



LAND CONSERVATION COMMITTEE

April 21, 2026

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 March 17, 2026.

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.

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, April 21 6:00 PM

TO: Land Conservation
Committee

DATE:

FROM:

SUBJECT: Minutes for the Land Conservation Committee meeting of March 17, 2026.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Land Conservation Committee Meeting Minutes March 17, 2026.	Backup Material	3/31/2026	Land_Consevation_Committee_Meeting_Minutes_March_17__2026.ADA_aw.pdf



**LAND CONSERVATION COMMITTEE
MEETING MINUTES**

March 17, 2026

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
April Thomas - Environmental Seat
Randolph Padgett - Agricultural Seat
Cooper Murphy - Agricultural Seat

Absent: Josh Farley - Agricultural Seat
Mark Feagle - Conservation Seat
Rebecca Perry - Environmental Seat
Christie Hingst - Conservation Seat
Dr. Craig Price - Agricultural Seat

Staff Present: Dodie Selig, Chief Planner
Caleb Risinger, Real Estate and Land Conservation Manager
Liza McCain, Parks and Recreation

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

Pledge of Allegiance

Chairman Matthew Corby led the Pledge of Allegiance.

Approval of Minutes

Land Conservation Committee Meeting Minutes December 16, 2025.

Tina Sachs made a motion for approval of the December 16, 2025, LCC Meeting minutes, seconded by April Thomas, which carried unanimously.

Chairman Matthew Corby opened the floor for public comment at 6:56 pm.

Hearing no comments, Chairman Matthew Corby closed public comment at 6:56 pm.

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.

Items One, Two and Three can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/committees/land-conservation-committee/March 17, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/committees/land-conservation-committee/March%2017,%202026), beginning at 1:24 and ending at 52:30. Below is a summary of the discussion.

Dodie Selig, Chief Planner, Liza McCain, Parks and Recreation, and Caleb Risinger, Real Estate and Land Conservation Manager, addressed the Committee to provide an overview and details for the practice sessions for evaluation/analysis of properties as indicated above. The information discussed is attached to the agenda.

There were questions and discussions regarding the process/procedure, receiving attachments and documents, and the link that would be provided for information on the agendas/minutes. claycountygov.com/agenda-and-minutes, on-line map and the process to view the on-line map data, viewable data, table with criteria and data layers, rubric/score sheet, use of other sources - DOT map, layers mentioned/added - public lands - conservation easements - mitigation banks, reviewing parcels, number of applications - 7 - with one on hold, with the direction of the Committee to add the on-hold application, there are 8 applications, clarification for next-steps, collecting score sheets for the Board, including a value/dollar amount for parcels in the recommendation to the Board, application process, selling price/worth, nomination of property, interest by property owners, possibility for partnerships, raising funds, clarifying for moving forward with the three parcels provided, other parcels/applications and upcoming meetings, and timeframe for the next round of applications.

Map Update and Discussion of Data Source Information

Discussion on the map update and data source took place during items one, two, and three.

Chairman Matthew Corby opened the floor to discuss nominations for chairman and vice-chairman.

Following a brief discussion and nominations of Matthew Corby to serve as Chairman and Heather Nagy as Vice-Chairman, Cooper Murphy moved to reappoint Matthew Corby as Chairman and Heather Nagy as Vice-Chairman, seconded by Randolph Padgett, which carried unanimously.

Public Comment

Chairman Matthew Corby opened the floor for public comment at 6:56 pm.

Hearing no comments, Chairman Matthew Corby closed public comment at 6:56 pm.

Adjournment

Hearing no further business, Chairman Matthew Corby adjourned the meeting at 6:56 pm.

Attest:

Committee Chairman

Recording Deputy Clerk



Agenda Item
LAND CONSERVATION COMMITTEE

Clay County Administration Building
Tuesday, April 21 6:00 PM

TO: Land Conservation Committee

DATE: 4/14/2026

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	Backup Material	4/14/2026	PER - Project_2025-002_(2913_CR_220)_dsada.pdf



FFCLP – Property Evaluation Report

Application # 2025-002

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

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

Applicant Information:

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

Same as Owner? Yes

Owner Information:

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

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

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**

Property Description:

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

Figure 1 – Location Map



Figure 2 – Parcel Map

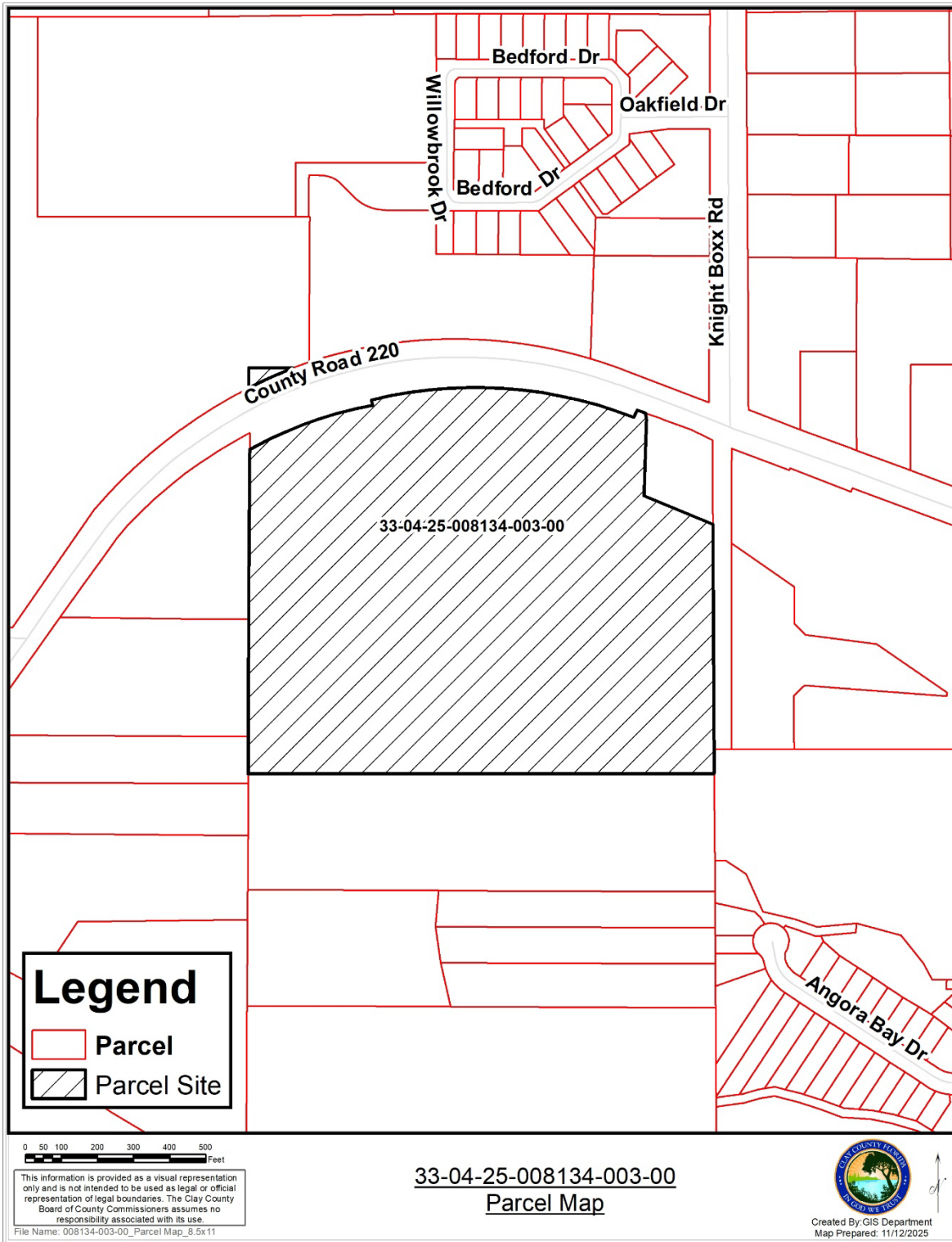


Figure 3 - Aerial Photo



Figure 4 – Soil Map

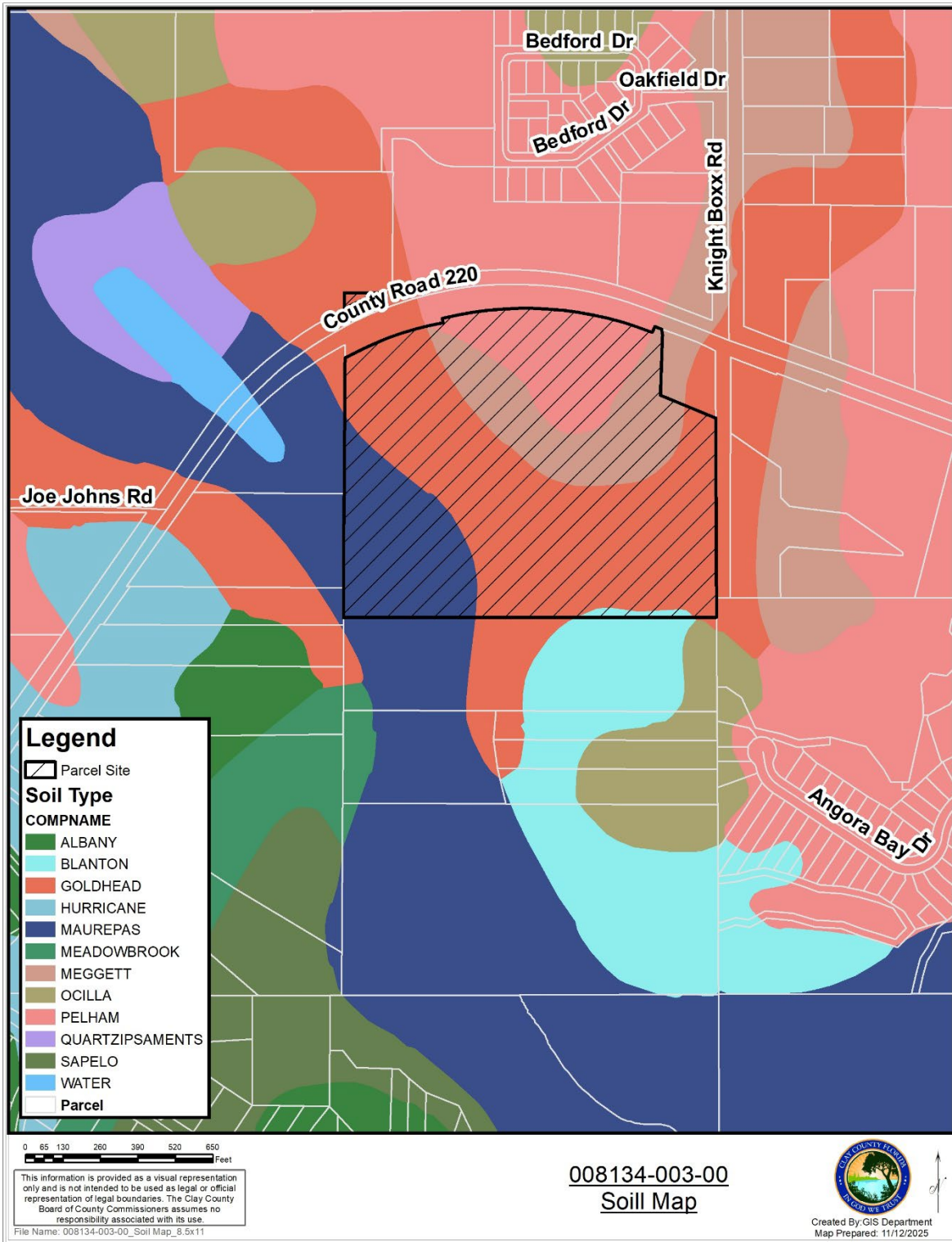


Figure 5 – Flood Zone Map

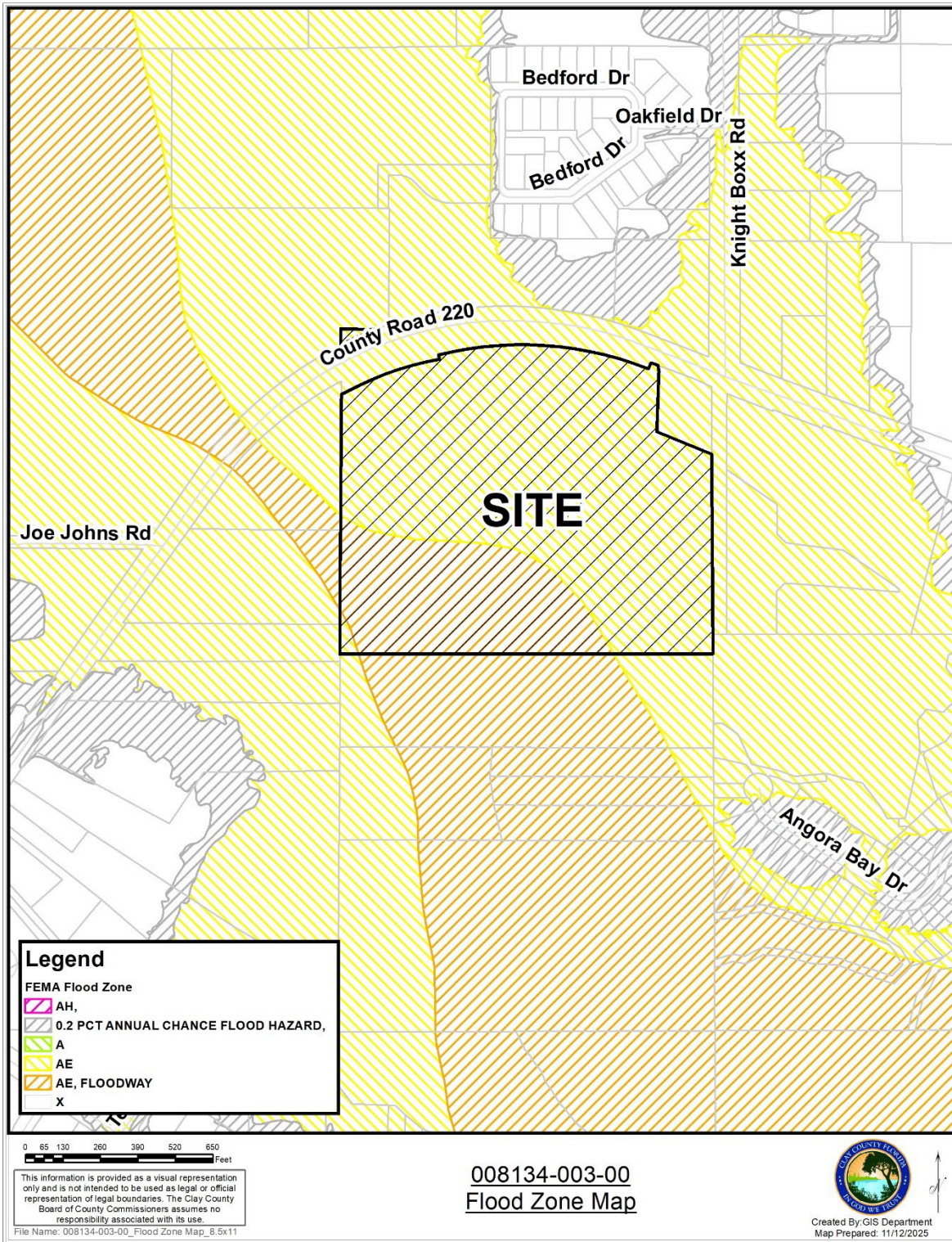


Figure 6 – Topography Map

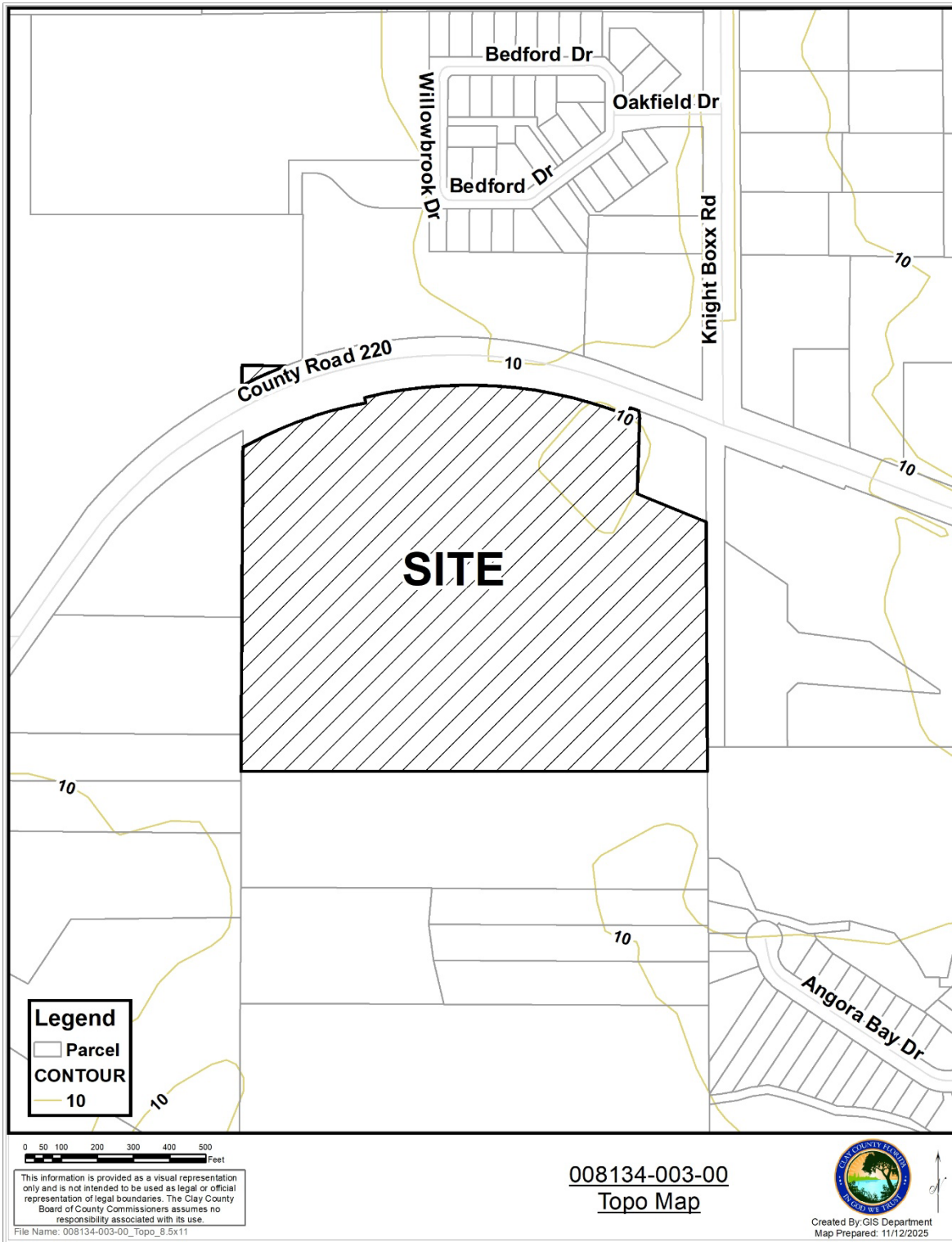


Figure 7 – Habitat Value Map

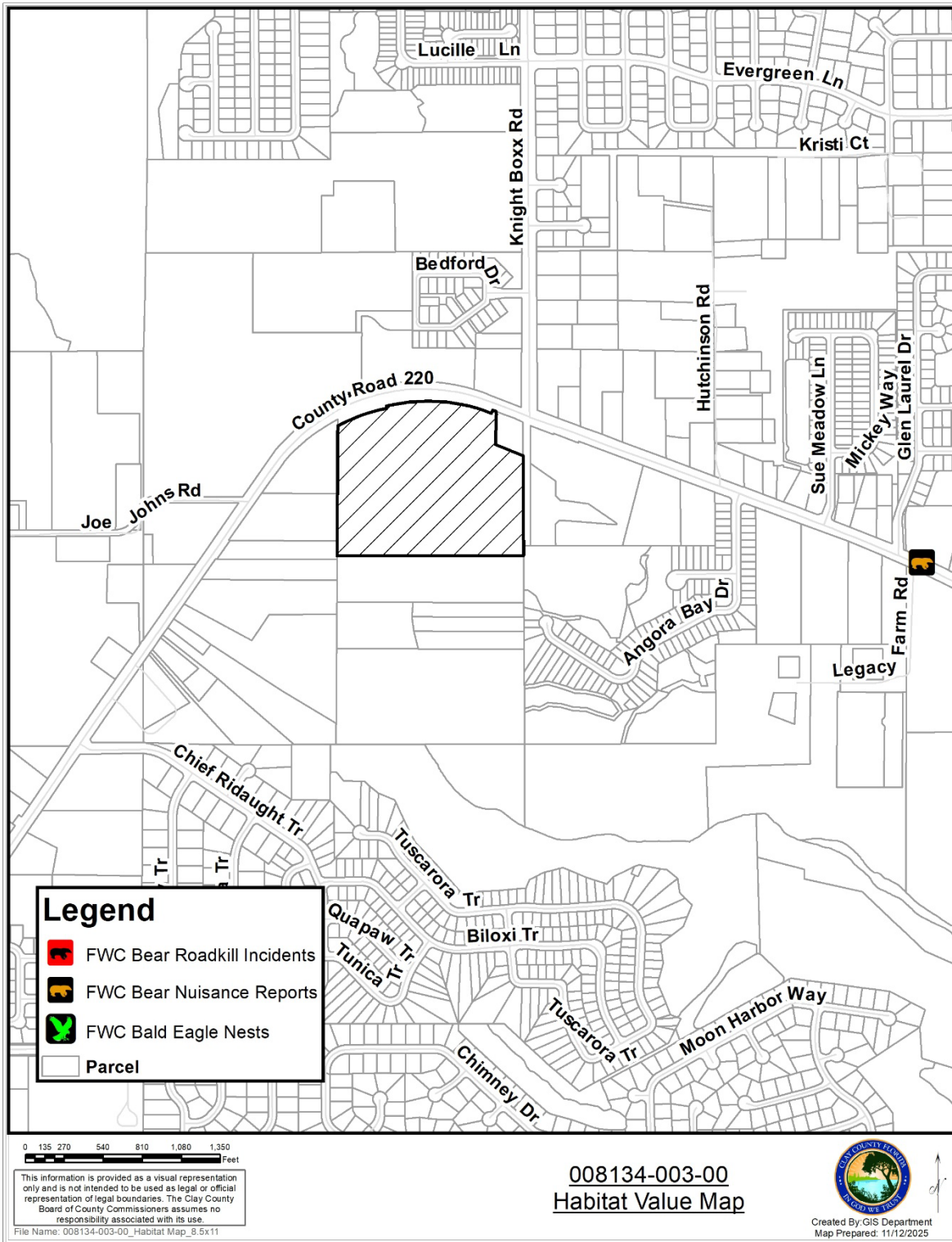
