



LAND CONSERVATION COMMITTEE

March 17, 2026

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

Land Conservation Committee Meeting Minutes December 16, 2025.

Old Business

1. Practice Session - 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.
2. Practice Session - 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.
3. Practice Session - 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.

Map Update and Discussion of Data Source Information

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, March 17 6:00 PM

TO: Land Conservation
Committee

DATE: 3/12/2026

FROM: Dodie Selig,
AICP, Chief Planner

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Land Conservation Committee Meeting Minutes December 16, 2025	Backup Material	3/12/2026	Land_Consevation_Committee_Meeting_Minutes_and_Attachment_December_16__2025._dsada.pdf



LAND CONSERVATION COMMITTEE MEETING MINUTES

December 16, 2025

6:00 PM

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

Call to Order

- Present:** Matthew Corby - Environmental Seat - Chairman
Heather Nagy - Environmental Seat - Vice-Chairman
Tina Sachs - Conservation Seat
Christie Hingst - Conservation Seat @ 6:06 pm
Rebecca Perry - Environmental Seat
April Thomas - Environmental Seat
Randolph Padgett - Agricultural Seat
- Absent:** Josh Farley - Agricultural Seat
Cooper Murphy - Agricultural Seat
Mark Feagle - Conservation Seat
Dr. Craig Price - Agricultural Seat
- Staff Present:** Dodie Selig, Chief Planner
Caleb Risinger, Real Estate and Land Conservation Manager

Chairman Matthew Corby led the Pledge of Allegiance.

Chairman Matthew Corby called the meeting to order at 6:02 pm.

Approval of Minutes

Land Conservation Committee Meeting Minutes November 18, 2025.

Tina Sachs made a motion for approval of the October 21, 2025, LCC meeting minutes, seconded by Heather Nagy, which carried unanimously.

There was no public comment.

Speakers: Jess Martin and Kim Hall with the North Florida Land Trust

Speakers can be seen at can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Land Conservation Committee/December 16, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Land%20Conservation%20Committee/December%2016,%202025), beginning at 1:13 and ending at 29:10. Below is a summary of the discussion.

Jess Martin, Outreach/Partnership Coordinator, and Kim Hall, Conservation Transactions Manager at North Florida Land Trust, presented a PowerPoint to provide information on the history of North Florida Land Trust, partnership opportunities, and services related to Land Conservation.

There were questions and discussions regarding suggestions for partnership to reference on the website, the process for land conservation - rural and family land list, application period, public access for the public on conservation land, clarification for the rural and family land

easement program and for the ranking by the Board.

*While staff resolved the technical difficulties, Dodie Selig, Chief Planner, addressed the Committee to provide information on the nomination form, nomination period, and process.

Information Only Items: Feedback to staff regarding potential uses on conservation lands

Info Only can be seen at can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Land Conservation Committee/December 16, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Land%20Conservation%20Committee/December%2016,%202025), beginning at 29:17 and ending at 53:54. Below is a summary of the discussion.

Dodie Selig, Chief Planner, addressed the Committee to request feedback/information regarding the uses for conservation lands. See Attachment A.

There were questions, comments and discussions regarding allowing hunting on properties and partnering with FWC, fishing, special use authorizations - case-by-case, i.e., cattle/farming, monetary input, uses of drones and requirement of permits, liability issues with public use, i.e. hiking/swimming, group camping issues, recreation uses, the inclusion of requirement for permit for activities and the goal for the uses and language.

Public Comment

There was no public comment.

Adjournment

Hearing no further business, Chairman Matthew Corby adjourned the meeting at 6:54 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
Conservation Land
Uses

ARTICLE VIII. Forests and Farms Conservation Lands Program

DIVISION 7 - USE OF LANDS ACQUIRED BY THE FORESTS AND FARMS CONSERVATION LANDS PROGRAM

Camping.

Hiking.

Equestrian.

Bicycling.

Picnicking.

Swimming.

Hunting.

Trapping.

Fishing.

Motorized vehicles.

Boats.

Aircraft and drones.

Mechanical projectiles.

Fireworks and explosives.

Fire.

Animals.

Permits required for activities that promote scientific or educational endeavors.

Special use authorization procedures.



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, March 17 6:00 PM

TO: Land Conservation Committee

DATE: 3/12/2026

FROM: Dodie Selig, AICP, Chief
Planner

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

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Property Evaluation Report - Parcel 33-04-25-008134-003-00	Cover Memo	3/12/2026	PER - Project_2025-002_(2913_CR_220)_dsada.pdf



1 FFCLP – Property Evaluation Report

2 Application # 2025-002

3 Parcel # 33-04-25-008134-003-00

4
5 **Property Information**

Parcel #: 33-04-25-008134-003-00
Current Land Use: UC-10 (Urban Core-10), BF PCN (Branan Field Primary Conservation Network) and BF MPC (Branan Field Master Planned Community)
Total Acres: 27.59 +/- acres
Existing Uses:

Parcel Address: 2913 CR 220, Middleburg
Current Zoning: AR (Agricultural/Residential) and BF PUD (Branan Field Planned Unit Development)

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

6
7 **Applicant Information:**

Name: Applicant Two
Email: A_Two-email@address.net

Same as Owner? Yes

8
9 **Owner Information:**

Name: Ms. Hypothetical Owner-Two
Email: Owner_Two-email@address.com

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

10
11 **Primary Conservation Goals:**

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

Secondary Conservation Goals:

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

12
13
14 **Property Description:**

15 The parcel has a large stormwater pond and a commercial building with parking currently housing an
16 animal rescue operation.
17

