



## LAND CONSERVATION COMMITTEE

June 16, 2026

6:00 PM

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

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### Call to Order

### Approval of Minutes

Land Conservation Committee Meeting Minutes May 19, 2026.

### New Business - Nomination Pool Items being considered for the Eligibility Pool

1. LCC Application 2026-10 (Batton Bay Rd)  
85 acre parcel (17-07-25-010633-002-00) lying on the north side of Batton Bay Road at the intersection with Sweet Moody Road.

### Public Comment

### Staff Comments

### 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, June 16 6:00 PM

TO: Land Conservation  
Committee

DATE: 6/10/2026

FROM: Dodie Selig,  
AICP, Chief Planner

SUBJECT: Minutes of the May 19, 2026 meeting.

AGENDA ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Land Conservation Committee Meeting Minutes May 19, 2026.	Backup Material	6/8/2026	Land_Conservation_Committee_May_19__2026dsada.pdf



## LAND CONSERVATION COMMITTEE MEETING MINUTES

May 19, 2026

6:00 PM

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

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### **Call to Order**

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

**Absent:** Heather Nagy - Environmental Seat - Vice-Chairman  
Dr. Craig Price - Agricultural Seat

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

Chairman Matthew Corby led the Pledge of Allegiance.

Chairman Matthew Corby called the meeting to order at 5:01 pm.

### **Approval of Minutes**

Land Conservation Committee Meeting Minutes April 21, 2026

Mark Feagle made a motion for approval of the April 21, 2026 LCC Meeting minutes, seconded by April Thomas, which carried unanimously.

There was no public comment.

### **New Business - Nomination Pool Items**

1. LCC Application 2026-1 (Shedd Rd)  
150+ acre parcel (32-05-26-020981-000-00) lying both north and south of Shedd Rd.

*Item One (1) can be seen at [claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land Conservation Committee](http://claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land%20Conservation%20Committee), beginning at 0:49 and ending at 12:03. Below is a summary of the discussion and vote for this agenda item.*

Chairman Matthew Corby provided an overview and details of the intent and process/procedure,

and opened the floor to begin the discussion of item one (1).

Dodie Selig, Chief Planner, addressed the Committee to provide details and information for LCC Application 2026-1 - Shedd Road as indicated above. Information provided and discussed is attached to the agenda.

Clair Mallard, 1515 Shedd Road, Green Cove Springs, addressed the Committee in favor of the process and touched on some concerns, and suggested utilizing the parcel as a park.

There were questions and discussions regarding the request for the parcel to be conservation easement, clarification of the habitat conservation priority scale, managing the parcel, limitations for conservation easements, utilizing the parcel as a park, benefits from obtaining the parcel and previous vision for the property.

Following all discussions, Mark Feagle made a motion for approval to move the parcel forward, seconded by Randolph Padgett, which carried unanimously.

2. LCC Application 2026-2 (Sunrise Farms Rd)

40 acre portion of a parcel (02-05-24-005927-002-00) on Sunrise Farms Road.

*Item Two (2) can be seen at [claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land Conservation Committee](http://claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land%20Conservation%20Committee), beginning at 12:06 and ending at 21:26. Below is a summary of the discussion and vote for this agenda item.*

Dodie Selig, Chief Planner, addressed the Committee to provide details and information for LCC Application 2026-2 - Sunrise Farms Road, as indicated above. Information provided and discussed is attached to the agenda.

There were comments, questions and discussions amongst the Committee regarding the property being land-locked.

Melvin Fannin, Owner addressed the Committee to provide more details on the parcel and the desire for the request for the parcel to be conservation or simple fee.

The Committee had more questions and discussions with the owner and staff regarding access, location of the parcel for consideration, easement dimensions, and wetlands delineations.

Mark Feagle made a motion for approval to move the parcel forward, seconded by April Thomas, which carried 7-2, with Josh Farley and Cooper Murphy in opposition.

3. LCC Application 2026-4 (Little Bear Properties)

The applicant submitted a nomination form listing 3 parcels of land. All three parcels are included in the attached maps. However only 2 parcels are moving forward at this time.

Two of the parcels (12-05-24-006219-001-00 and 42-05-25-021388-001-00), totaling 26 acres, are owned by Little Bear Properties, LLC and are located on the south side of the South Fork of Black Creek and immediately adjacent on the west side of the Black Creek Ravines Conservation Area. The owner of these 2 parcels has consented to move forward with the conservation program nomination.

The third parcel (13-05-24-021388-178-00), totaling 242.5 acres, is owned by the Ravines Holding Co, LLC and comprises the golf course and recreation areas for the

HOA. Staff have not yet been in contact with this organization and therefore are not providing a recommendation regarding this parcel at this time. Should the property owner decide to move forward with this parcel, staff will bring it to the LCC as a separate application.

