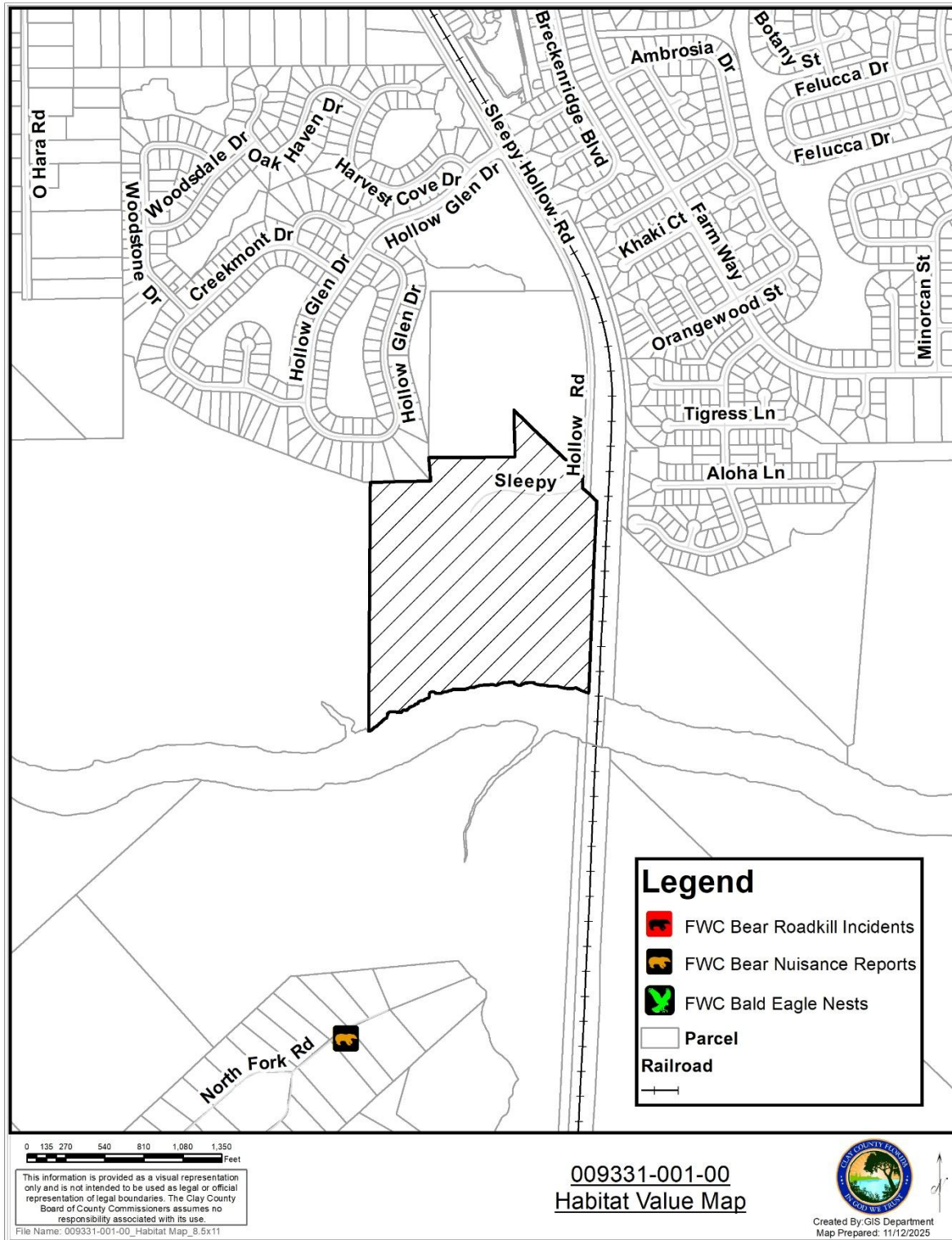


Figure 7 – Habitat Value Map





Analysis of Surrounding Uses

	Owner	Existing Use
North	Clay County	Public Works Facility
East	CSX Transportation Tammy Deleon (multiple owners)	Railway Line Undeveloped Land (Trees and Wetland) Single-Family Subdivision
South	n/a	Black Creek
West	St Johns River Water Management District	Undeveloped Land (Trees and Wetland)

Analysis of Proposed Acquisition

Acquisition of the subject parcel would meet the primary conservation goal of wildlife habitat and connectivity. At this time, no environmental hazards are known to exist on the property that would require remediation; however, the site has been cleared and is located adjacent to an existing waste management facility site. Historic uses of this site are not known at this time but the possibility exists that some impact to the environment on this site may have occurred.

Staff Recommendation

Staff recommends approval of Parcel #: 11-05-25-009331-001-00 to the Eligibility Pool.



FFCLP – Initial Office Review

Parcel # 24-08-23-007800-026-00

Property Information

Parcel #: 24-08-23-007800-026-00
Current Land Use: COM (Commercial)
Total Acres: 10.62 +/- acres
Existing Uses:

Parcel Address: CR 214, Keystone Heights
Current Zoning: PO-4 (Public Ownership-4)
Acres proposed for acquisition: 10.62 +/- acres
Located within a moderate/high location on the
conservation values heat map: No

Applicant Information:

Name: Applicant Five
Email: A-Five-email@address.net

Same as Owner? Yes

Owner Information:

Name: XYZ Enterprises, LLC
Email: XYZ-email@address.com
Conservation Easement or Fee Simple Purchase:
Asking Price (if known):

Primary Conservation Goals:

Water Quality and Sources No
Wildlife Habitat and Connectivity No
Forests and Farms No

Secondary Conservation Goals:

Historic and Cultural Resources No
Access to Recreation Yes
Flooding Reduction No

Property Description:

This parcel shows signs of being used on a fairly regular basis by 4-wheel recreation vehicles for fun as well as for access to the Dollar General store across the street. A second parcel was also nominated which is in the same ownership and located adjacent to this parcel on the south side.