Figure 1 – Location Map



Figure 2 – Parcel Map

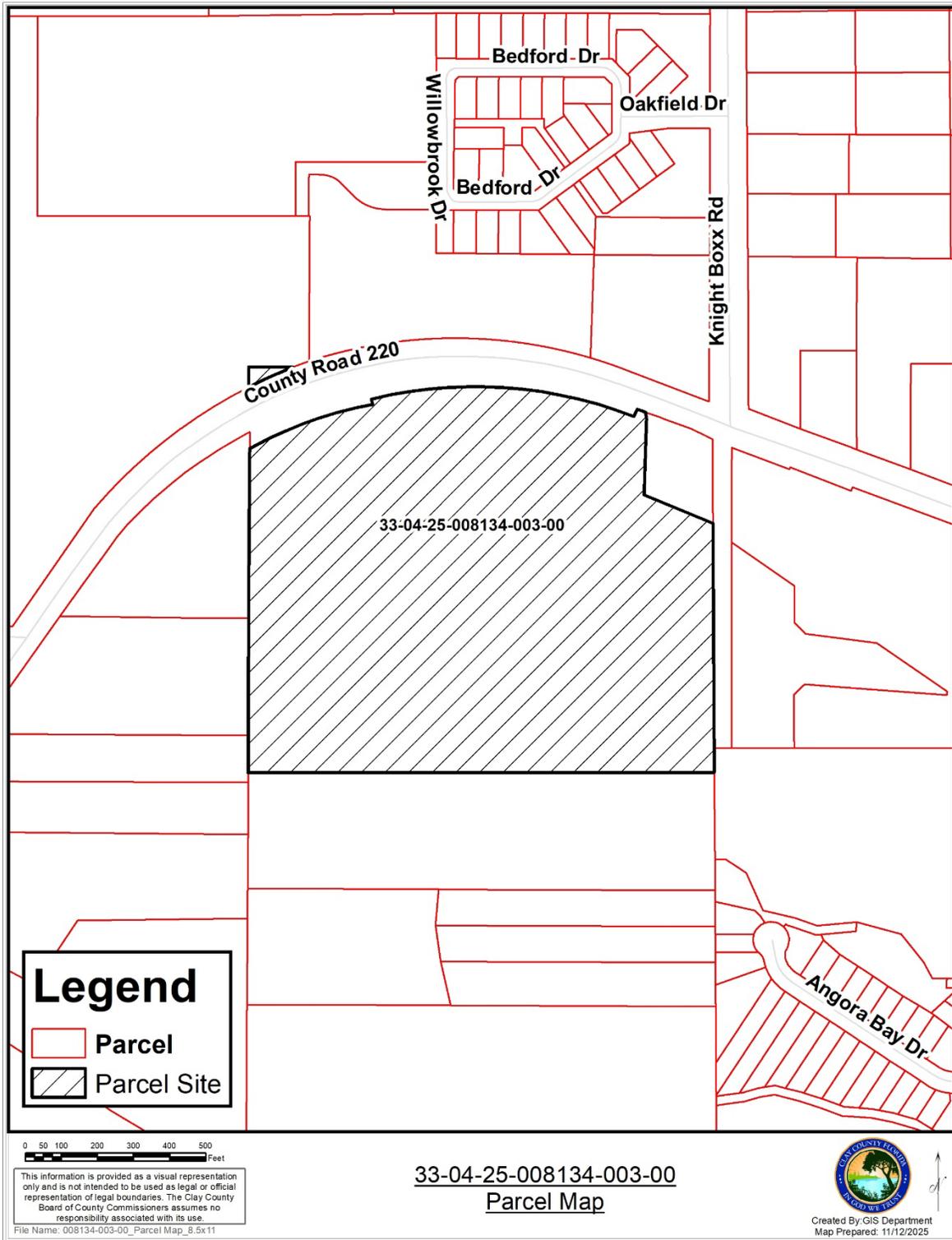


Figure 3 - Aerial Photo



Figure 4 – Soil Map

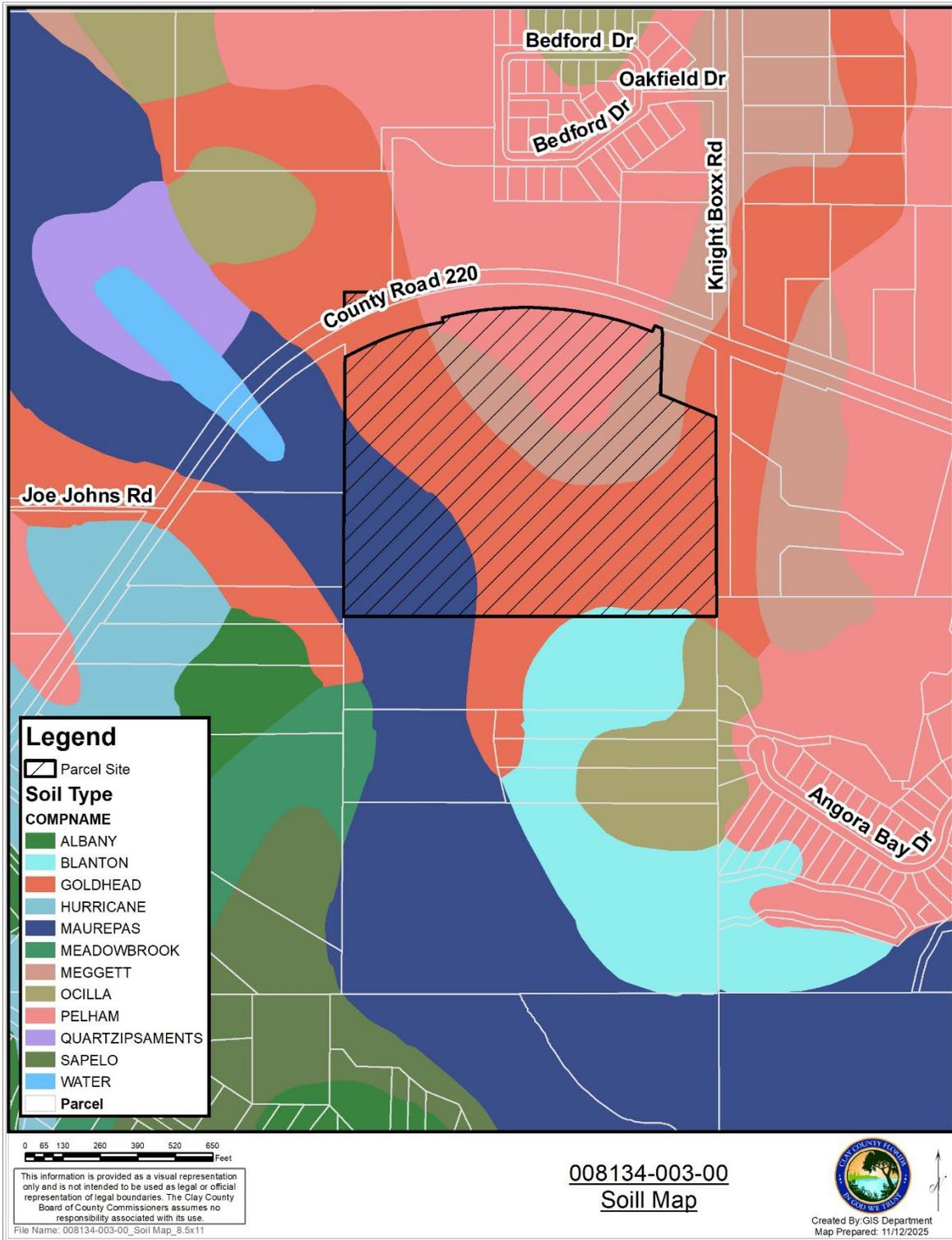


Figure 5 – Flood Zone Map

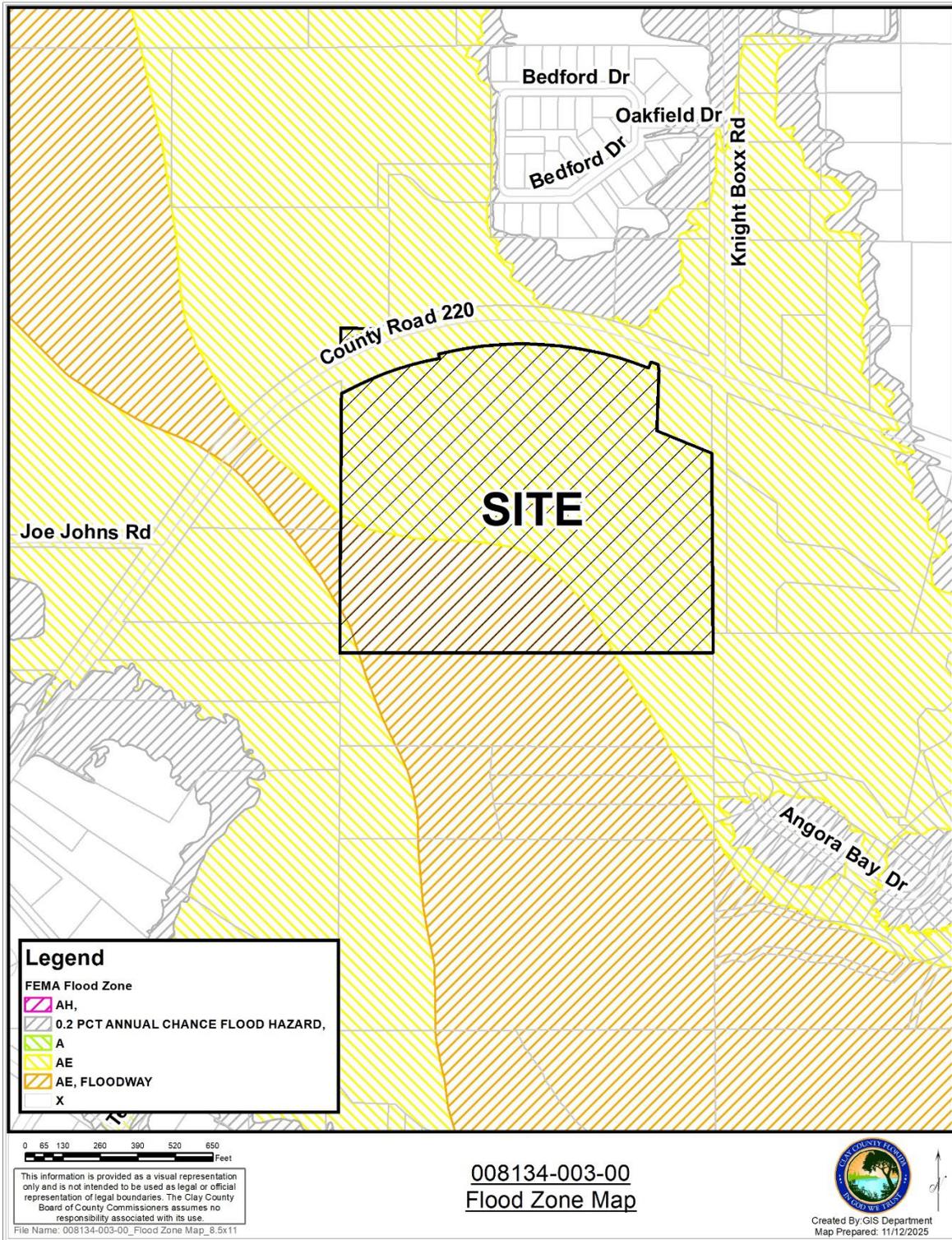


Figure 6 – Topography Map

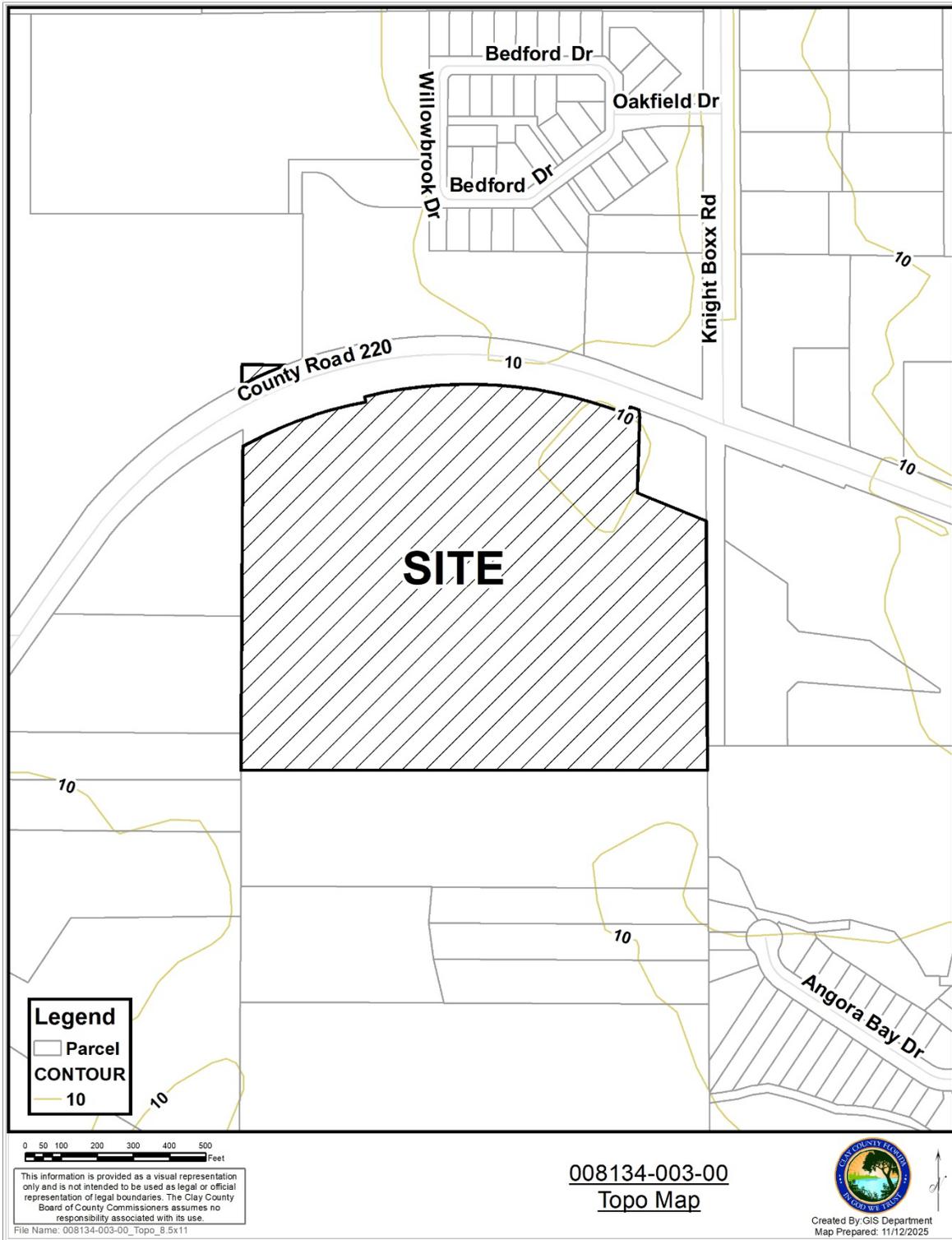


Figure 7 – Habitat Value Map

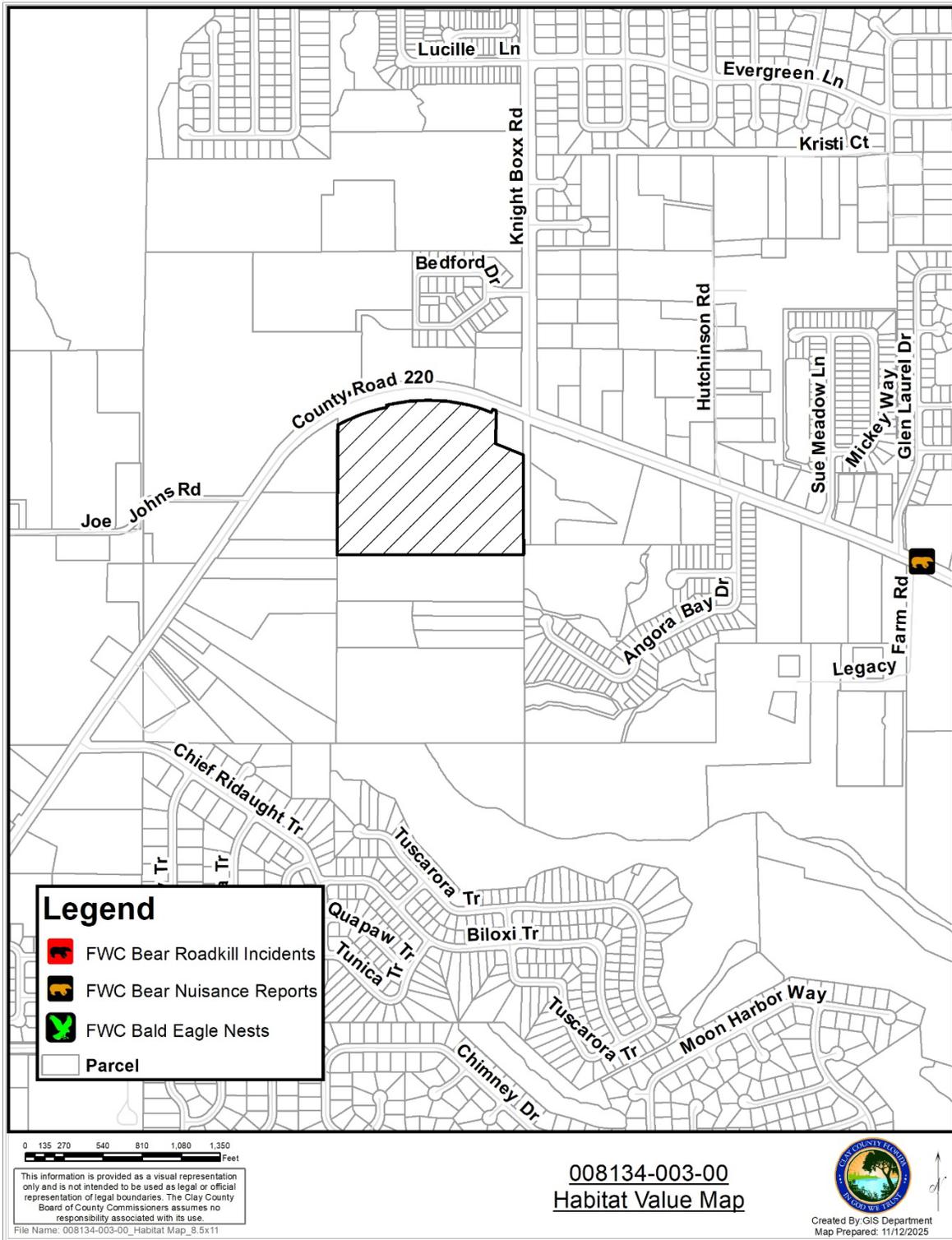
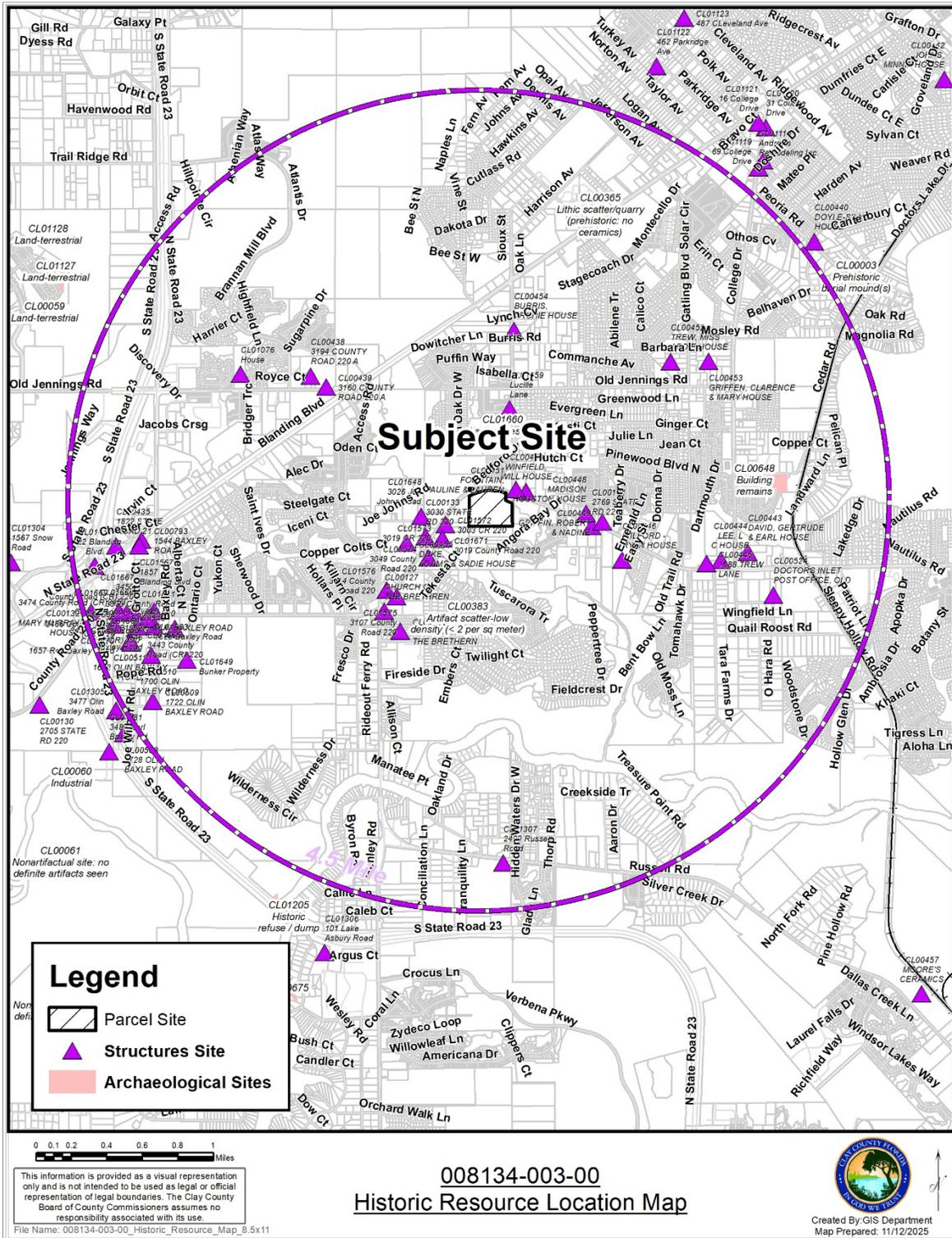


Figure 8 - Historical Resources



34 **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

35

36

37 **Analysis of Proposed Acquisition – Environmental Staff Review**

38 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation.
 39 Less than a quarter of the property is floodplain swamp with Little Black Creek passing through the
 40 southwest corner of the property. Soil and hydrologic maps suggest that historically pine flatwoods was the
 41 primary habitat. It appears through aerial maps that this portion has succeeded to hardwoods and few pines
 42 are present. Portions of the property do qualify as black bear habitat. This parcel connects to other
 43 undeveloped parcels to create a 2-mile greenbelt that leads to black creek. Many of these parcels are privately
 44 owned and very few have conservation easements.

45

46 **Analysis of Proposed Acquisition – Planning Staff Review**

47 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation.
 48 The close proximity of CR 220 would be beneficial for public access to the property.

49

50 **Analysis of Proposed Acquisition – Real Estate Staff Review**

51 Acquisition of this property would help to preserve water resources but given it’s size and I believe low
 52 probability of future development or further development encroachment (due to the extent of wetland and
 53 flood zone on the property and surrounding area) I recommend that this property not move forward for
 54 acquisition.