On the first two parcels there are opportunities to view wildlife and possibly light recreation such as a boardwalk connection to the Black Creek Ravines Conservation Area trails.

*Item Three (3) can be seen at [claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land Conservation Committee](http://claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land%20Conservation%20Committee), beginning at 21:27 and ending at 44:12. Below is a summary of the discussion and vote for this agenda item.*

Dodie Selig, Chief Planner, addressed the Committee to provide details and information for LCC Application 2026-4 - Little Bear Properties, as indicated above. Information provided and discussed is attached to the agenda.

David Pepper, Owner, addressed the Committee to provide more details and information regarding the submitted application and the parcels' description and location.

There were questions and discussions regarding the location of the easement, program awareness, status of the golf-course, property footage along the waterfront, intent to sell vs. conservation easement, access to the property, purchase for full fee and transition/partner with NFLT, managing the property, consideration to have a county golf-course, listed sell price for 26 acres, existing PUD, ownership of the golf course, uses of the property and partnership possibility.

Christie Hingst made a motion for approval to move forward with the parcel, seconded by April Thomas, which carried 6-3 with Josh Farley, Copper Murphy, and Randolph Padgett in opposition.

There was a brief conversation to clarify the reason for the opposition, partnerships, grant options, duties of the Committee, and ways to increase funding.

#### 4. LCC Application 2026-8 (4334 Gary Rd)

2 parcels (23-06-25-010538-003-00 and 23-06-25-010538-000-00) totaling 104 acres on the north side of Gary Rd.

*Item Four (4) can be seen at [claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land Conservation Committee](http://claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land%20Conservation%20Committee), beginning at 44:13 and ending at 51:40. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, addressed the Committee to provide details and information for LCC Application 2026-8 - 4334 Gary Road, as indicated above. Information provided and discussed is attached to the agenda.

David Burkhalter, Owner, addressed the Committee to provide more details and information regarding the submitted application and the parcels' description and location.

There were questions and discussions regarding management plan, timber placement and cutting, and improvements.

Cooper Murphy made a motion for approval to move the parcel forward, seconded by April Thomas, which carried unanimously.

**Public Comment**

There was no public comment.

**Staff Comments**

*Staff Comments can be seen at [claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land Conservation Committee](http://claycountygov.com/government/clay-county-tv-and-video-archive/committees/Land Conservation Committee), beginning at 52:09 and ending at 58:52. Below is a summary of the discussion.*

Dodie Selig, Chief Planner, provided a summary of the process/procedure for the properties discussed to return to the Committee at the July meeting and mentioned the upcoming parcels to be reviewed by the Committee.

There was a brief conversation to clarify the scoring process, how to provide the information to Ms. Selig, and the timeline for the Committee to receive the staff report and score sheet.

**Adjournment**

Hearing no further business, Chairman Matthew Corby adjourned the meeting at 6:58 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk



Agenda Item  
LAND CONSERVATION COMMITTEE

Clay County Administration Building  
Tuesday, June 16 6:00 PM

TO: Land Conservation Committee

DATE: 6/8/2026

FROM: Dodie Selig, AICP, Chief  
Planner

SUBJECT: 85 acre parcel (17-07-25-010633-002-00) lying on the north side of Batton Bay Road at the intersection with Sweet Moody Road.

AGENDA ITEM TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ 2026-10 - IOR - Batton Bay Rd	Cover Memo	6/9/2026	IOR_2026-10 - _Batton_Bay_Rd.ADA_aw.pdf
▢ 2026-10 - Application - Batton Bay Rd	Backup Material	6/9/2026	2026-10 - _James_Farley - _Batton_Bay_Rd.ADA_aw.pdf
▢ 2026-10 - Aerial - Batton Bay Rd	Backup Material	6/9/2026	Batton_Bay_Rd_- _aerial.ADA_aw.pdf
▢ 2026-10 - applicant photos - Batton Bay Rd	Backup Material	6/9/2026	Batton_Bay_Rd_- _applicant_photos.ADA_aw.pdf



1 **FFCLP – Initial Office Review**

2 **Parcel # 17-07-25-010633-002-00**

3  
4 **Property Information**

<b>Parcel #:</b> 17-07-25-010633-002-00	<b>Parcel Address:</b> 5609 Batton Bay Rd.
<b>Current Land Use:</b> AG (Agriculture)	<b>Current Zoning:</b> AG (Agricultural District)
<b>Total Acres:</b> 85.04	<b>Acres proposed for acquisition:</b> 65
<b>Existing Uses:</b> Timber production, cattle grazing	<b>Located within a moderate/high location on the</b>
<b>Just Market Value:</b> \$867,873 (total parcel)	<b>conservation values heat map:</b> Y (Mostly
	Priority 3 with some 5)