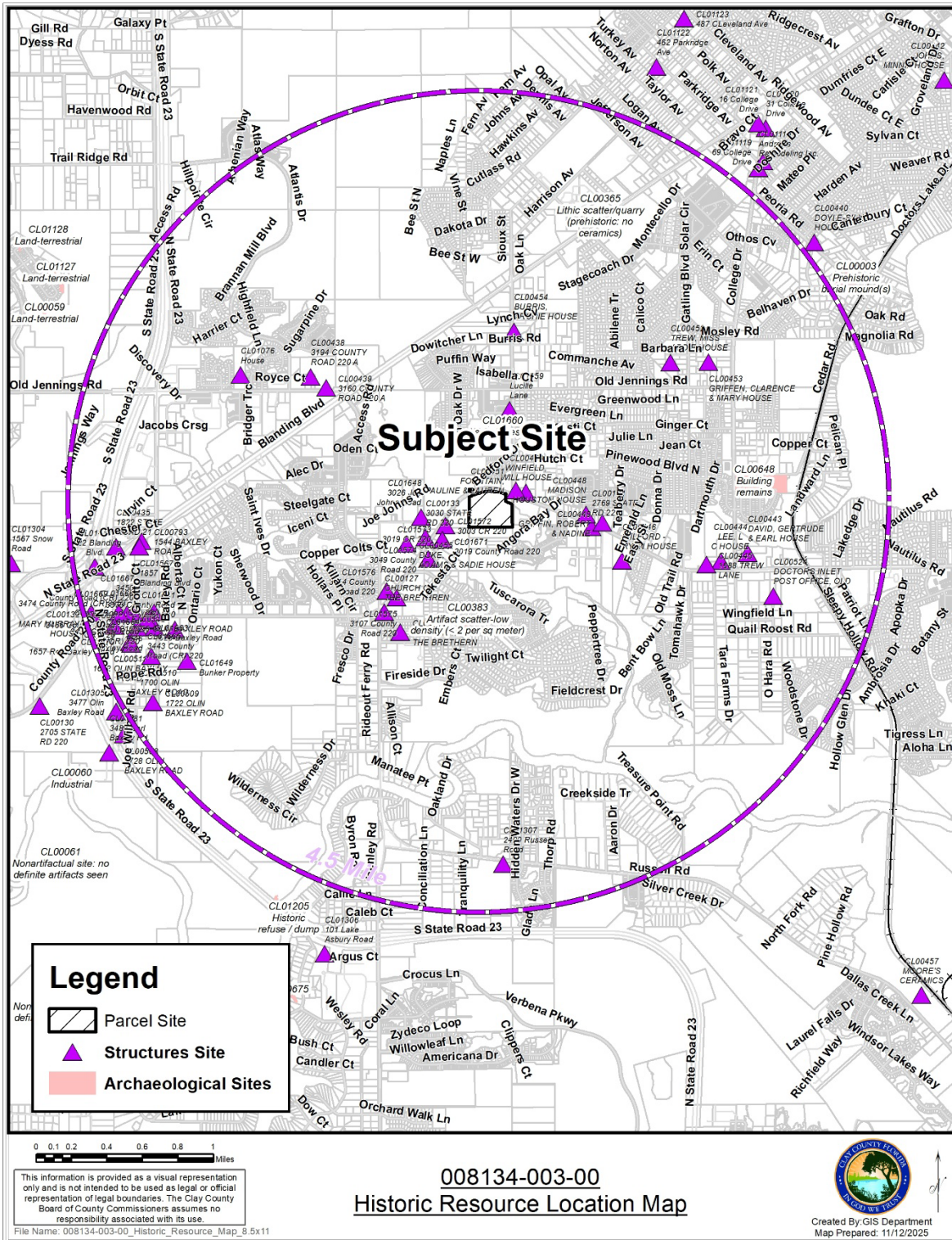


Figure 8 - Historical Resources



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

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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, April 21 6:00 PM

TO: Land Conservation Committee

DATE: 4/14/2026

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	Backup Material	4/14/2026	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