Figure 1 – Location Map

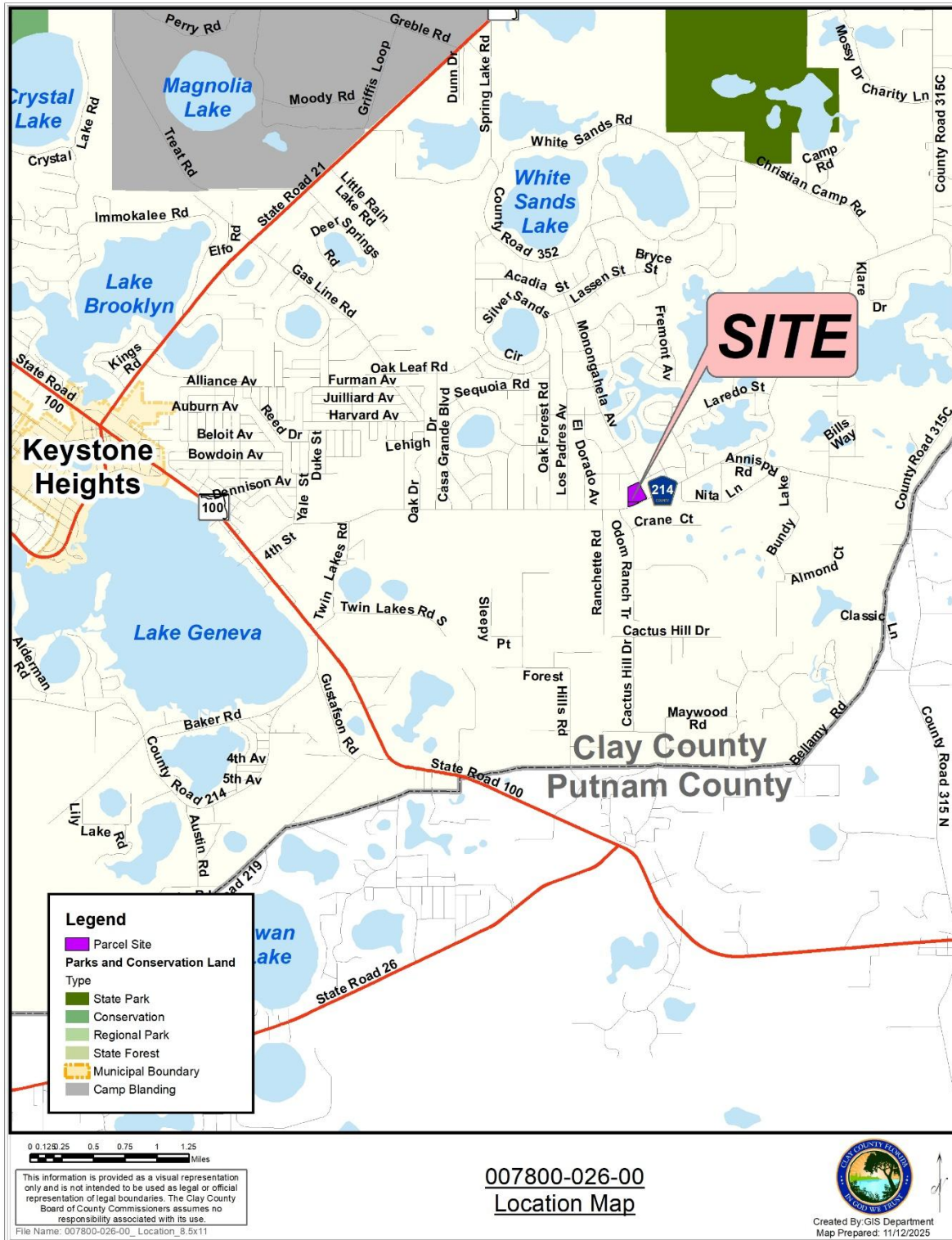


Figure 2 – Parcel Map

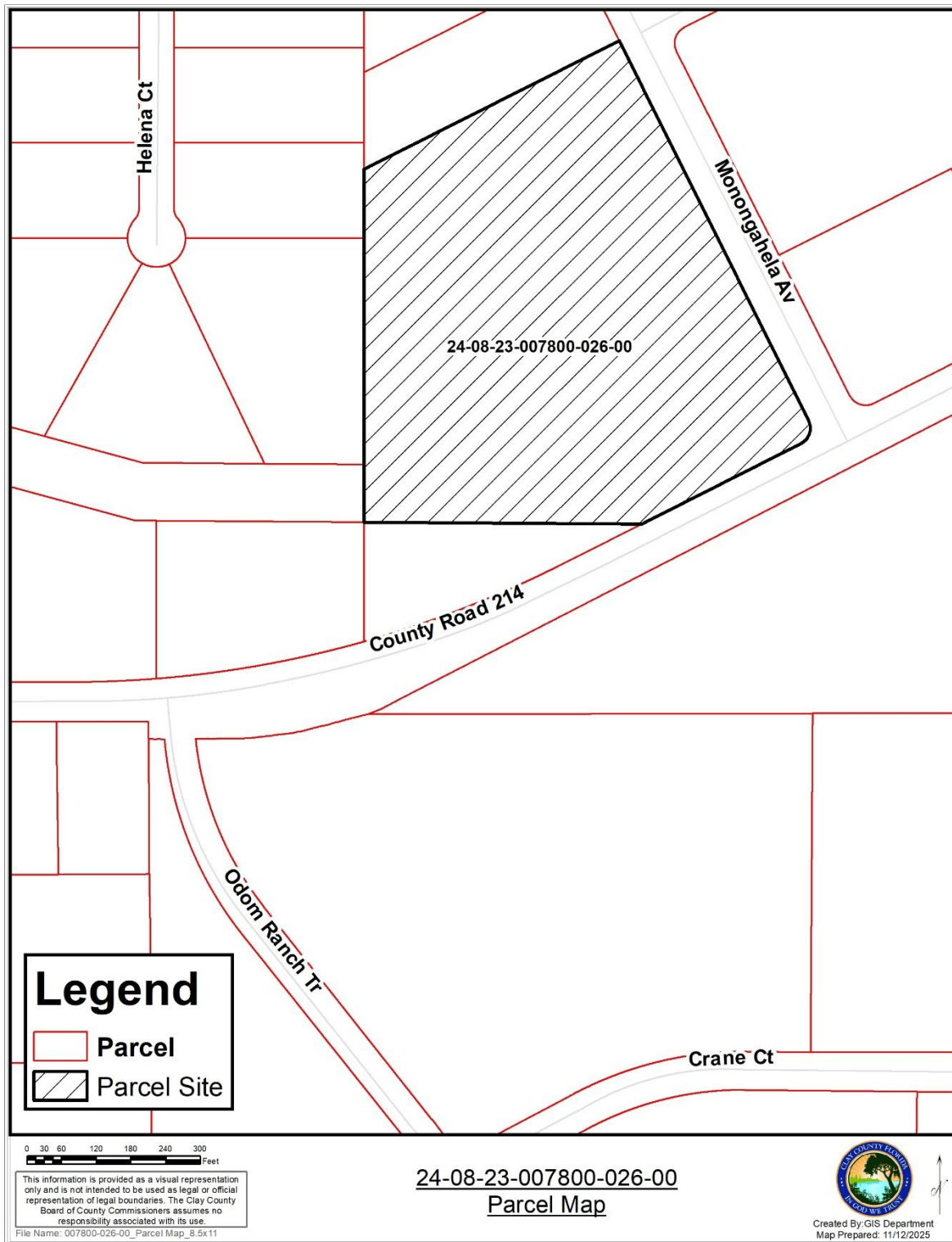