5  
6 **Applicant Information:**

7 **Name:** James Farley **Same as Owner?** Yes

8 **Owner Information:**

**Name:** James M & Jean S Farley Rev Living Trust

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

9  
10 **Primary Conservation Goals:**

Water Quality and Sources Y  
Wildlife Habitat and Connectivity Y  
Forests and Farms Y

**Secondary Conservation Goals:**

Historic and Cultural Resources Y  
Access to Recreation Y  
Flooding Reduction Y

11  
12  
13 **Property Description:**

14 Property is currently used for timber production and cattle grazing, as it has been for centuries. There are  
15 two hammocks and an oak ridge, three stands of planted slash pine plantations each with different age  
16 and maturity. There is a flowing creek (Wolf Branch) with two tributaries which flow into it. The property  
17 is well drained. The creek and tributaries are populated with bay, water oak, sweet gum and cypress  
18 timber. Deer, turkey and gopher tortoises are on the property.

Figure 1 – Location Map

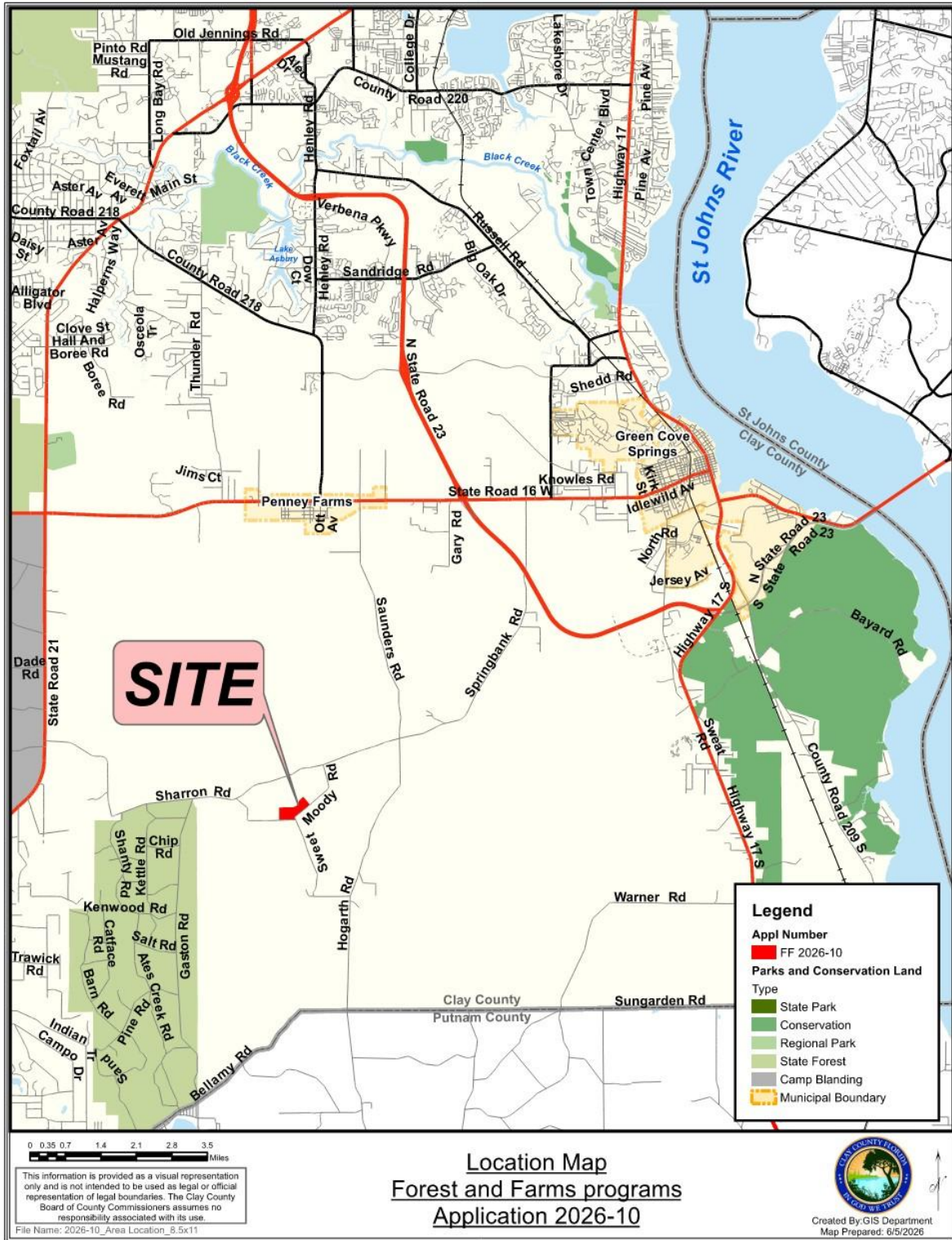
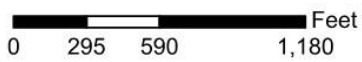
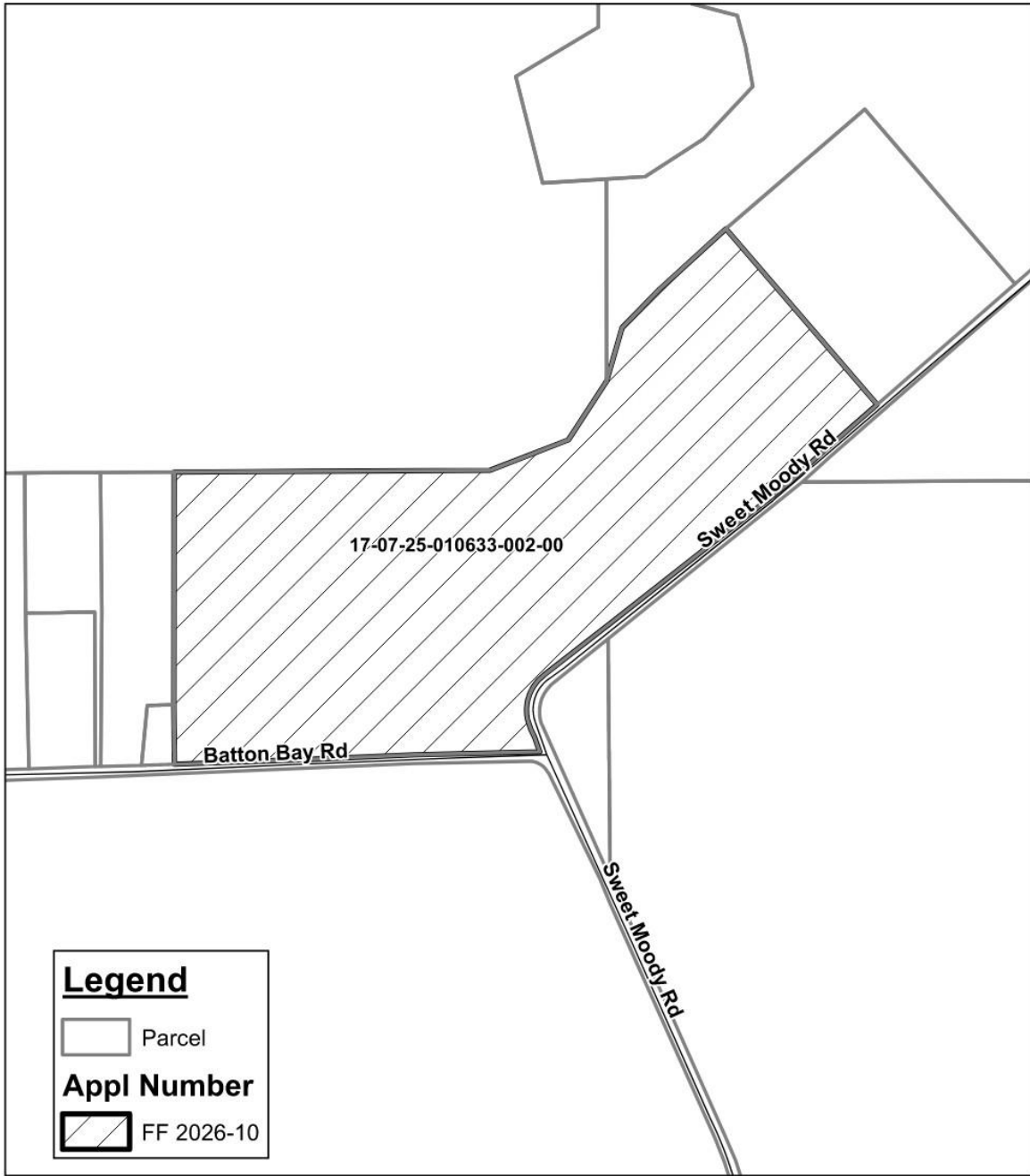