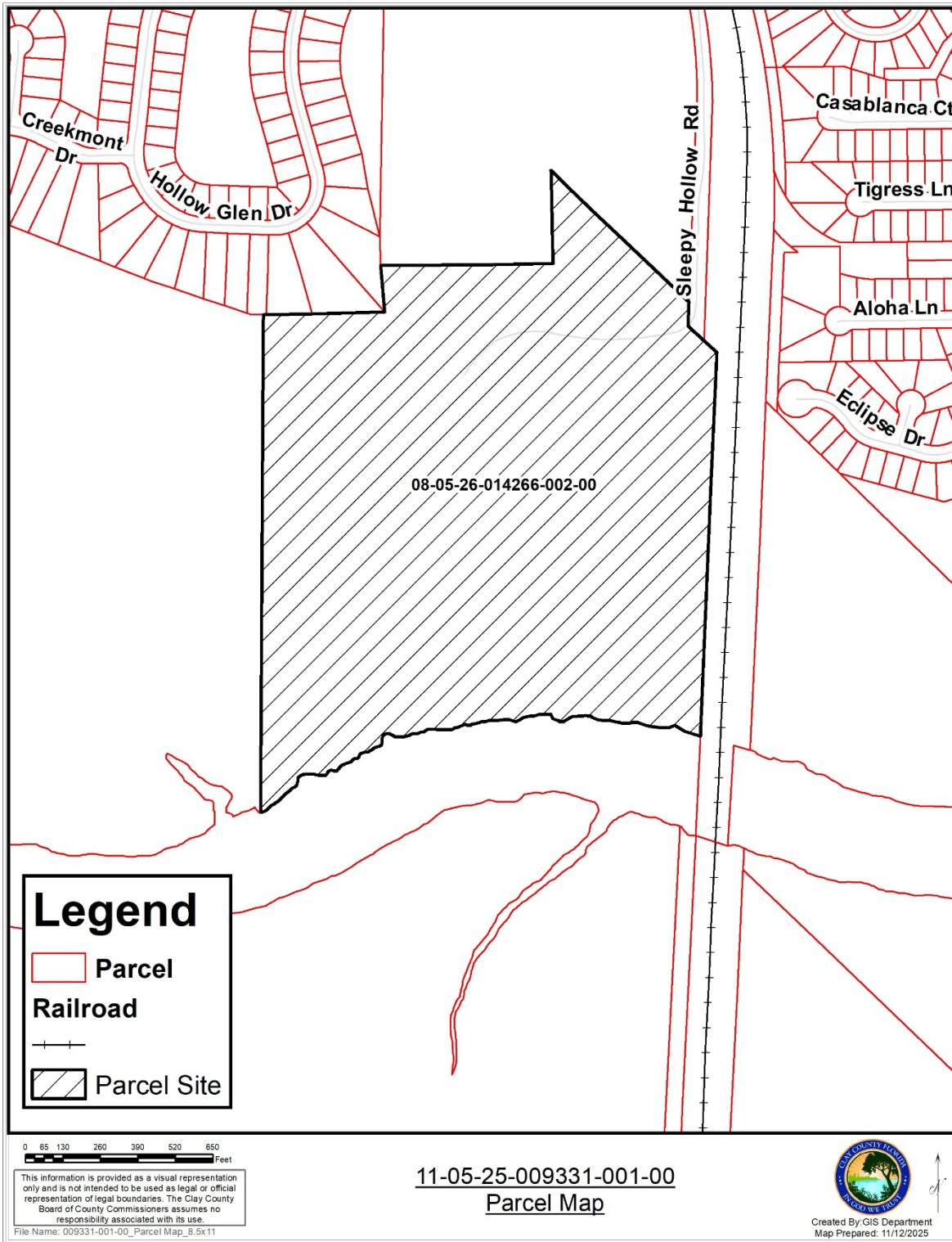


Figure 3 - Aerial Photo



Figure 4 – Soil Map

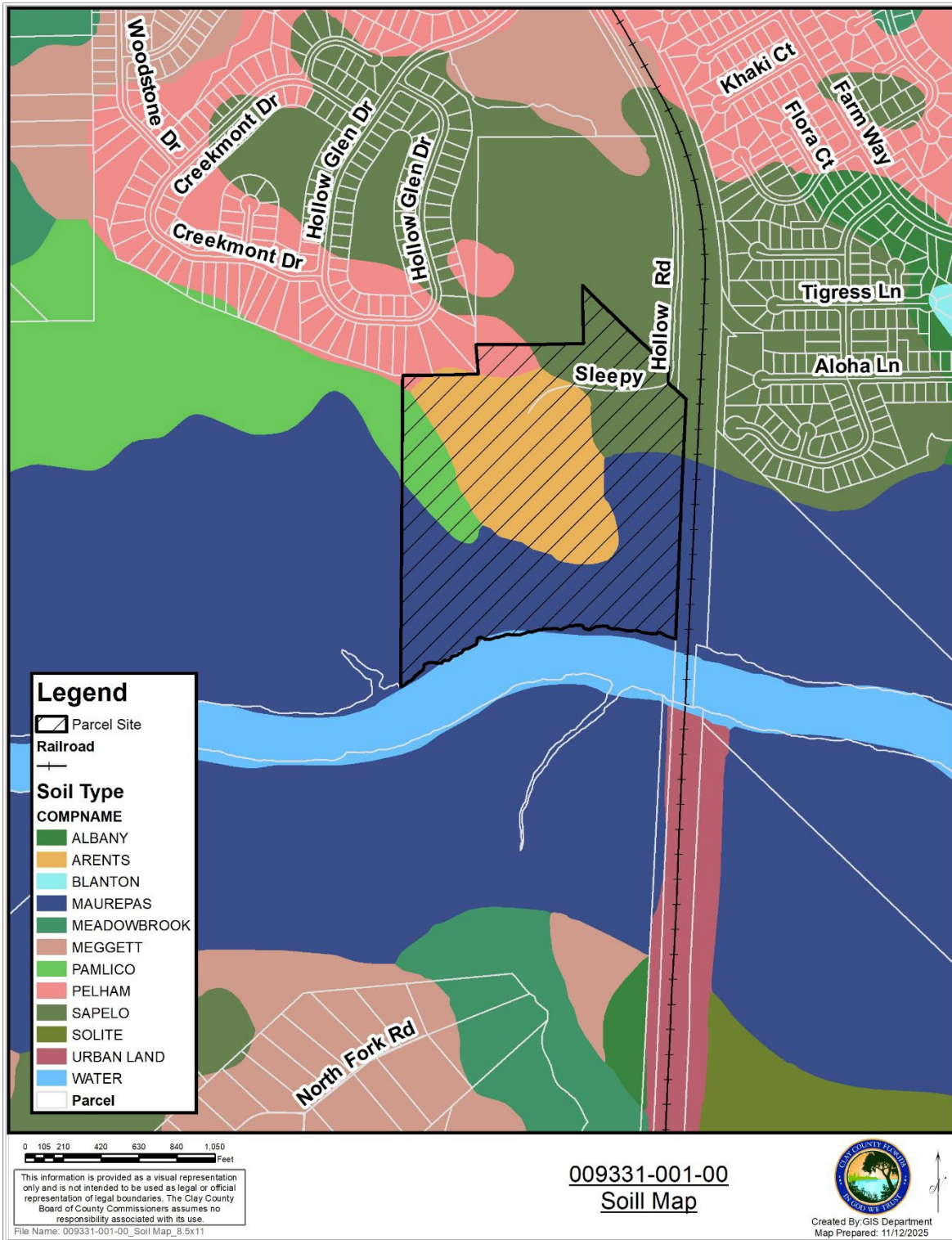


Figure 5 – Flood Zone Map

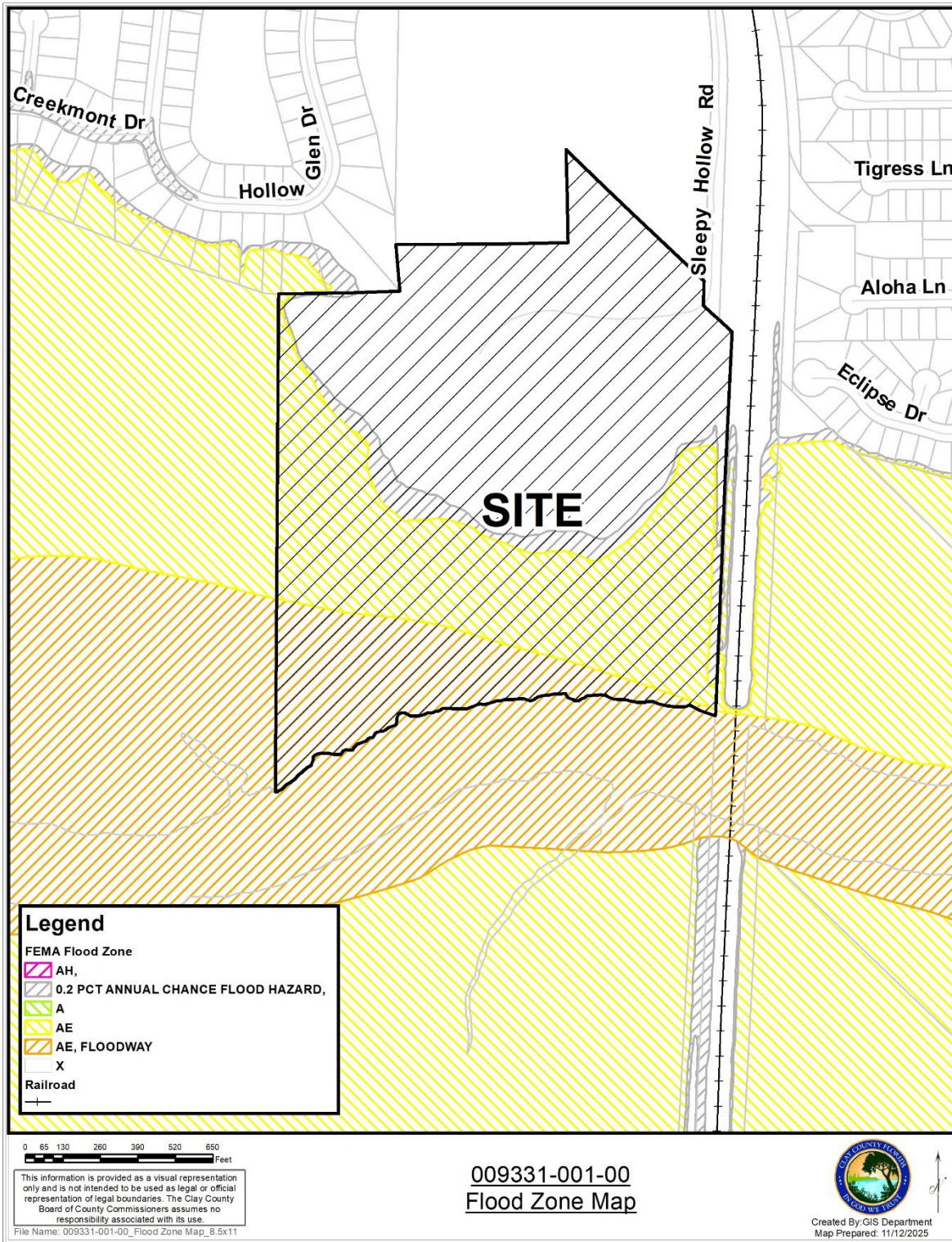