Figure 3 - Aerial Photo



Figure 4 – Soil Map

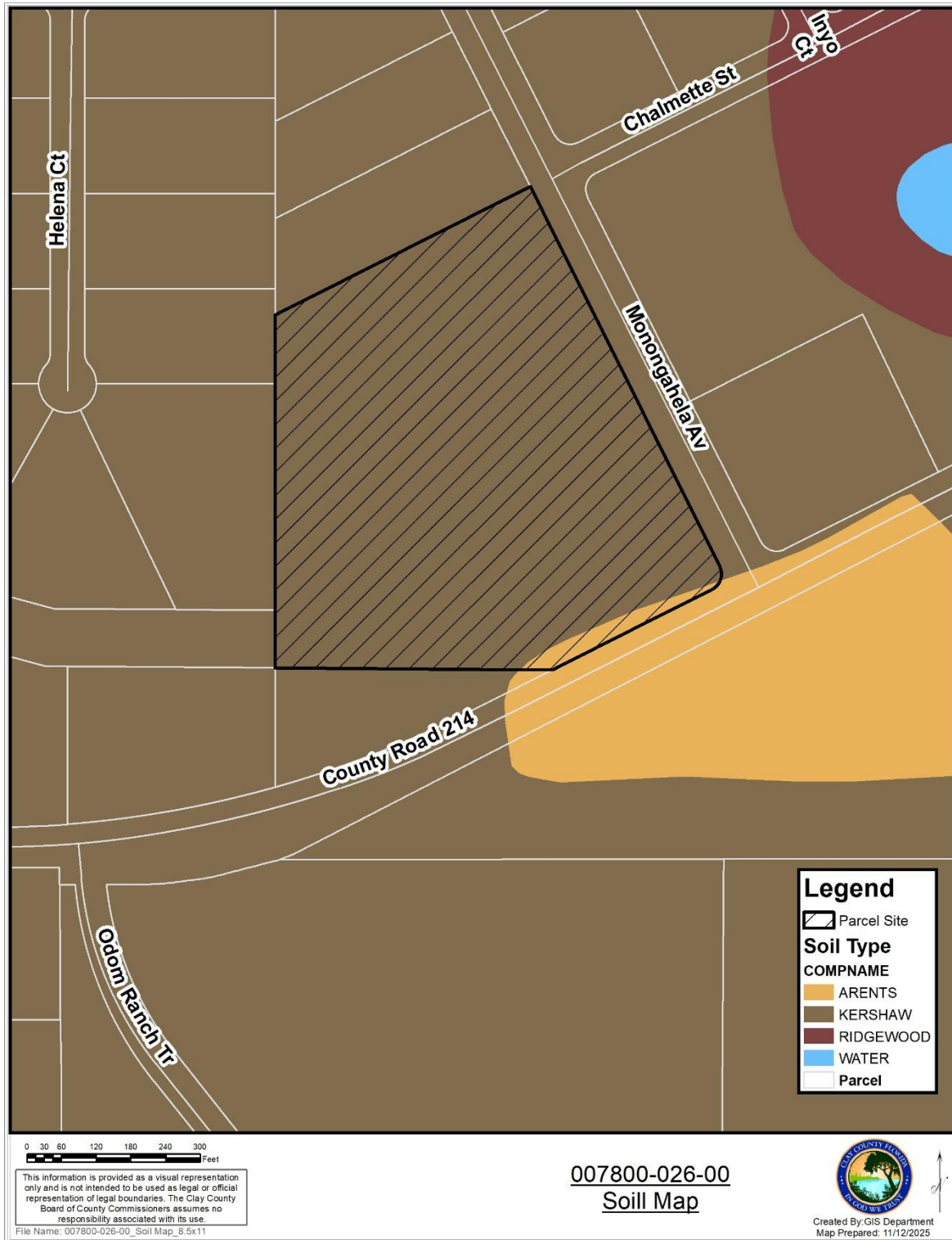


Figure 5 – Flood Zone Map