55

56 **Staff Recommendation**

57 Staff is split in its recommendation for Parcel #: 33-04-25-008134-003-00 to the Eligibility Pool.

58



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, March 17 6:00 PM

TO: Land Conservation Committee

DATE: 3/12/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: 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.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Property Evaluation Report - Parcel 11-05-25-009331-001-00	Cover Memo	3/12/2026	PER - Project 2025-004_(Sleepy_Hollow_Rd)_dsada.pdf



1 FFCLP – Property Evaluation Review

2 Project # 2025-004

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

4
5 **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

6
7 **Applicant Information:**

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

Same as Owner? No

8
9 **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):

10
11 **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**

12
13
14 **Property Description:**

15 This parcel sits on the north bank of Black Creek. Approximately half the site has been cleared and is used
16 by a local remote-controlled airplane club. The other half is wooded or wet. The waste management facility
17 operation to the north has utilized the northern portion of this parcel for storage in the past. Access is off
18 an unimproved dirt roadway.
19

Figure 1 – Location Map



Figure 2 – Parcel Map

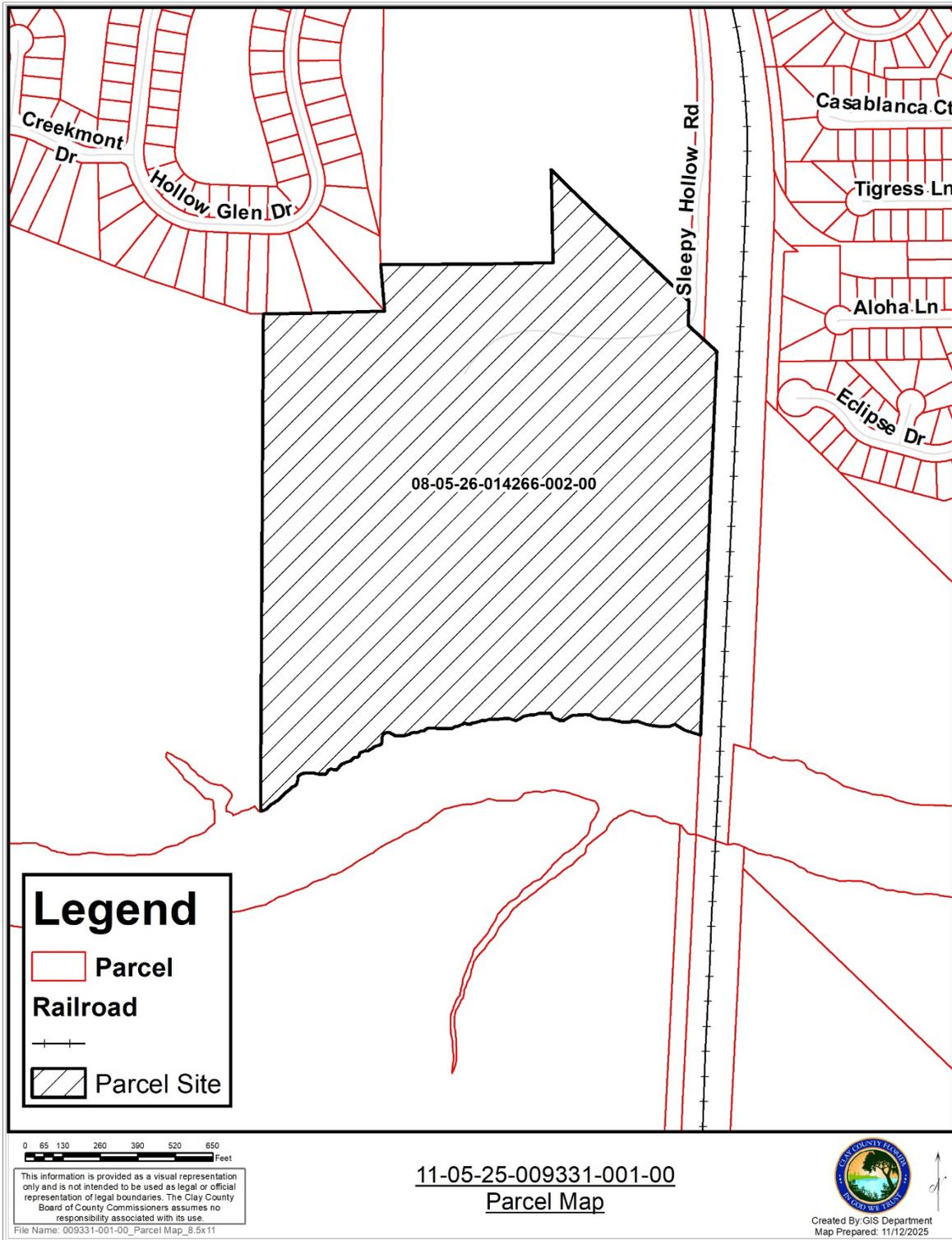


Figure 3 - Aerial Photo



Figure 4 – Soil Map

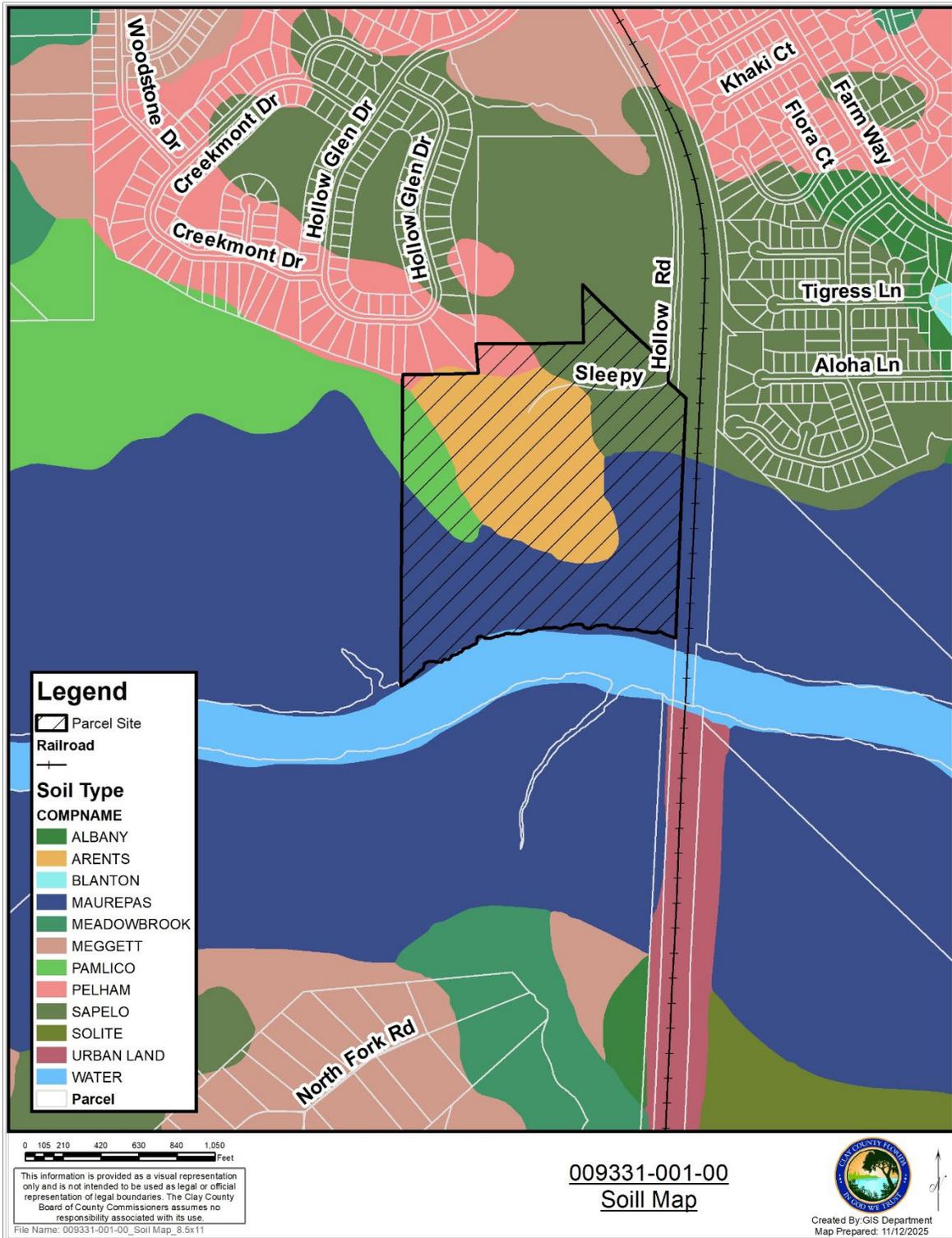


Figure 5 – Flood Zone Map

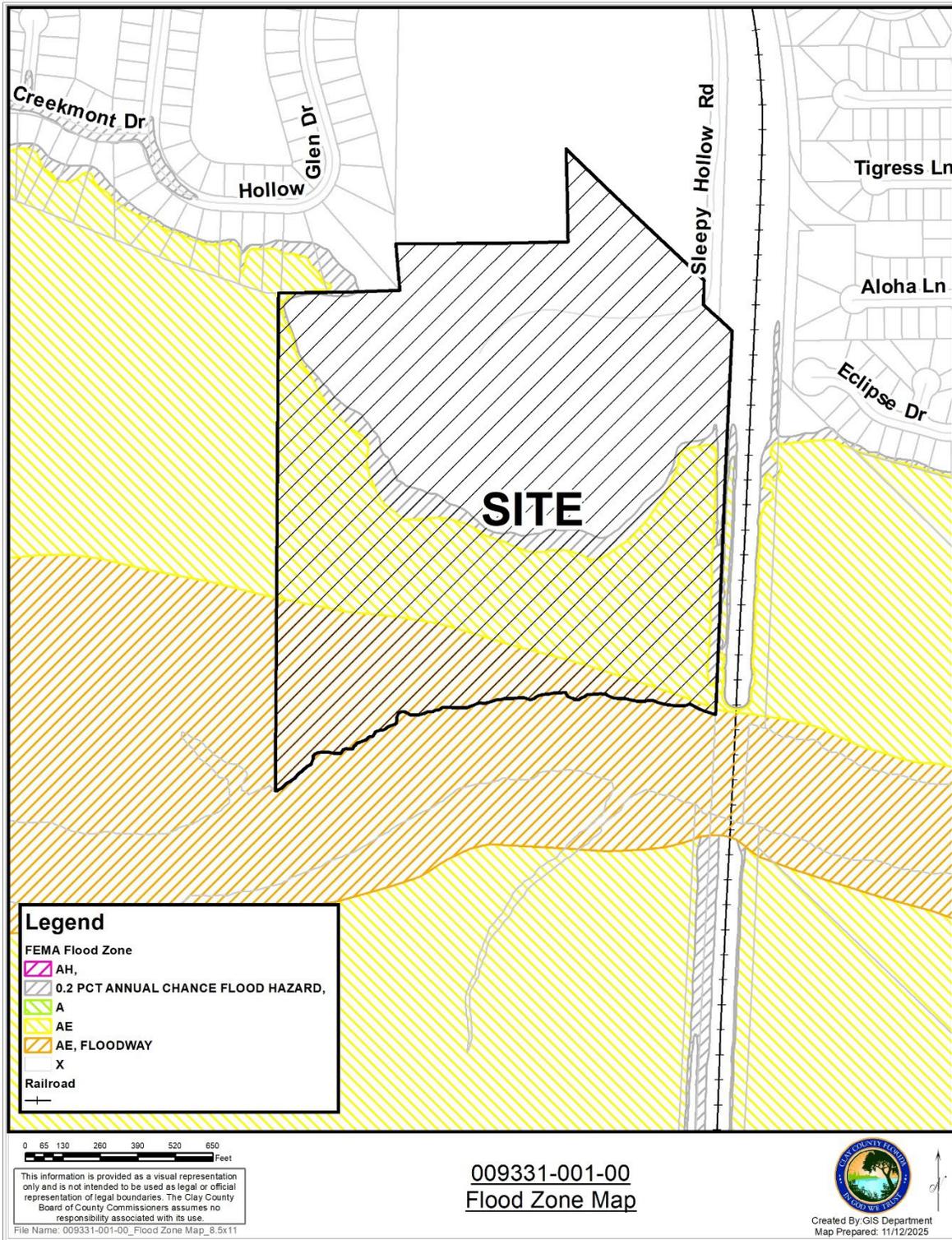


Figure 6 – Topography Map

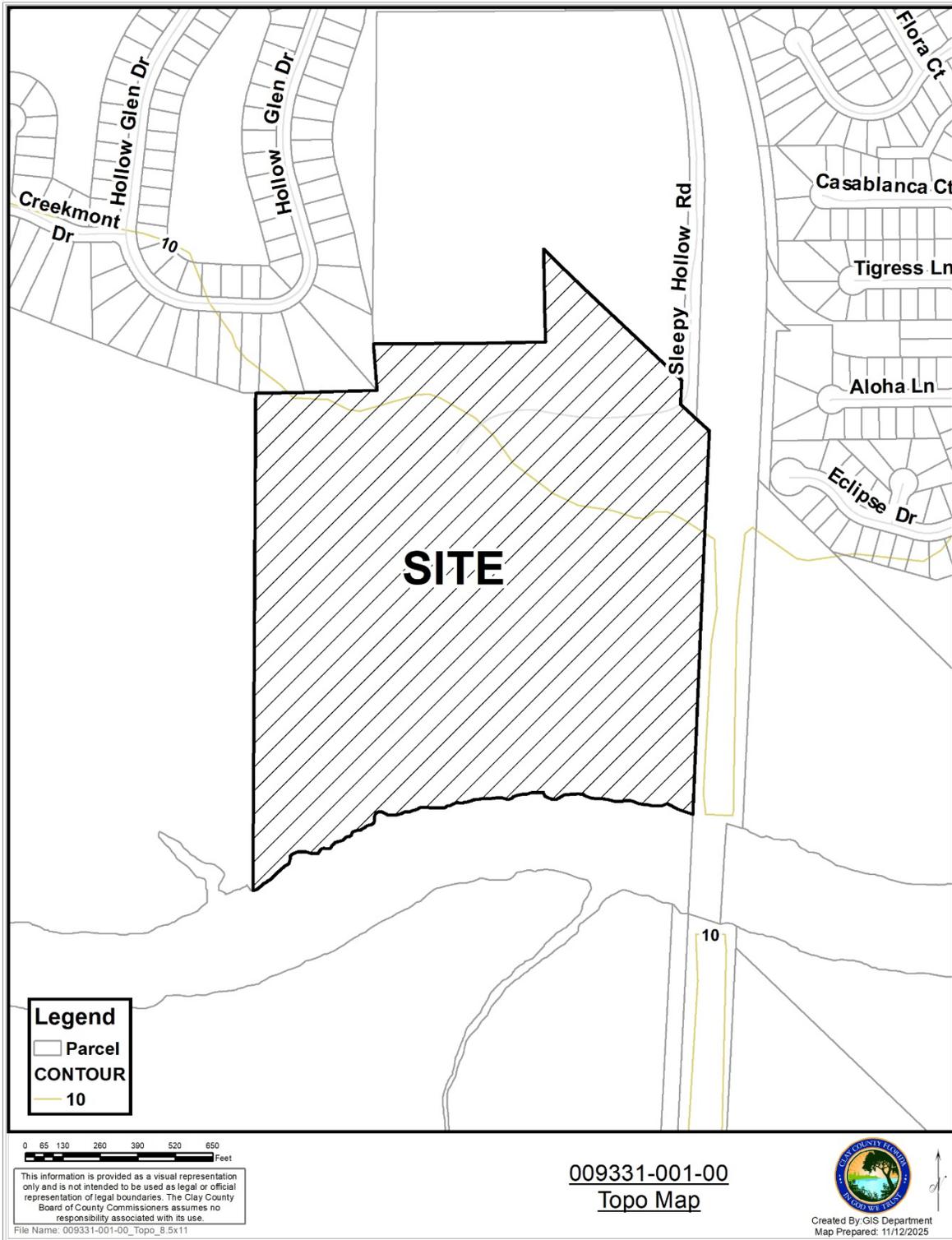


Figure 7 – Habitat Value Map

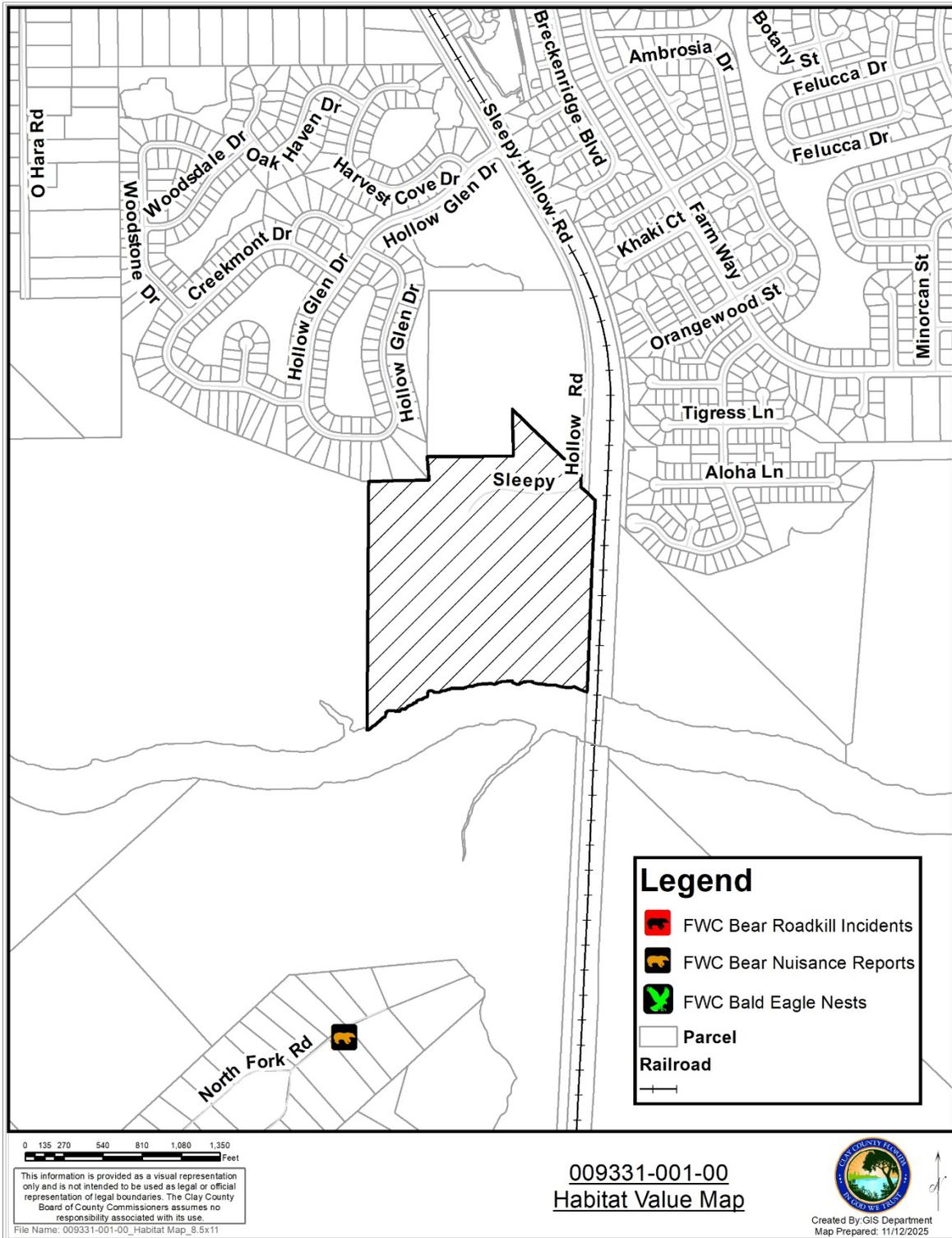
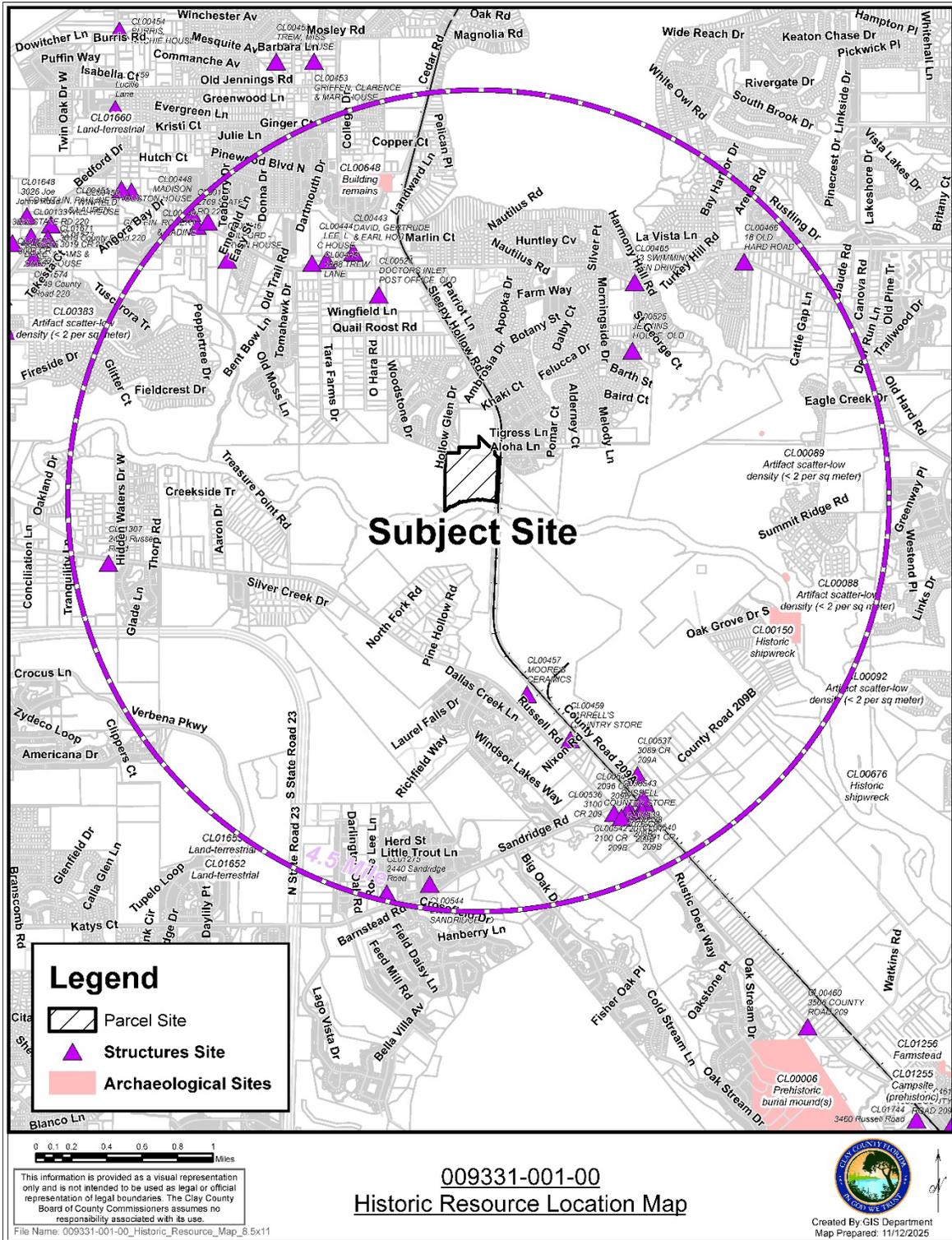