Figure 6 – Topography Map

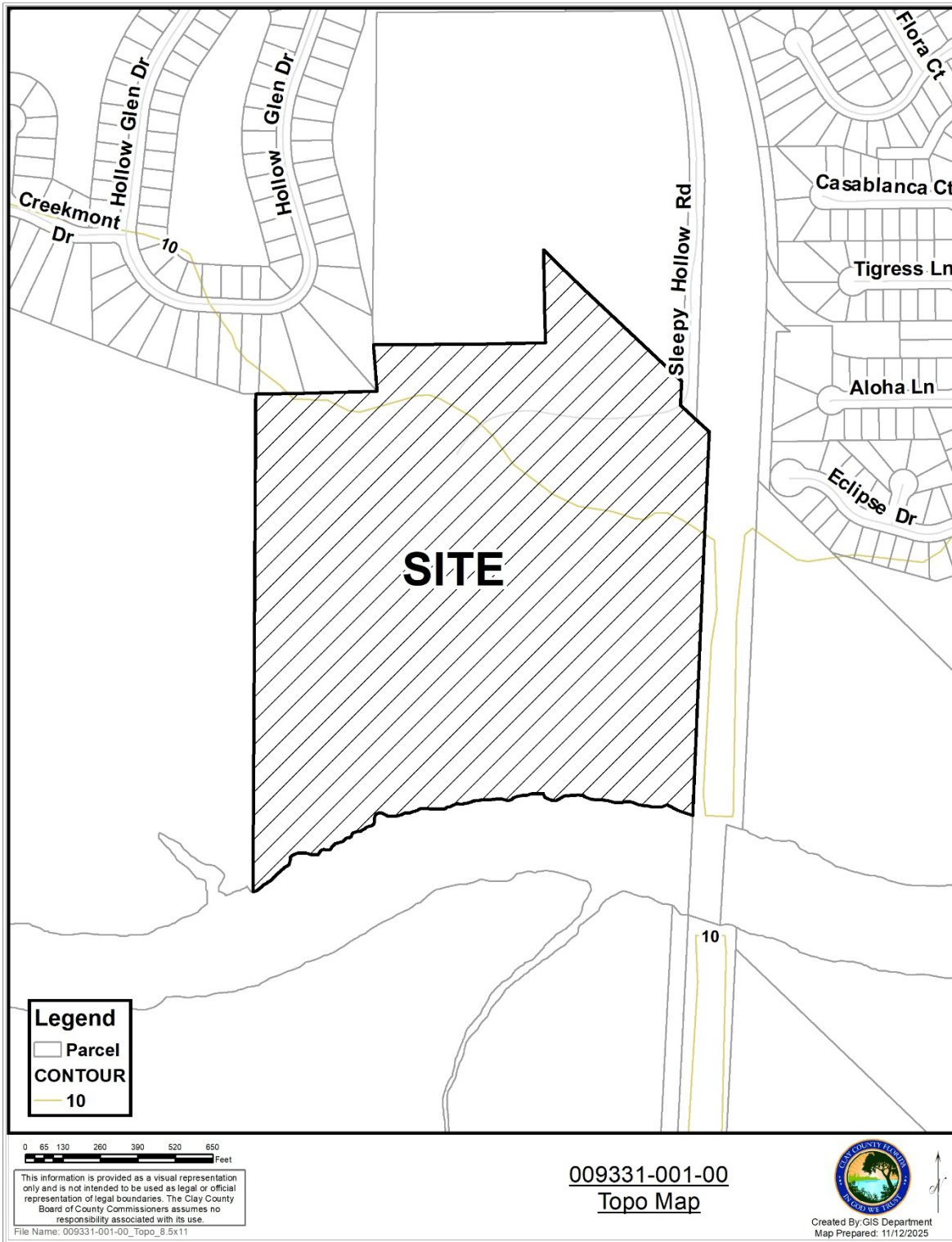


Figure 7 – Habitat Value Map

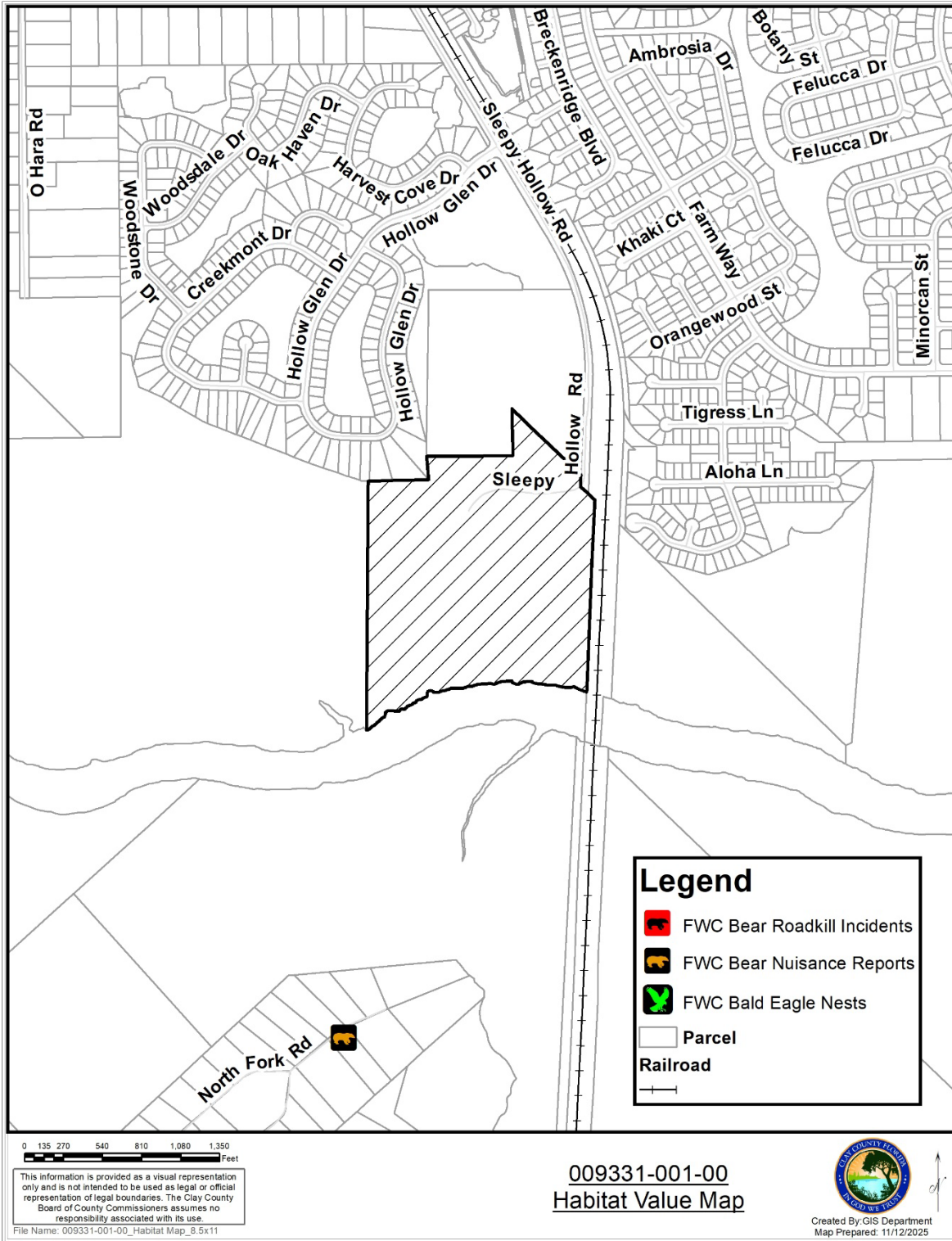
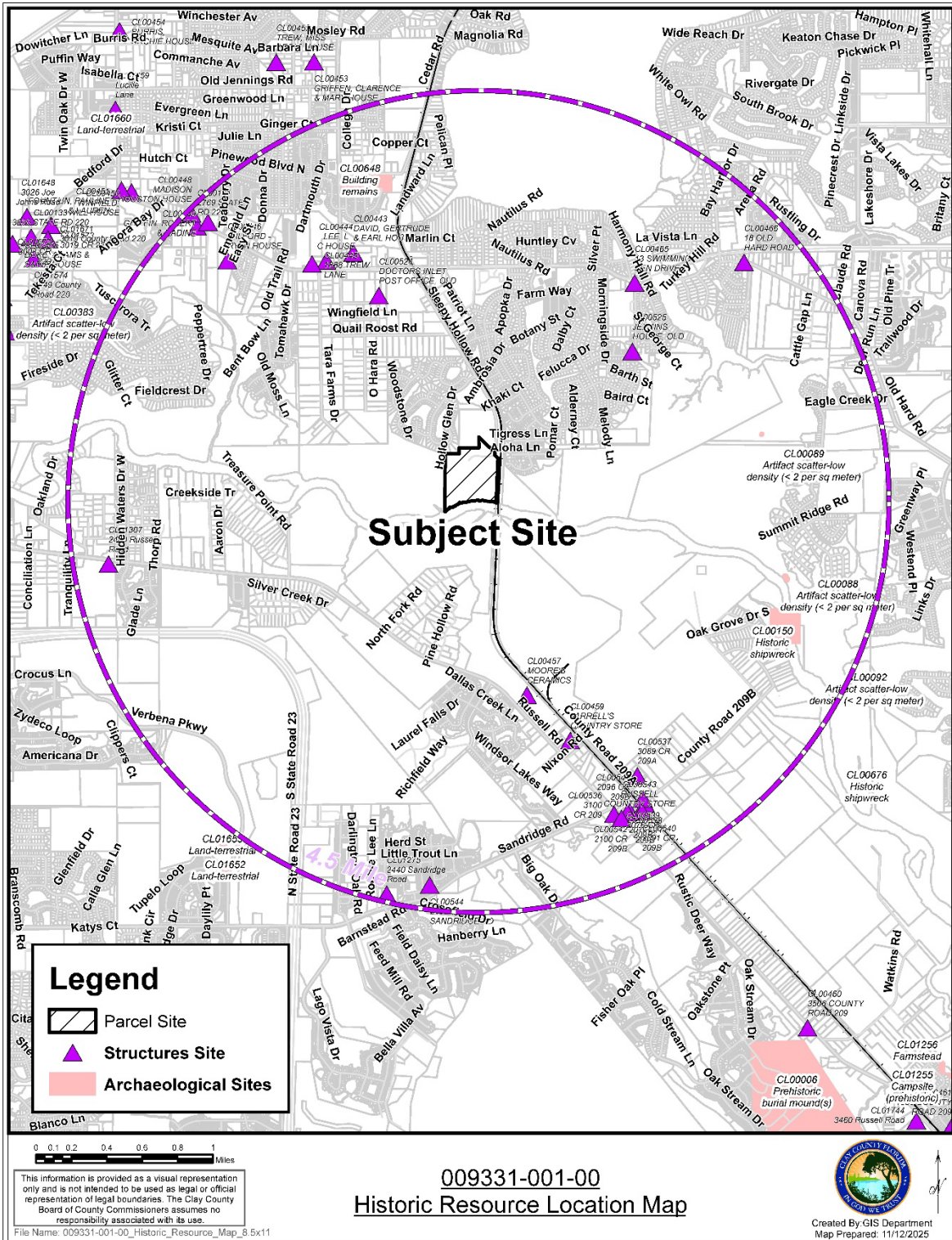