Figure 2 – Parcel Map



**Parcel Location Map  
Forest and Farms programs  
Application 2026-10**



Figure 3 - Aerial Photo

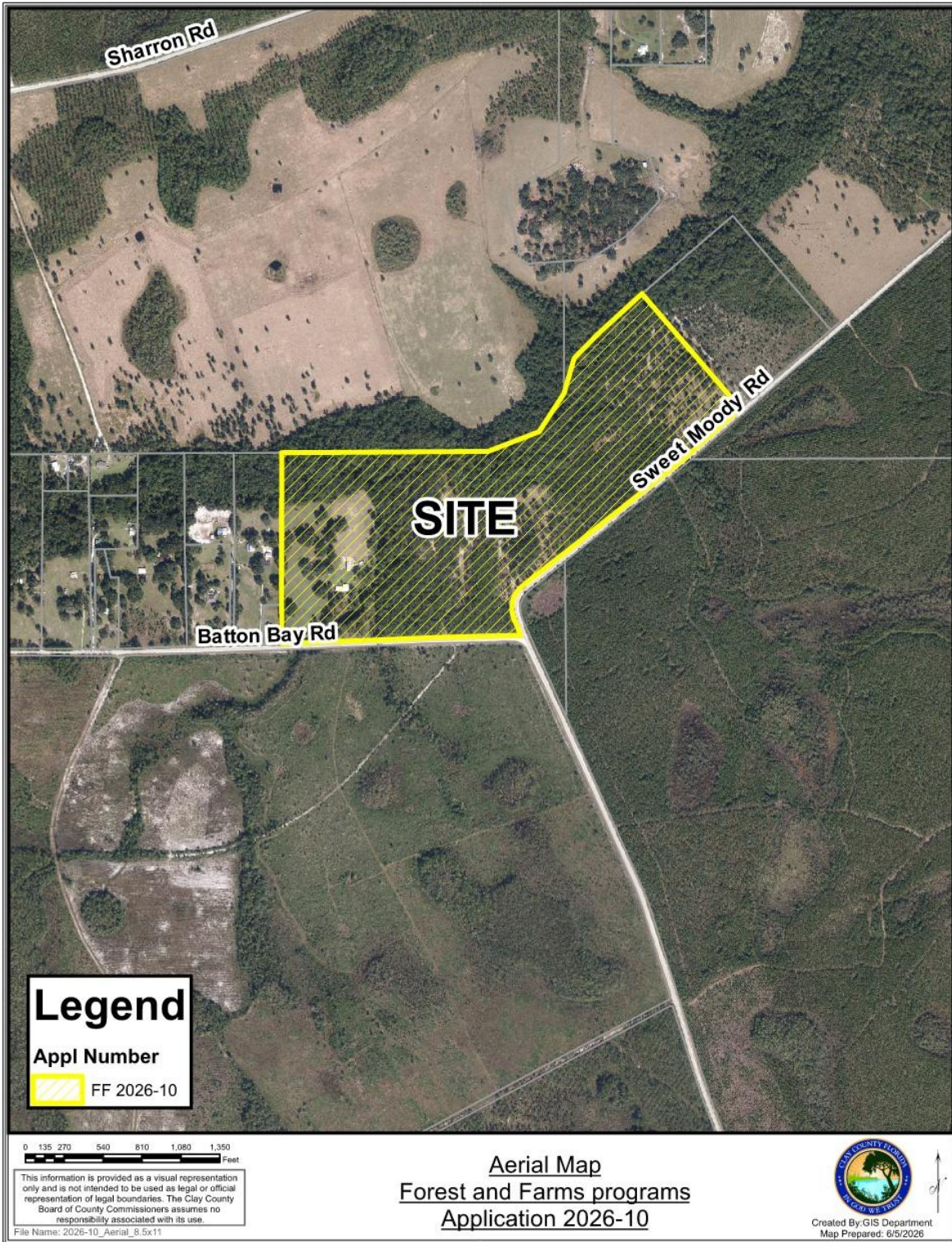


Figure 4 – Soil Map

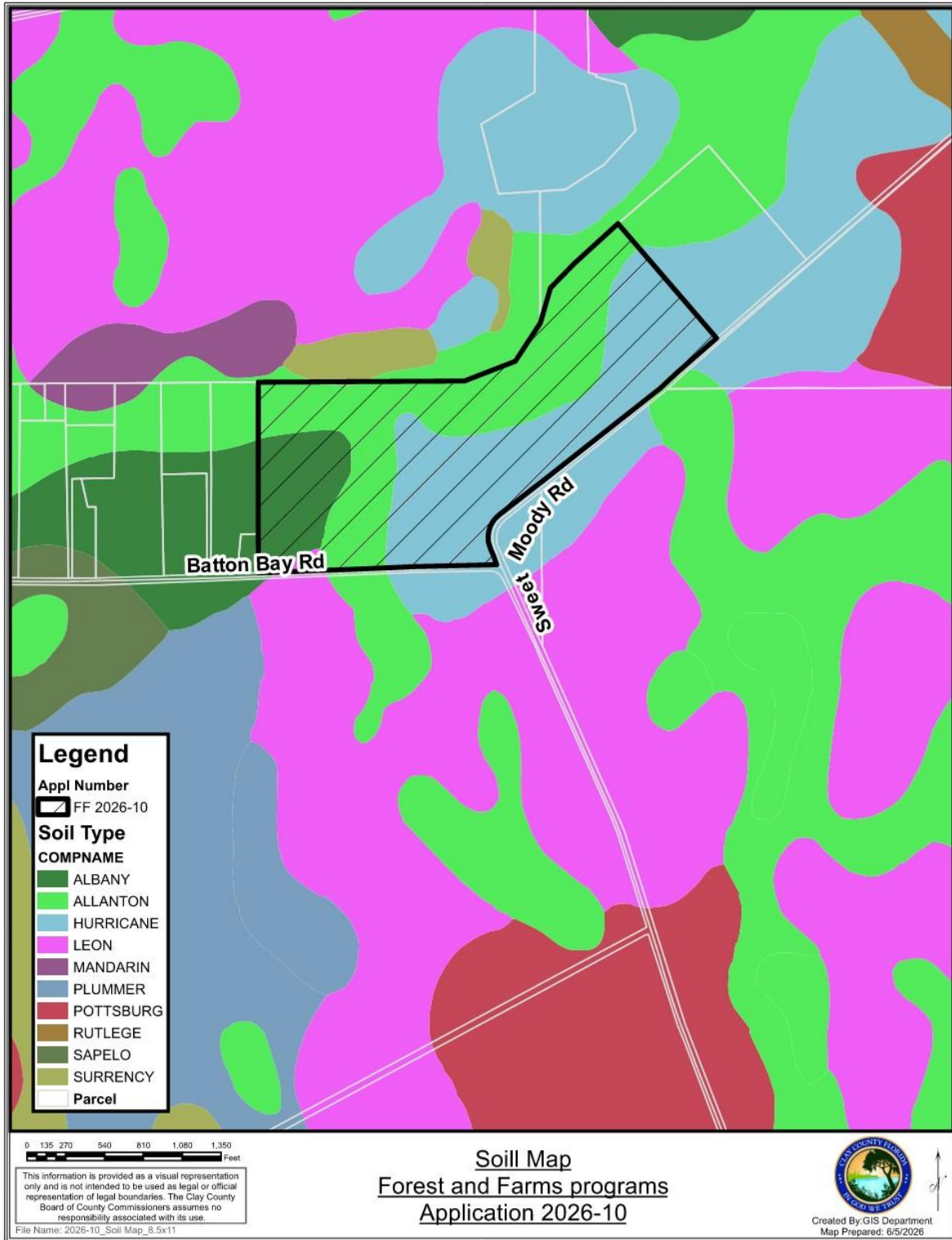