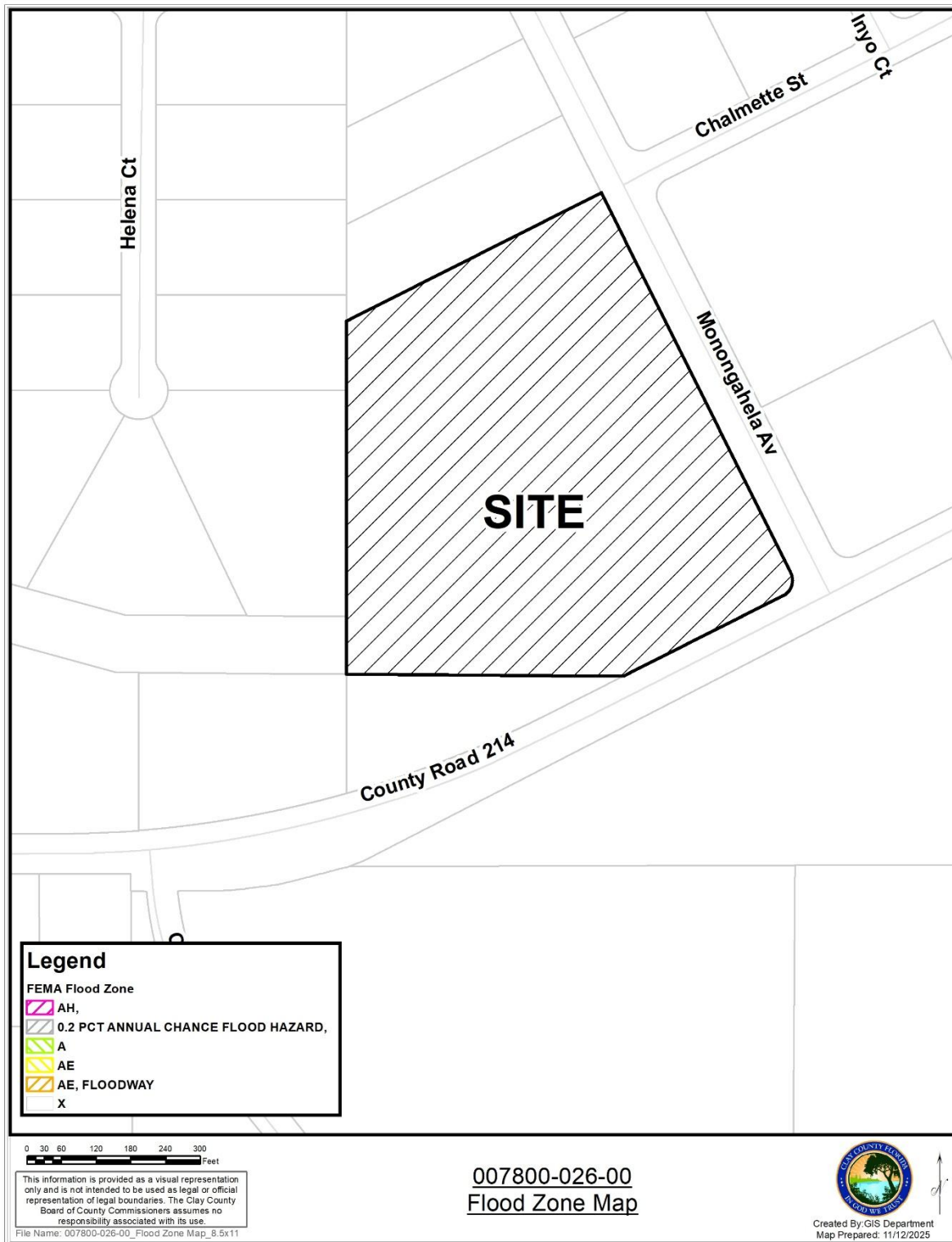


Figure 6 – Topography Map

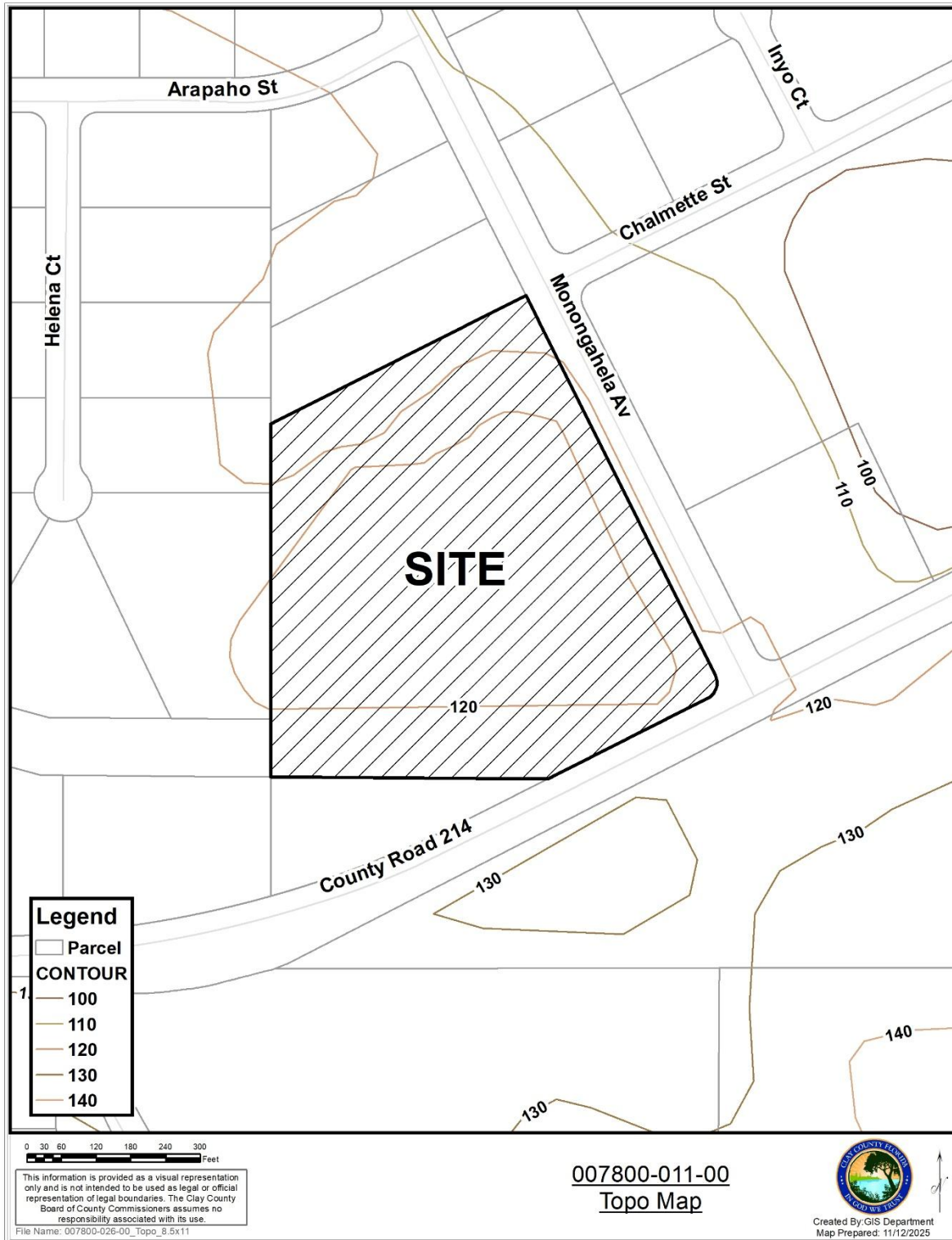
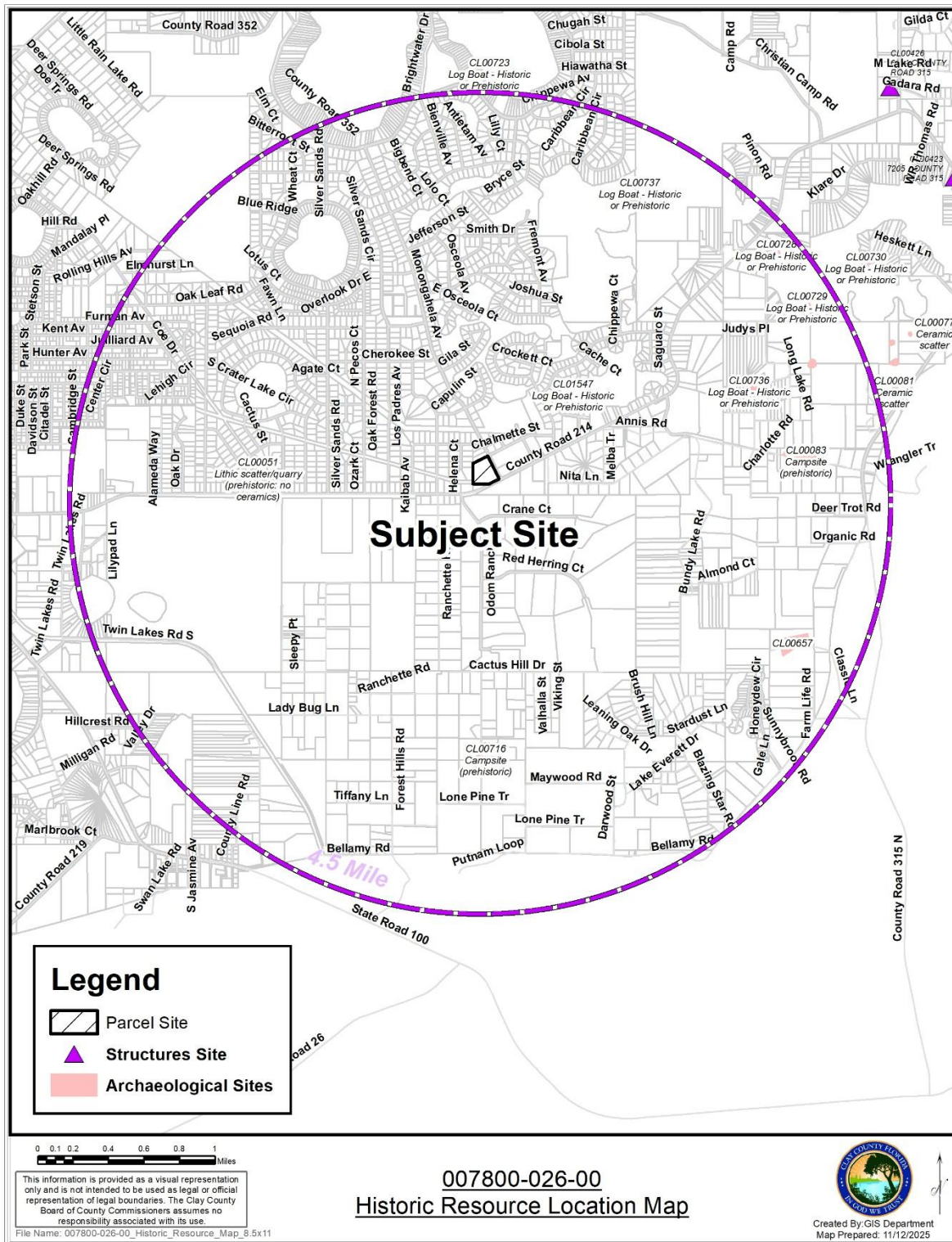