Figure 8 - Historical Resources



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, April 21 6:00 PM

TO: Land Conservation Committee

DATE: 4/14/2026

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	Backup Material	4/14/2026	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

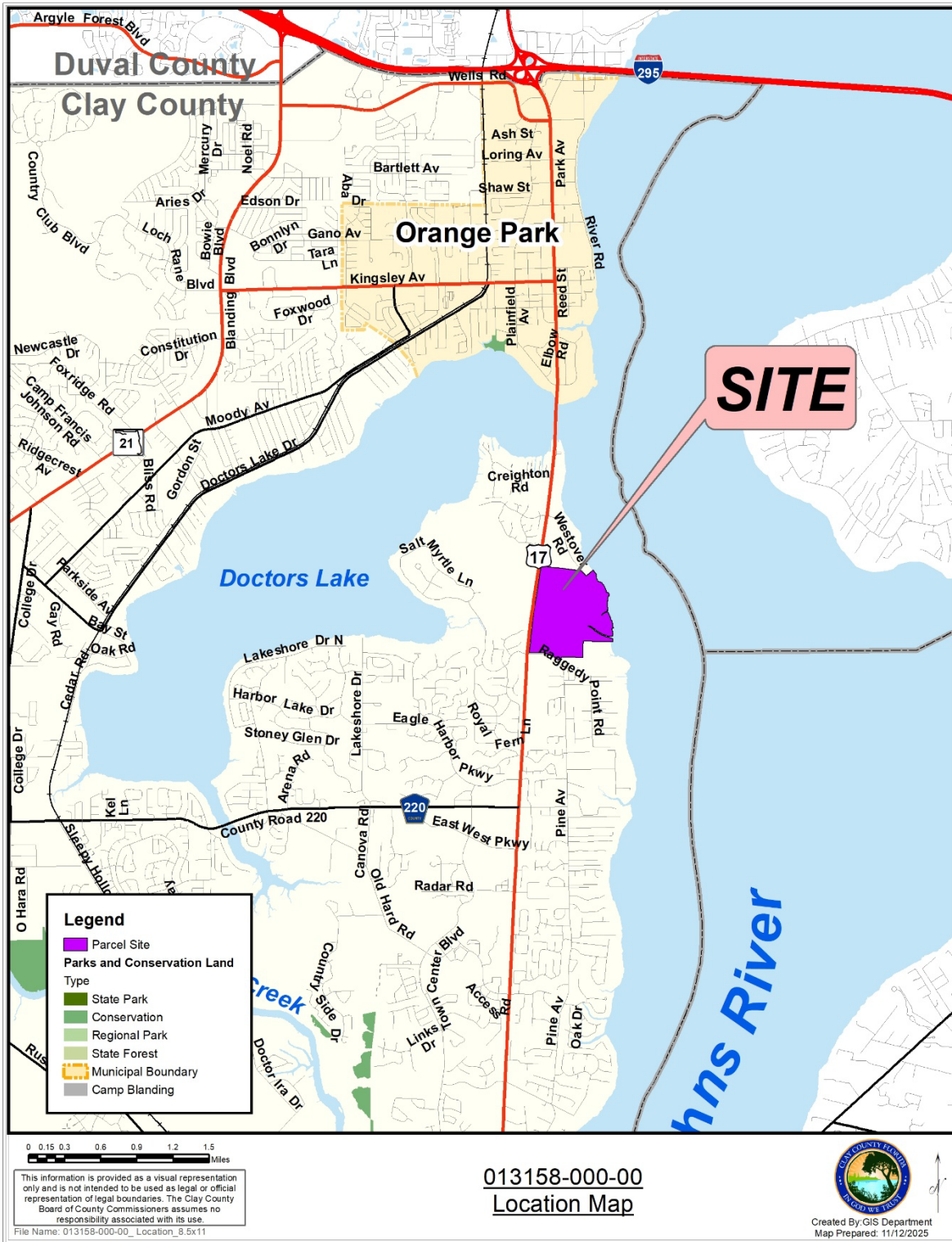