Figure 8 - Historical Resources



36 **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)

37
38

39 **Analysis of Proposed Acquisition – Environmental Staff Review**

40 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation.
41 Much of the land is floodplain swamp that serves as an aquifer recharge area and filters runoff pollutants
42 from Black Creek. This parcel connects to other large undeveloped parcels to create a greenbelt along the
43 north shoreline of Black Creek that stretches almost 8 miles. It is considered black bear habitat and can offer
44 large continuous space, though train tracks do border the east side of the property. There would be little if
45 any management costs associated with the floodplain swamp. About 1/3 of the parcel is cleared and is a
46 disturbed site. There would be minimal cost to keep this as an open space. Being a disturbed site, there is a
47 possibility for non-native and invasive plant species. Restoring this area to an uplands community could be
48 costly if restoration is the goal.

49

50 **Analysis of Proposed Acquisition – Planning Staff Review**

51 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation.
52 Public access to the site is available.

53

54 **Analysis of Proposed Acquisition – Real Estate Staff Review**

55 Acquisition of this property would help to preserve crucial wetland and wildlife habitat by virtue of adding
56 acreage to existing neighboring conservation land. Additionally, I believe it would provide a good
57 opportunity for much needed outdoor recreation for the public or as simply green space. I believe it's prior
58 use for waste management likely precludes intensive threat of future development. That said, I think its
59 moderately larger size and likely reduced acquisition cost make it a viable option for acquisition. I
60 recommend that this property move forward for acquisition.

61

62 **Staff Recommendation**

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



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, March 17 6:00 PM

TO: Land Conservation Committee

DATE: 3/12/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: 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.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Property Evaluation Report - Parcel 28-04-26-013158-000-00	Cover Memo	3/12/2026	PER_-_Project_2025-003_(Raggedy_Point_Rd)dsada.pdf