Figure 7 – Habitat Value Map



Figure 8 - Historical Resources



Analysis of Surrounding Uses

	Owner	Existing Use
North	(multiple owners)	Single-Family Subdivision
East	(multiple owners) Dollar General	Single-Family Subdivision Dollar General store
South	Clay County	Environmental Convenience Center
West	(multiple owners)	Single-Family Subdivision

Analysis of Proposed Acquisition

Acquisition of the subject parcel does not meet the primary conservation goals but would provide a possible recreational use. At this time, no environmental hazards are known to exist on the property that would require remediation.

Staff Recommendation

Staff does not recommend approval of Parcel #: 08-05-26-014266-002-00 to the Eligibility Pool.

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FFCLP – Initial Office Review

Parcel # 24-08-23-007800-011-00



Property Information

Parcel #: 24-08-23-007800-011-00	Parcel Address: CR 214, Keystone Heights
Current Land Use: AR (Agricultural/Residential)	Current Zoning: AR (Agricultural/Residential)
Total Acres: 2.46 +/- acres	Acres proposed for acquisition: 2.46 +/- acres
Existing Uses:	Located within a moderate/high location on the conservation values heat map: No

Applicant Information:

Name: Applicant Five	Same as Owner? Yes
Email: A-Five-email@address.net	

Owner Information:

Name: XYZ Enterprises, LLC
Email: XYZ-email@address.com
Conservation Easement or Fee Simple Purchase:
Asking Price (if known):

Primary Conservation Goals:

Water Quality and Sources No
Wildlife Habitat and Connectivity No
Forests and Farms No

Secondary Conservation Goals:

Historic and Cultural Resources No
Access to Recreation Yes
Flooding Reduction No

Property Description:

This parcel shows signs of being used on a fairly regular basis. Analysis by aerial is insufficient to determine if the site has been used for dumping in the past but there is evidence of a disturbed area. A second parcel was also nominated which is in the same ownership and located adjacent to this parcel on the north side.