Figure 2 – Parcel Map

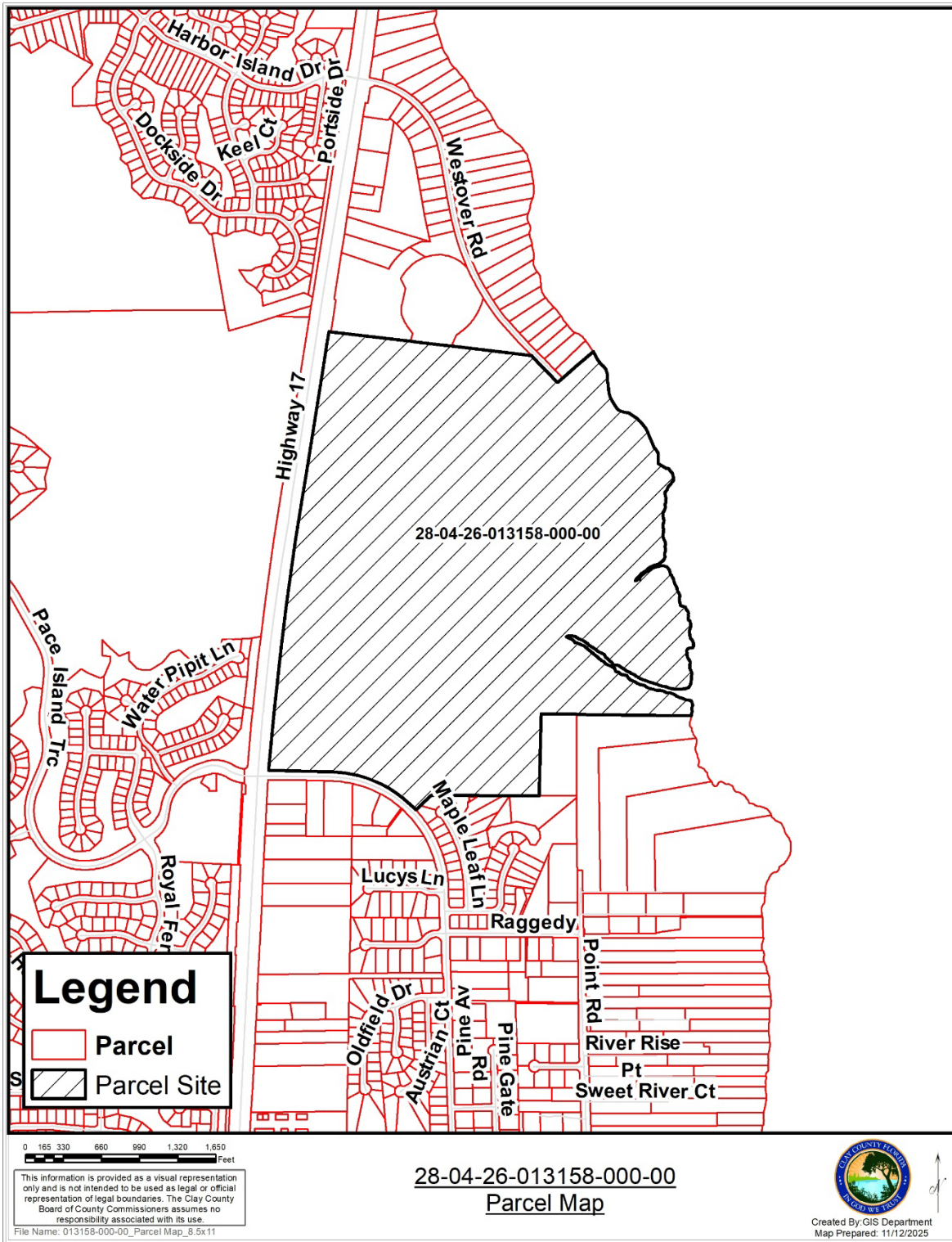


Figure 3 - Aerial Photo



Figure 4 – Soil Map

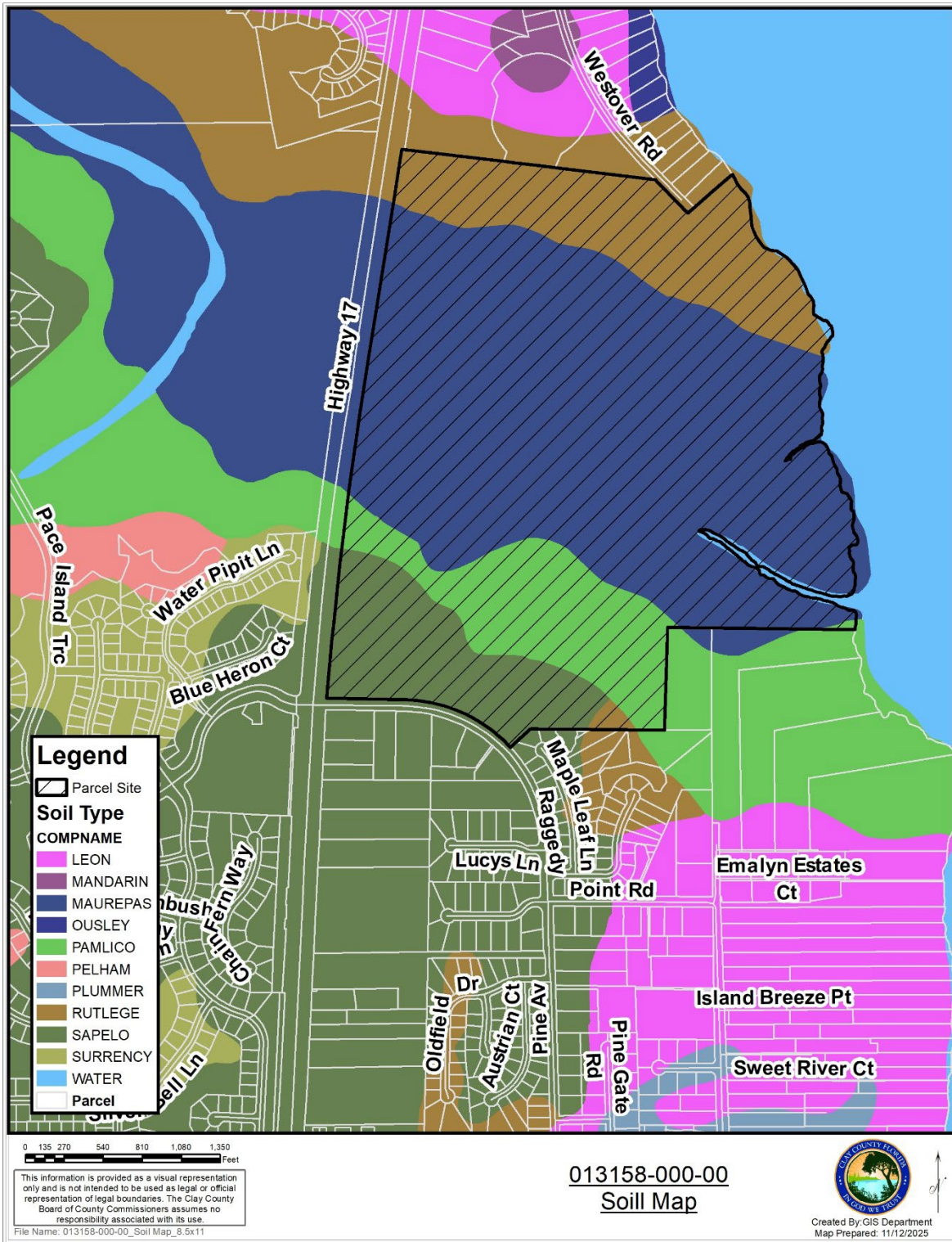


Figure 5 – Flood Zone Map

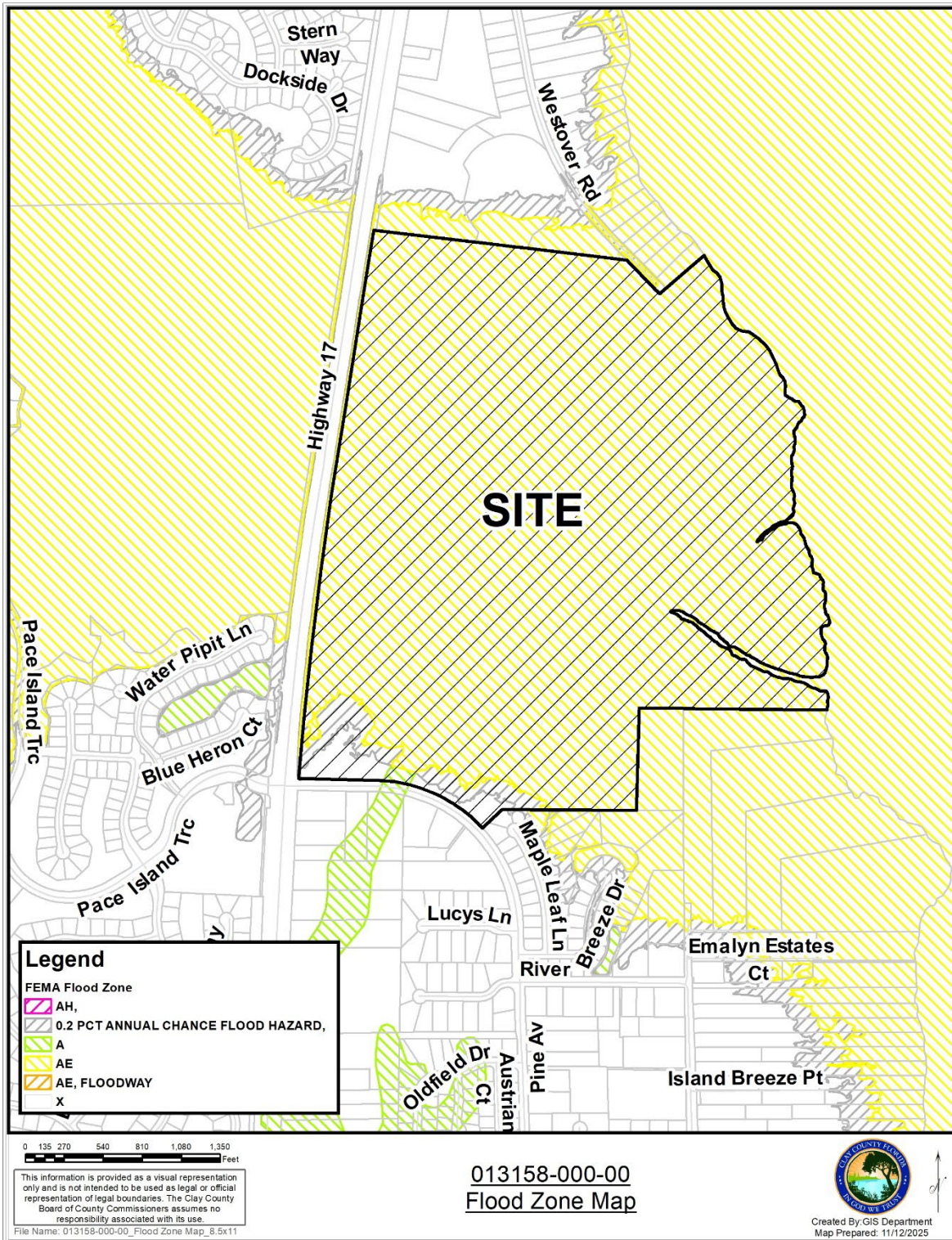


Figure 6 – Topography Map

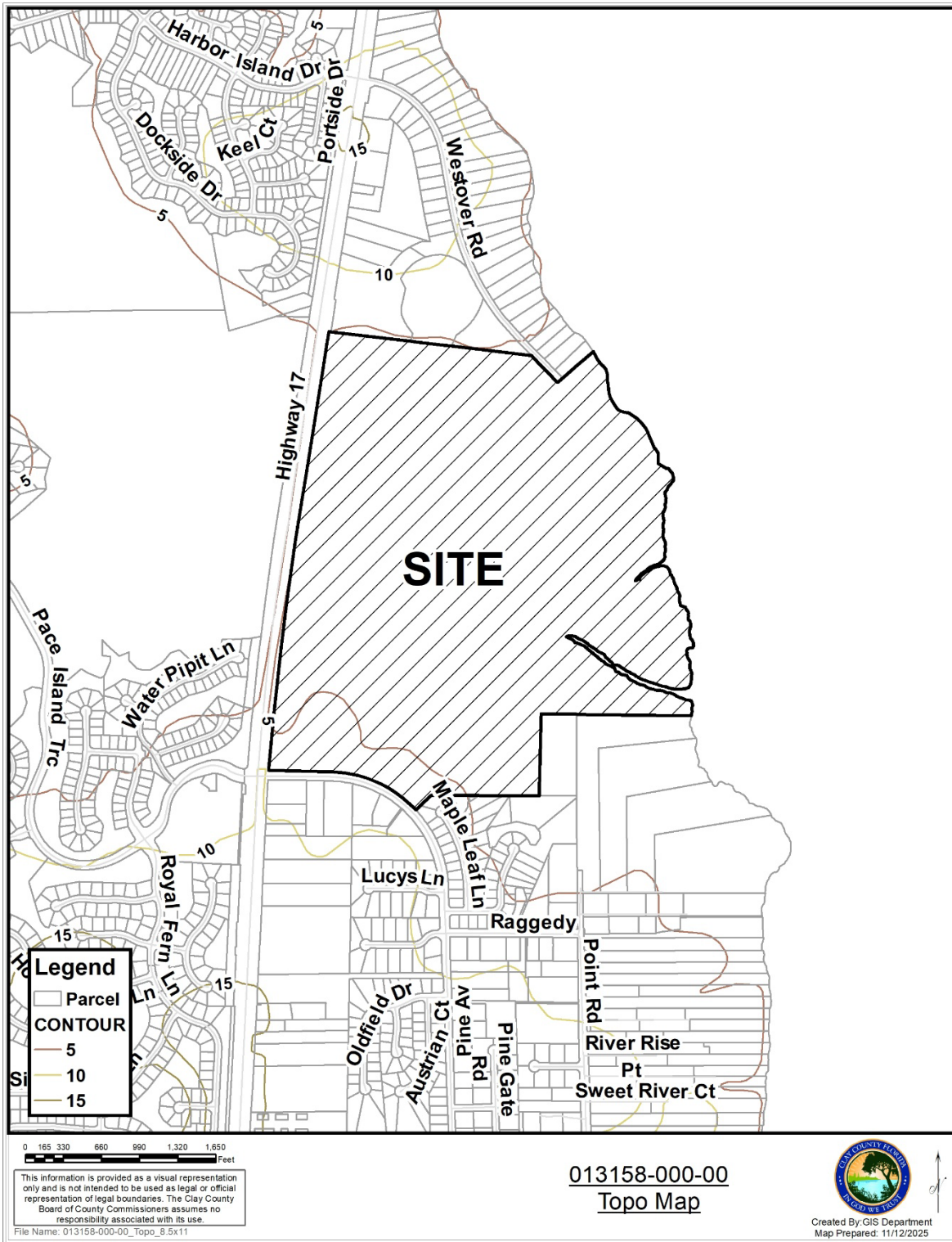