Figure 5 – Flood Zone Map

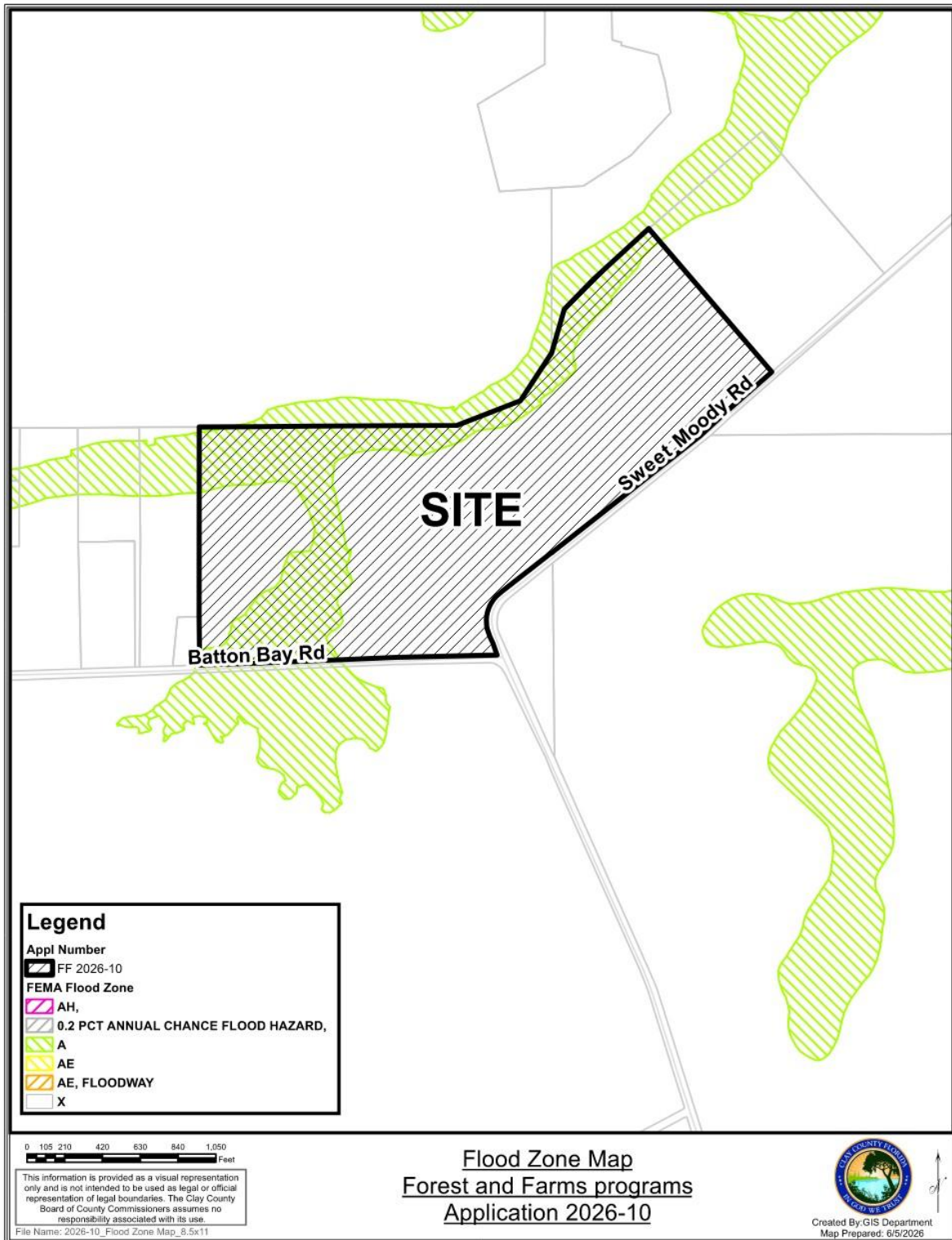


Figure 6 – Topography Map