Figure 1 – Location Map

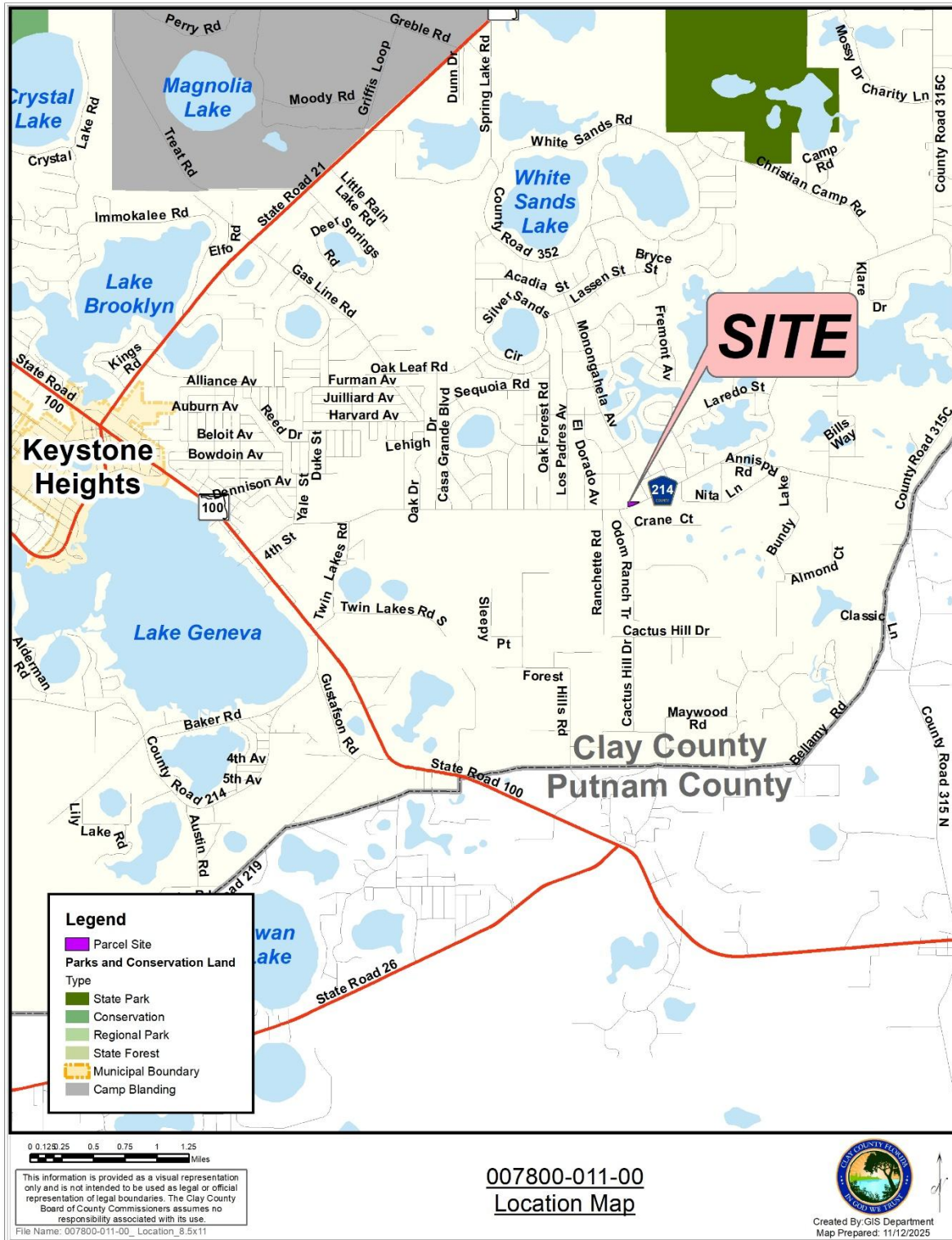


Figure 2 – Parcel Map

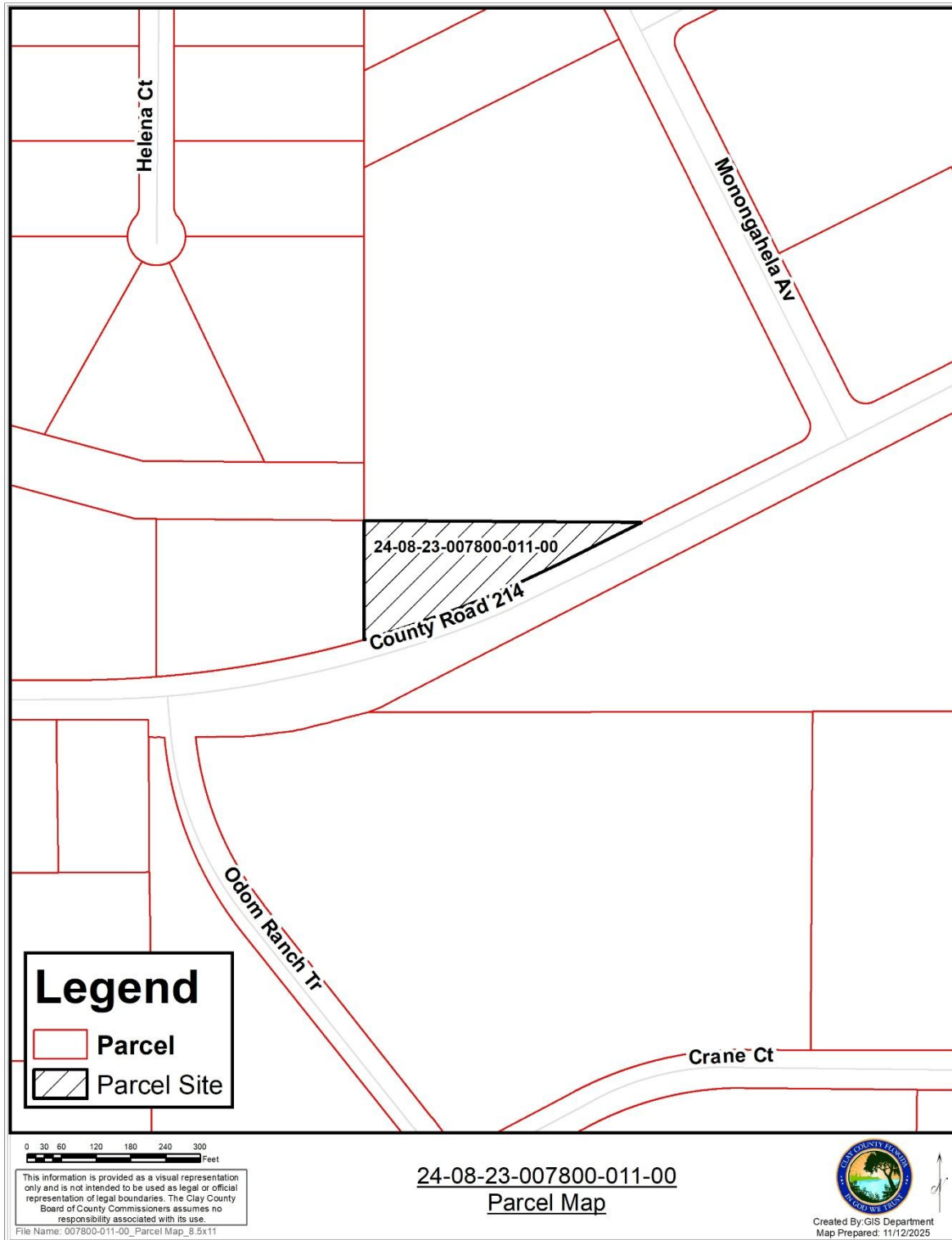


Figure 3 - Aerial Photo



Figure 4 – Soil Map

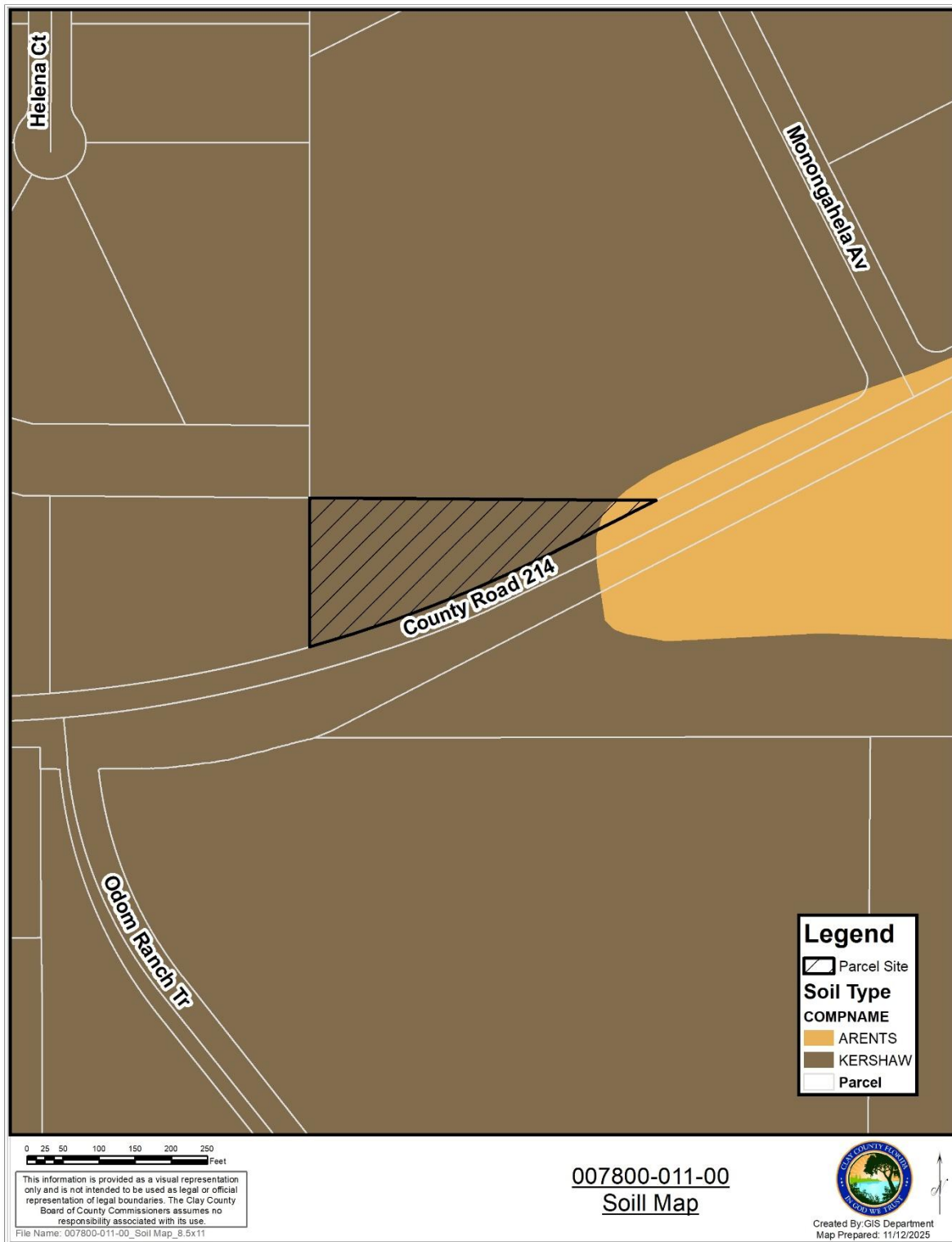


Figure 5 – Flood Zone Map

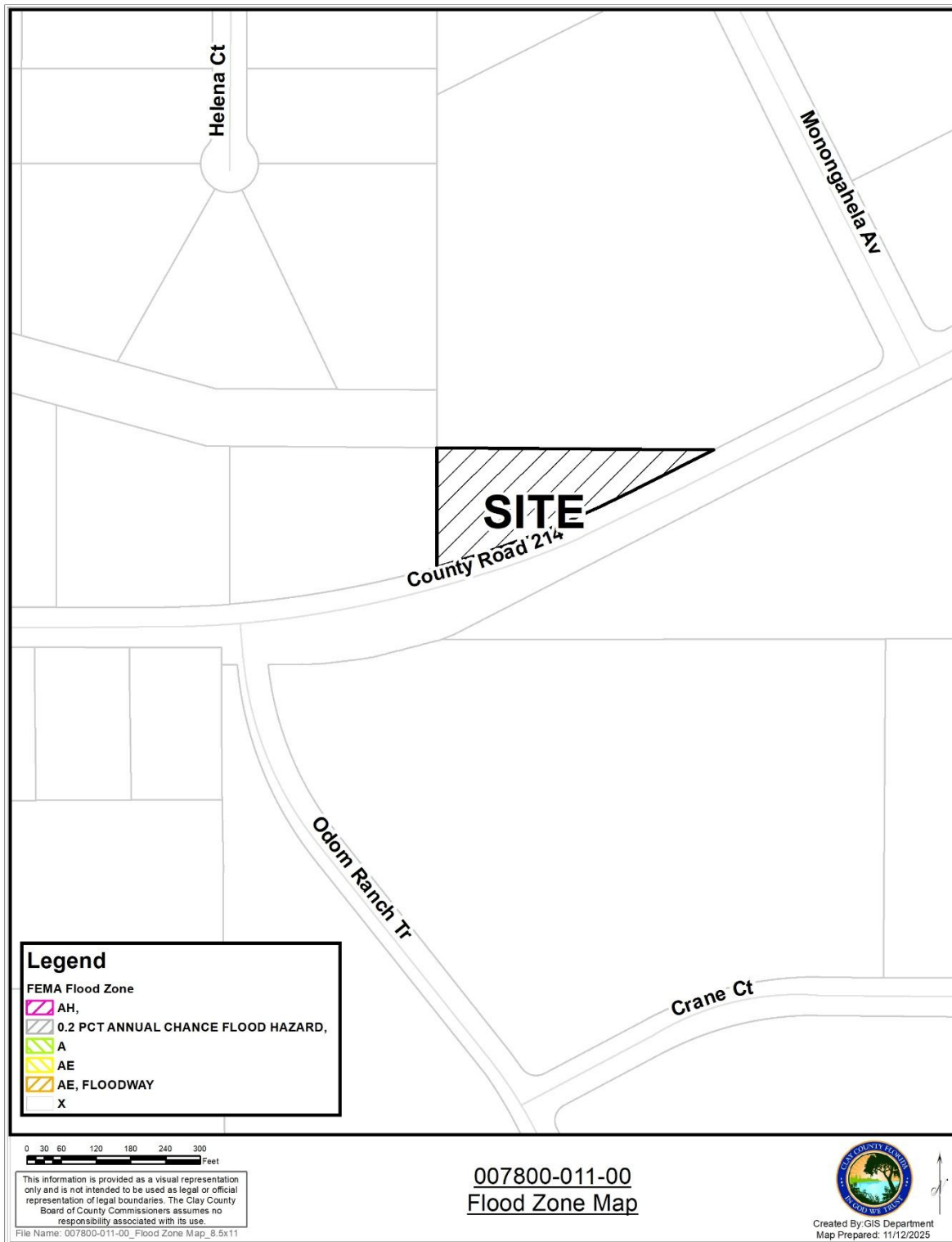


Figure 6 – Topography Map

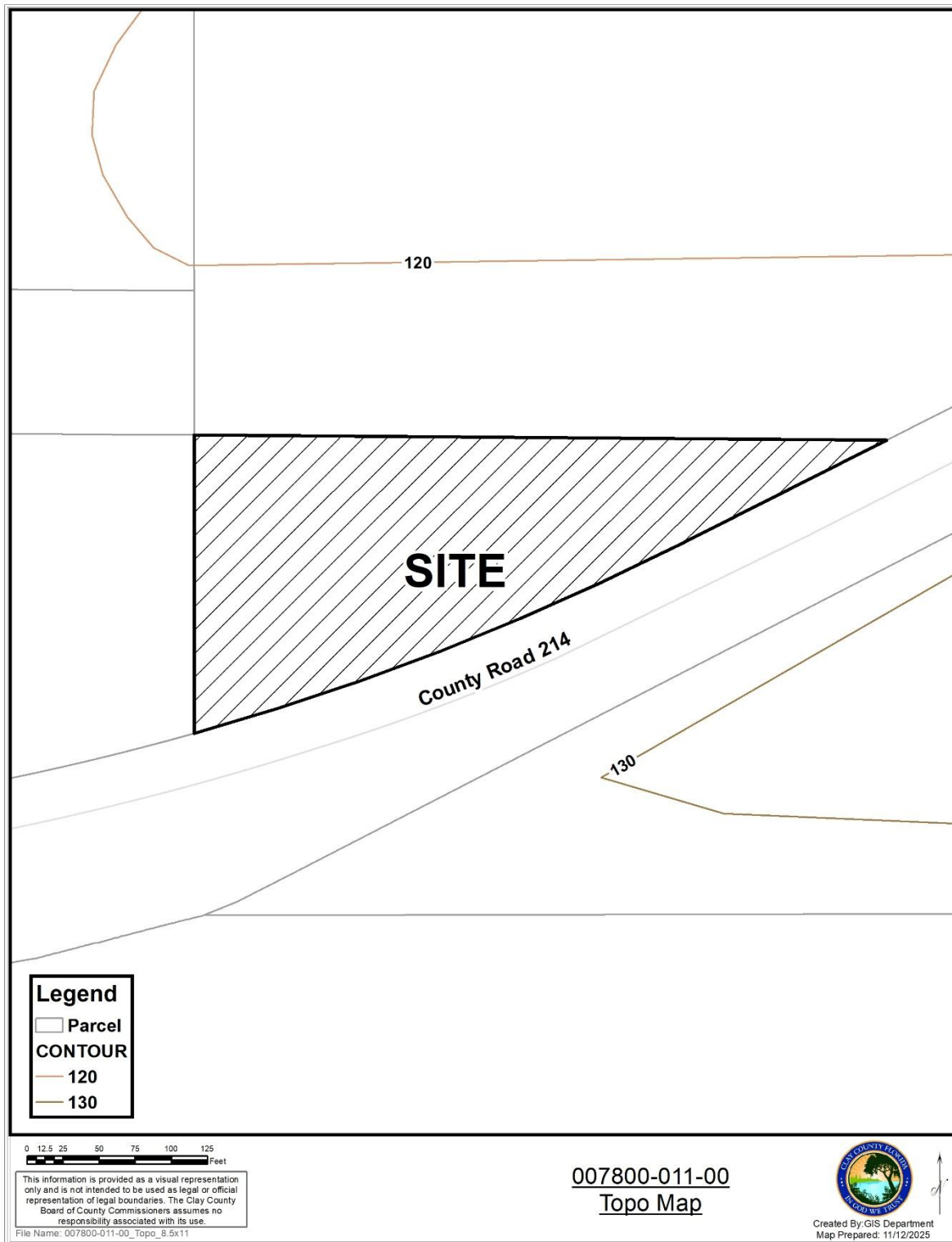