Figure 7 – Habitat Value Map

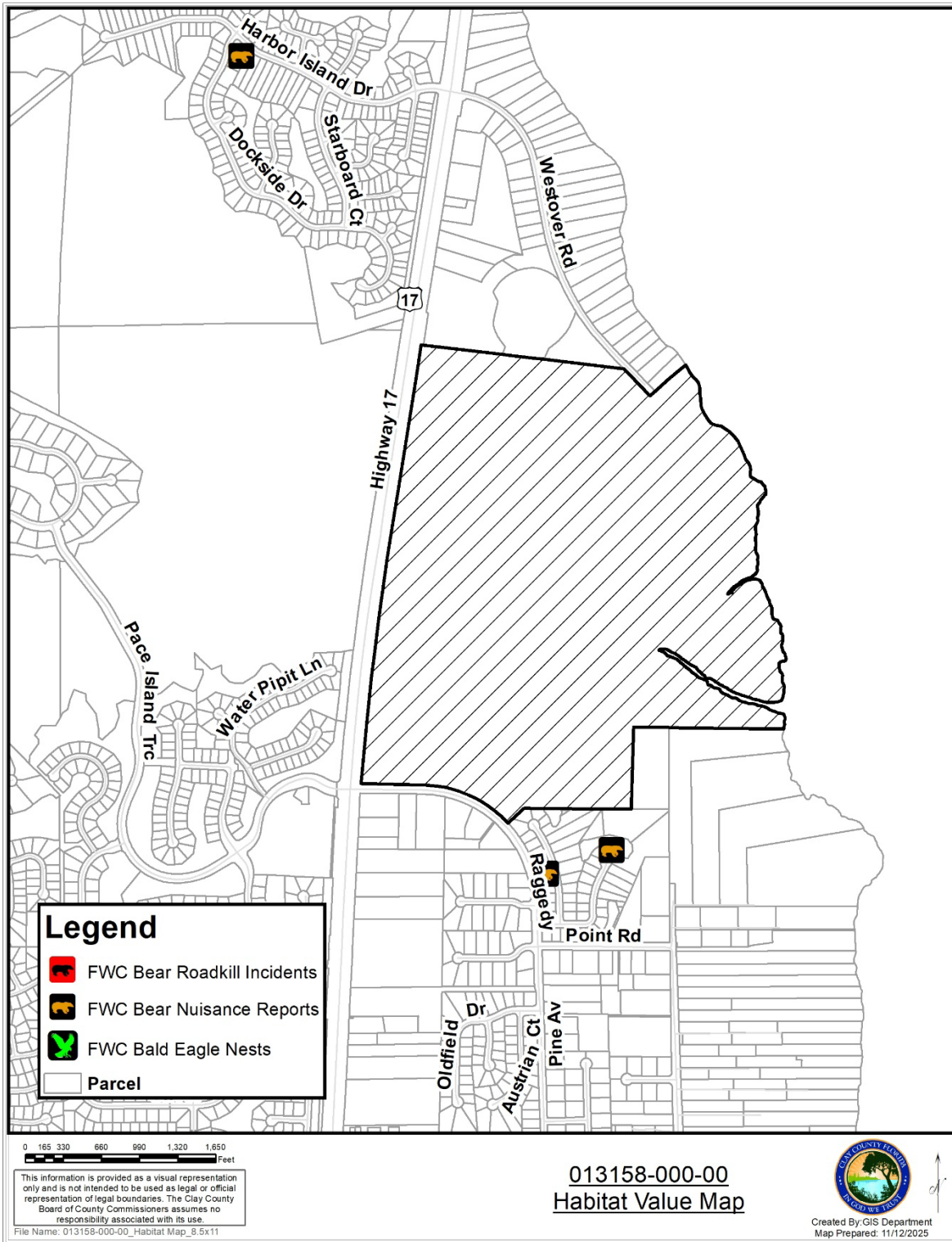
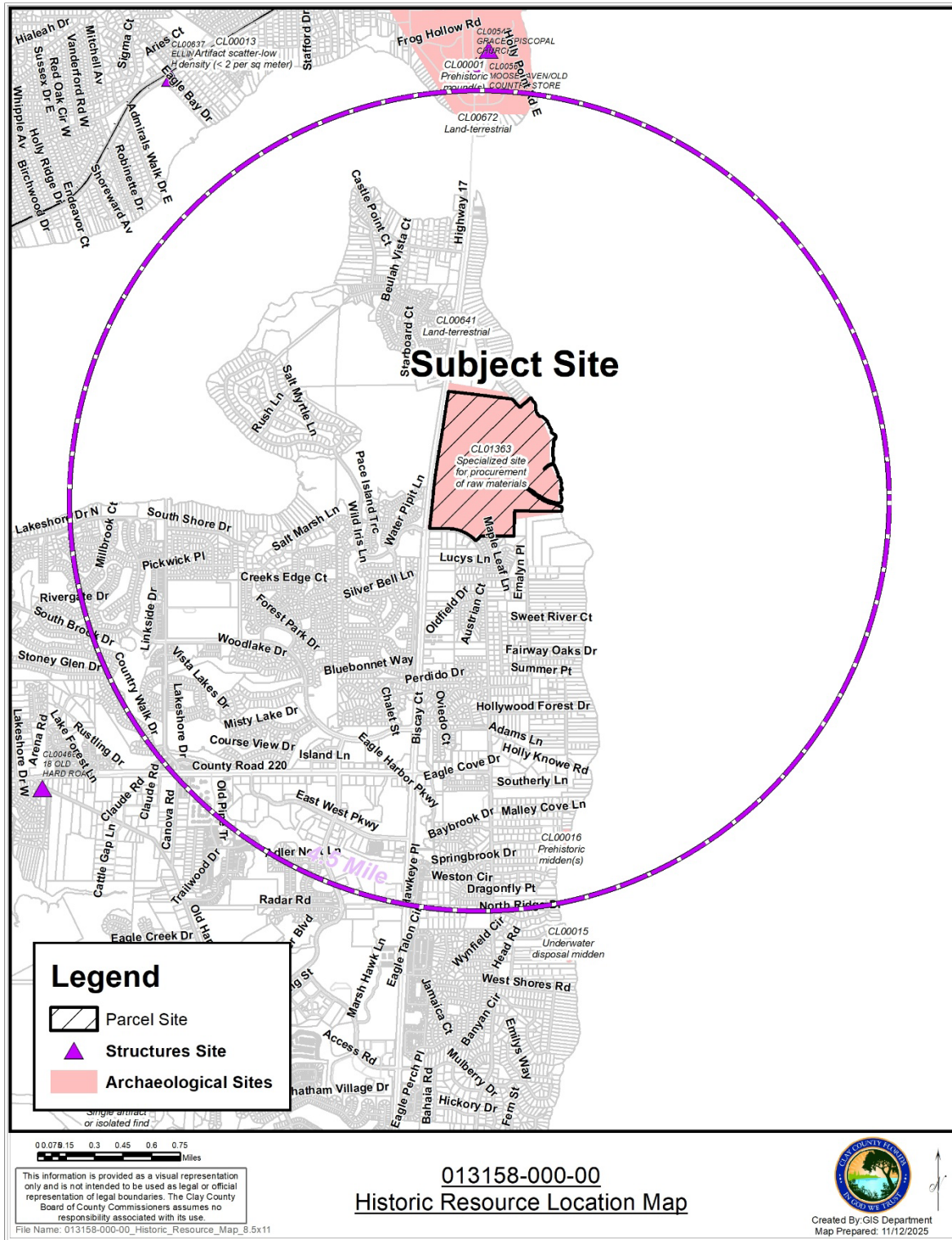


Figure 8 - Historical Resources



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

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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.