FFCLP – Property Evaluation Review

Project # 2025-003

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

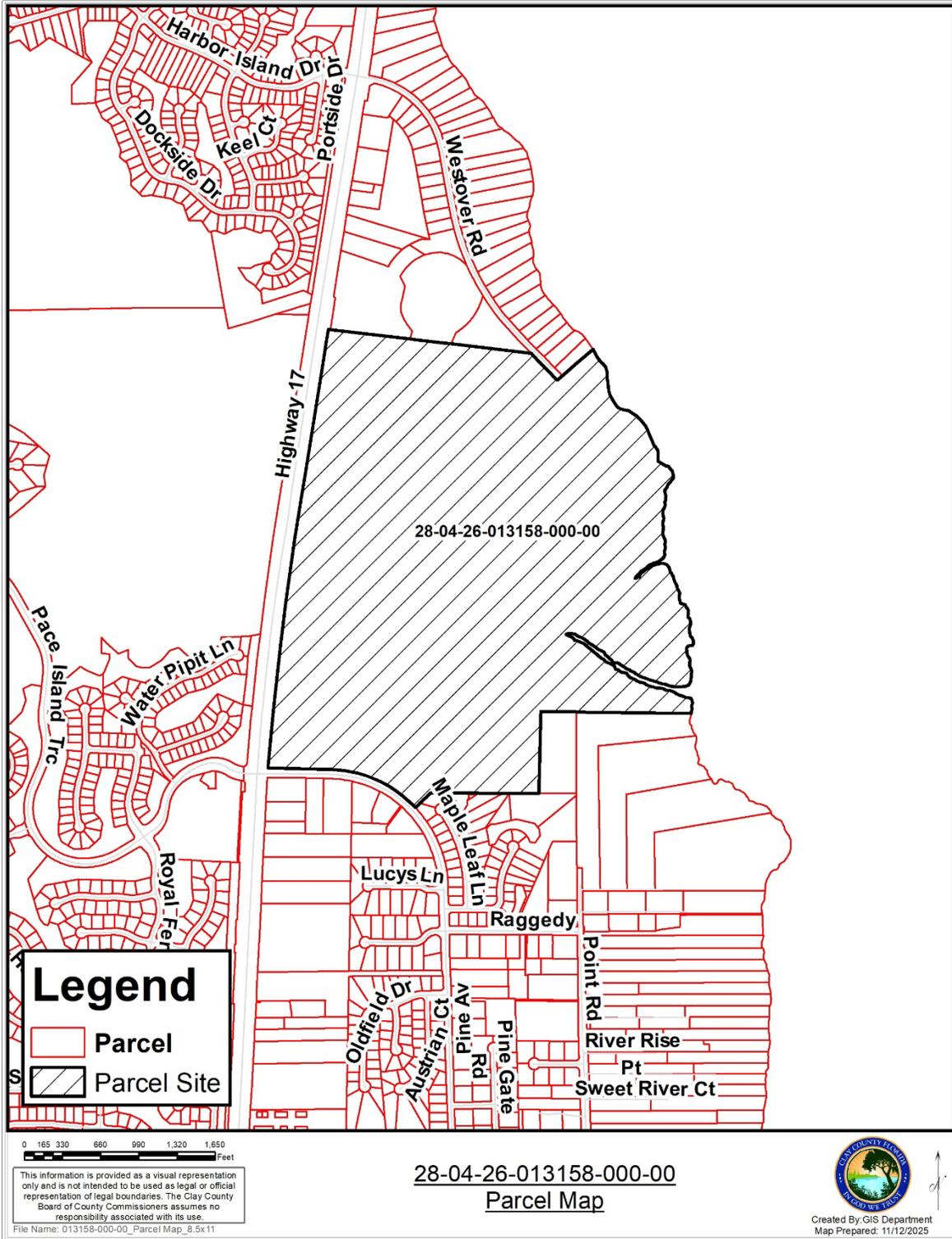


Figure 3 - Aerial Photo



Figure 4 – Soil Map

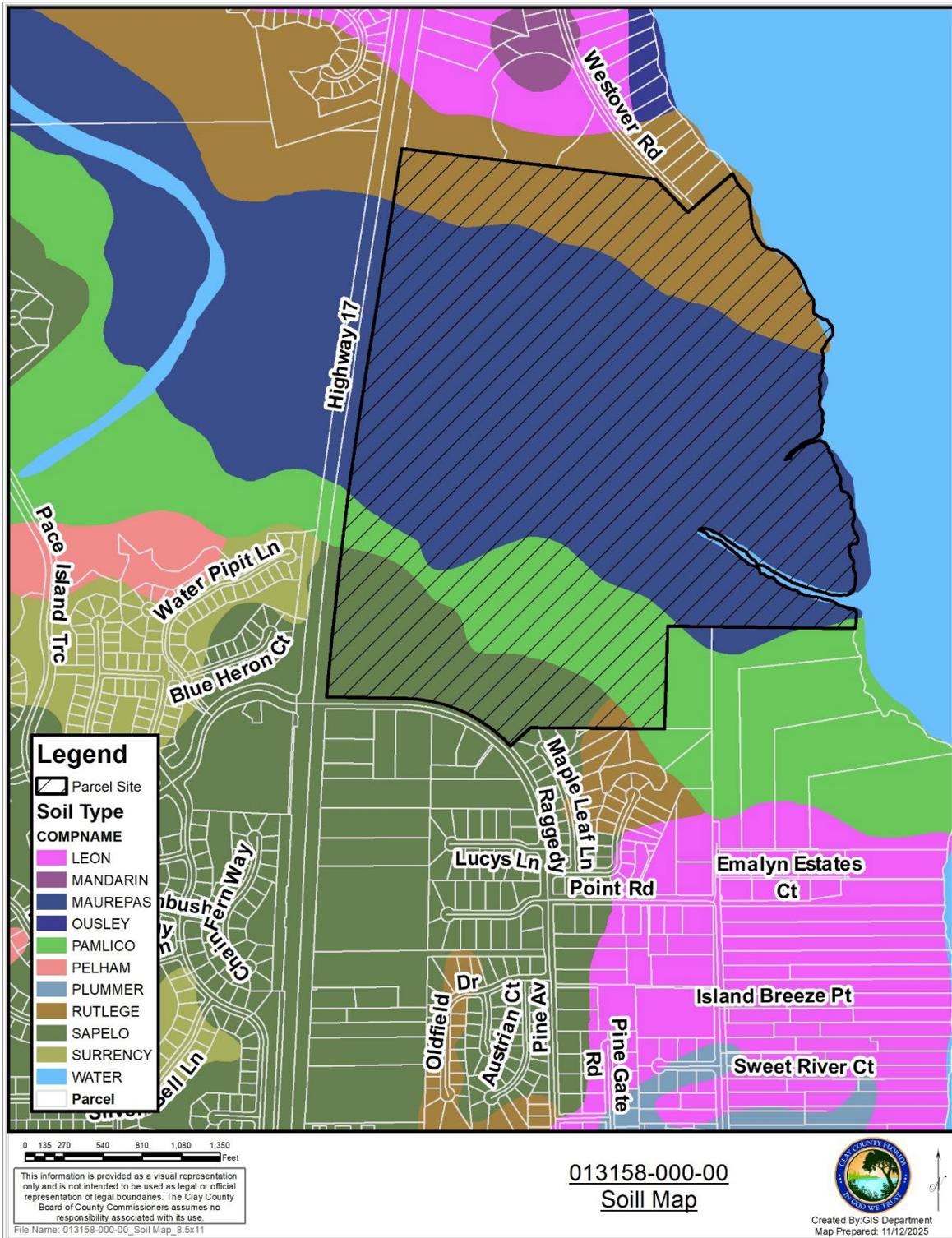


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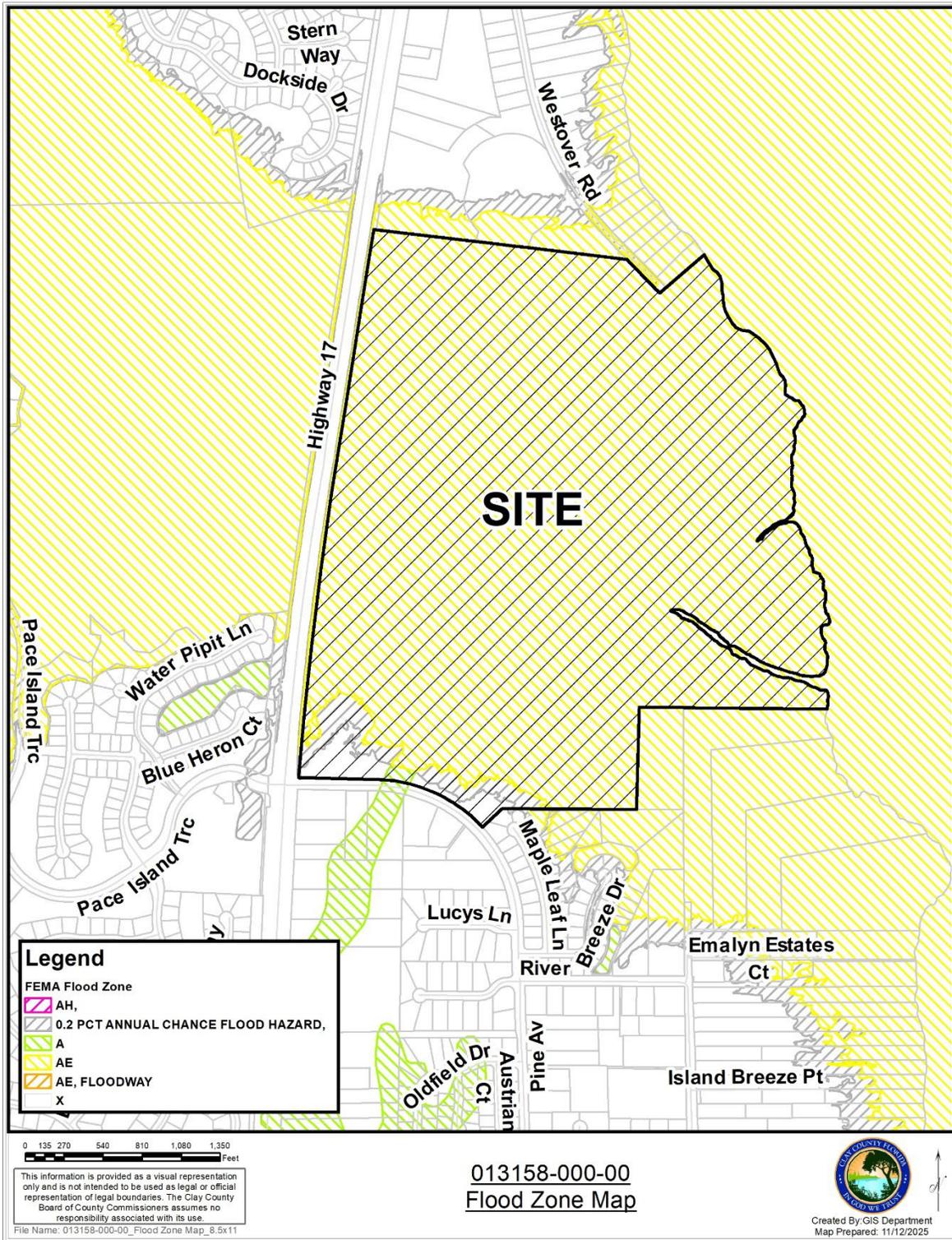