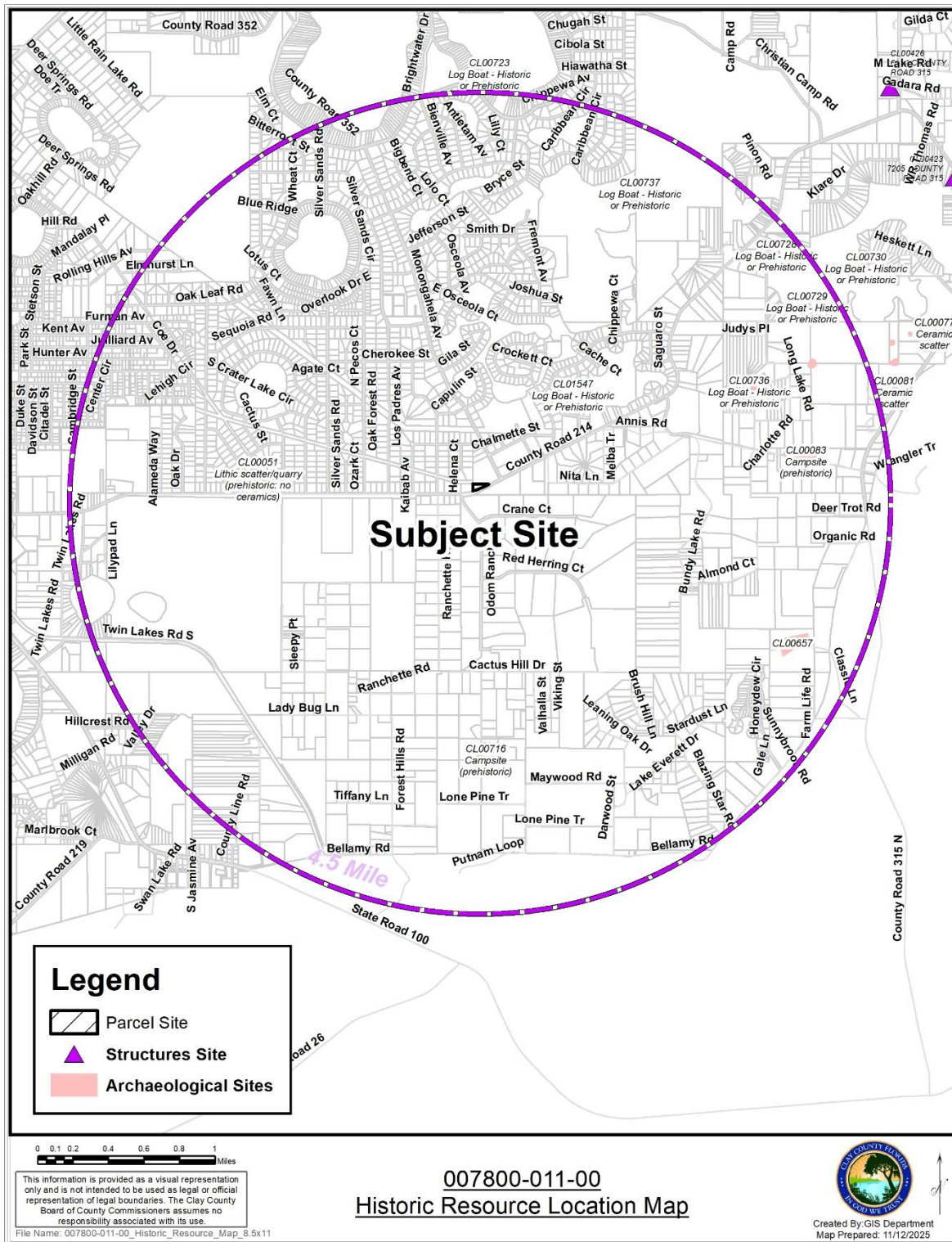


Figure 7 – Habitat Value Map



Figure 8 - Historical Resources



Analysis of Surrounding Uses

	Owner	Existing Use
North	(multiple owners)	Single-Family Subdivision
East	(multiple owners) Dollar General	Single-Family Subdivision Dollar General store
South	Clay County	Environmental Convenience Center
West	(multiple owners)	Single-Family Subdivision

Analysis of Proposed Acquisition

Acquisition of the subject parcel does not meet the primary conservation goals but would provide a possible recreational use. At this time, no environmental hazards are known to exist on the property that would require remediation.

Staff Recommendation

Staff does not recommend approval of Parcel #: 08-05-26-014266-002-00 to the Eligibility Pool.