Figure 6 – Topography Map

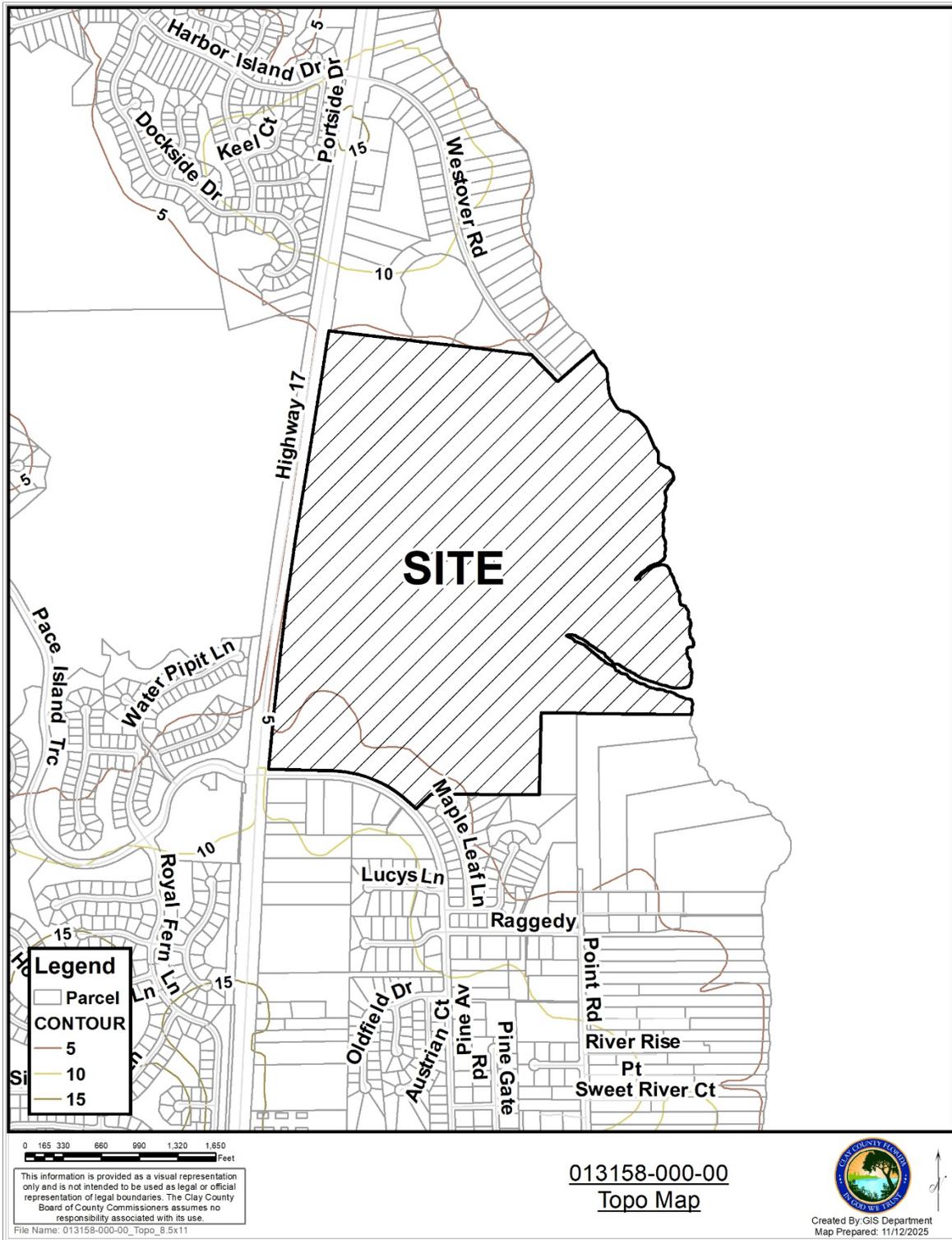


Figure 7 – Habitat Value Map

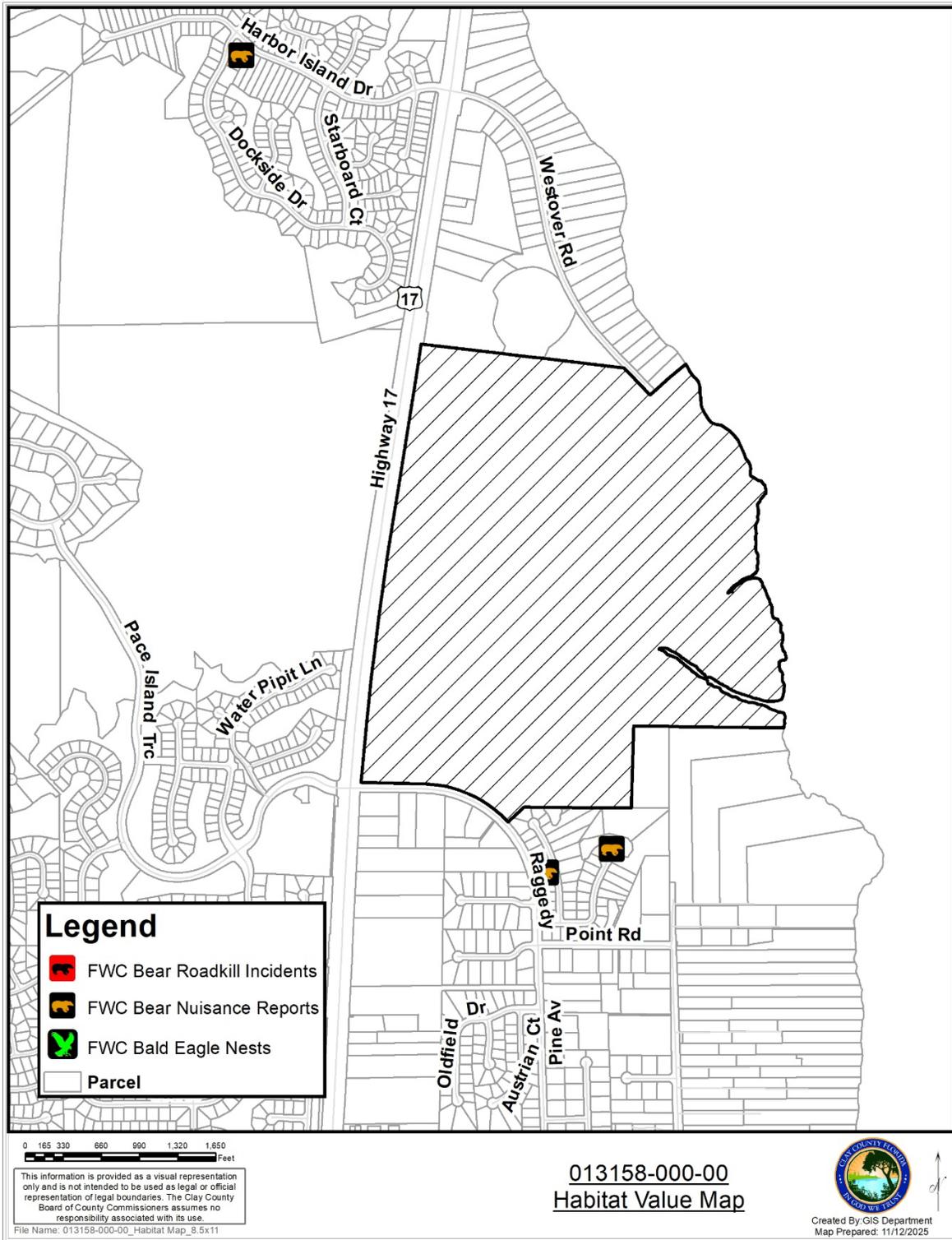
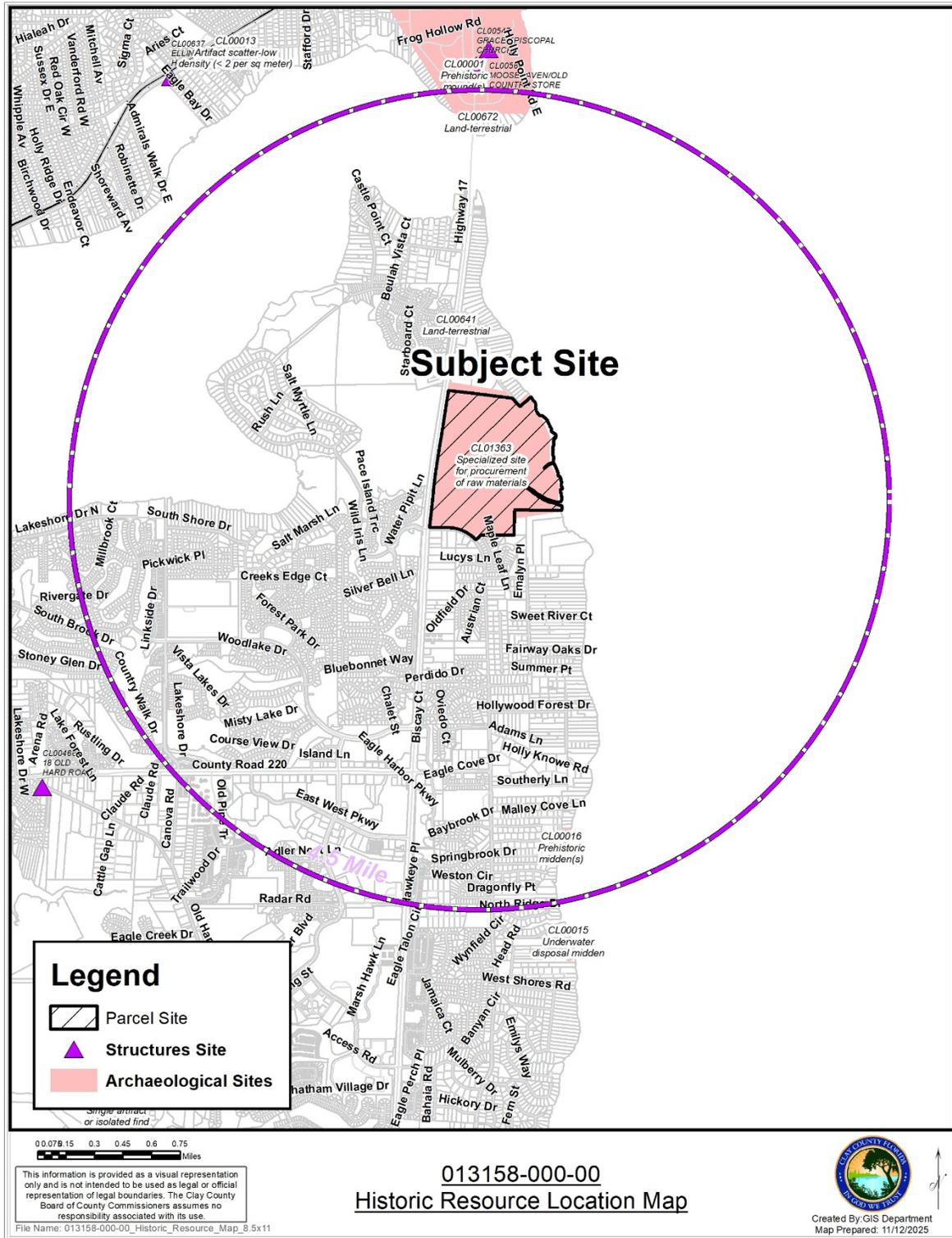


Figure 8 - Historical Resources



33 **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

34
35

36 **Analysis of Proposed Acquisition – Environmental Staff Review**

37 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation.
38 Much of the parcel is an open shrubby wetland that also has a grassy freshwater marsh. Floodplain swamp
39 borders this area to the south. These serve as a recharge area for the aquifer and would likely be habitat for
40 many different wading birds. In the southwest corner is a mixed pine forest that has not seen fire for several
41 decades. There is already some development of the parcel for recreational purposes that include walking
42 trails, a playground, and parking area. A boardwalk into the wetlands would offer an expansive view of the
43 open wetlands and St. Johns River. In an earlier environmental survey, Bartram’s Ixia, was documented on
44 the site. This plant is endemic to the area and listed as state endangered. This area could benefit from
45 prescribed fire but would be challenging to execute considering its proximity to a major highway.

46

47 **Analysis of Proposed Acquisition – Planning Staff Review**

48 Acquisition of the subject parcel would meet the primary conservation goal of forest and farm preservation.
49 The close proximity of US 17 would allow for easy access by the public which is not often the case for
50 environmentally sensitive land.

51

52 **Analysis of Proposed Acquisition – Real Estate Staff Review**

53 Acquisition of this property would help to preserve crucial wetland and wildlife habitat amidst surrounding
54 development and conserve a valuable location along the St. Johns River. Additionally, I believe it would
55 provide a good opportunity for much needed outdoor recreation for the public. I recommend that this
56 property move forward for acquisition.

57

58 **Staff Recommendation**

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