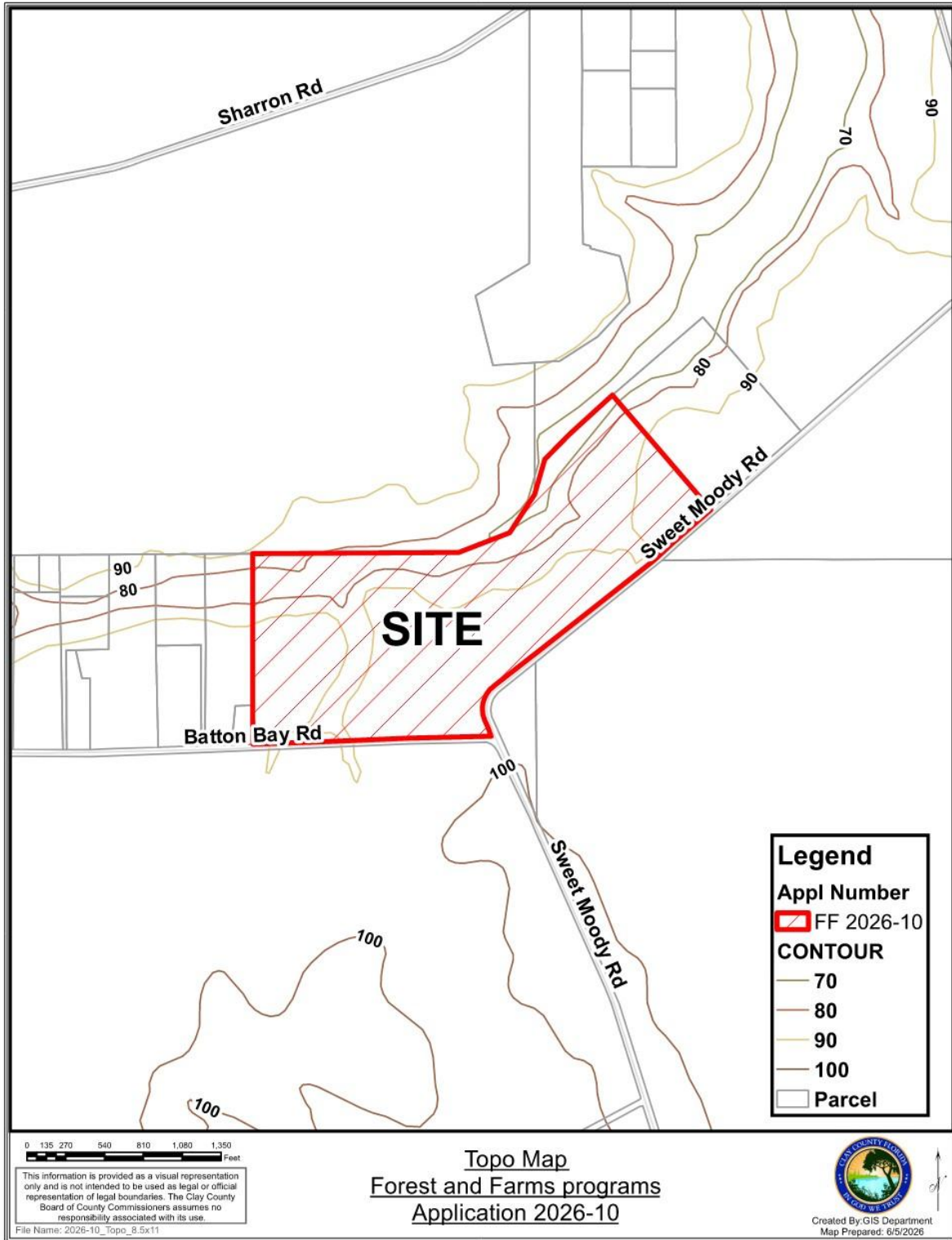


Figure 7 – Habitat Value Map

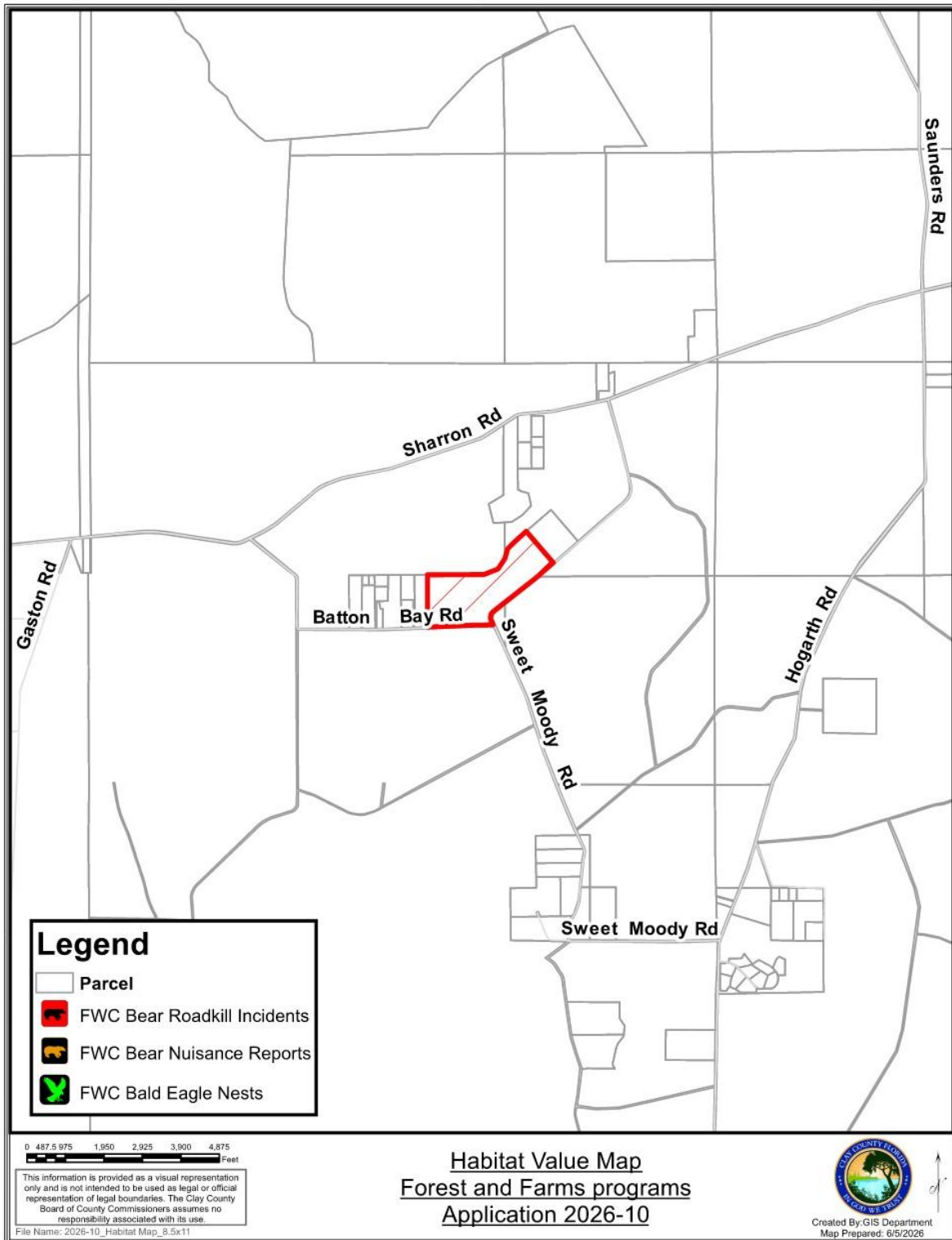
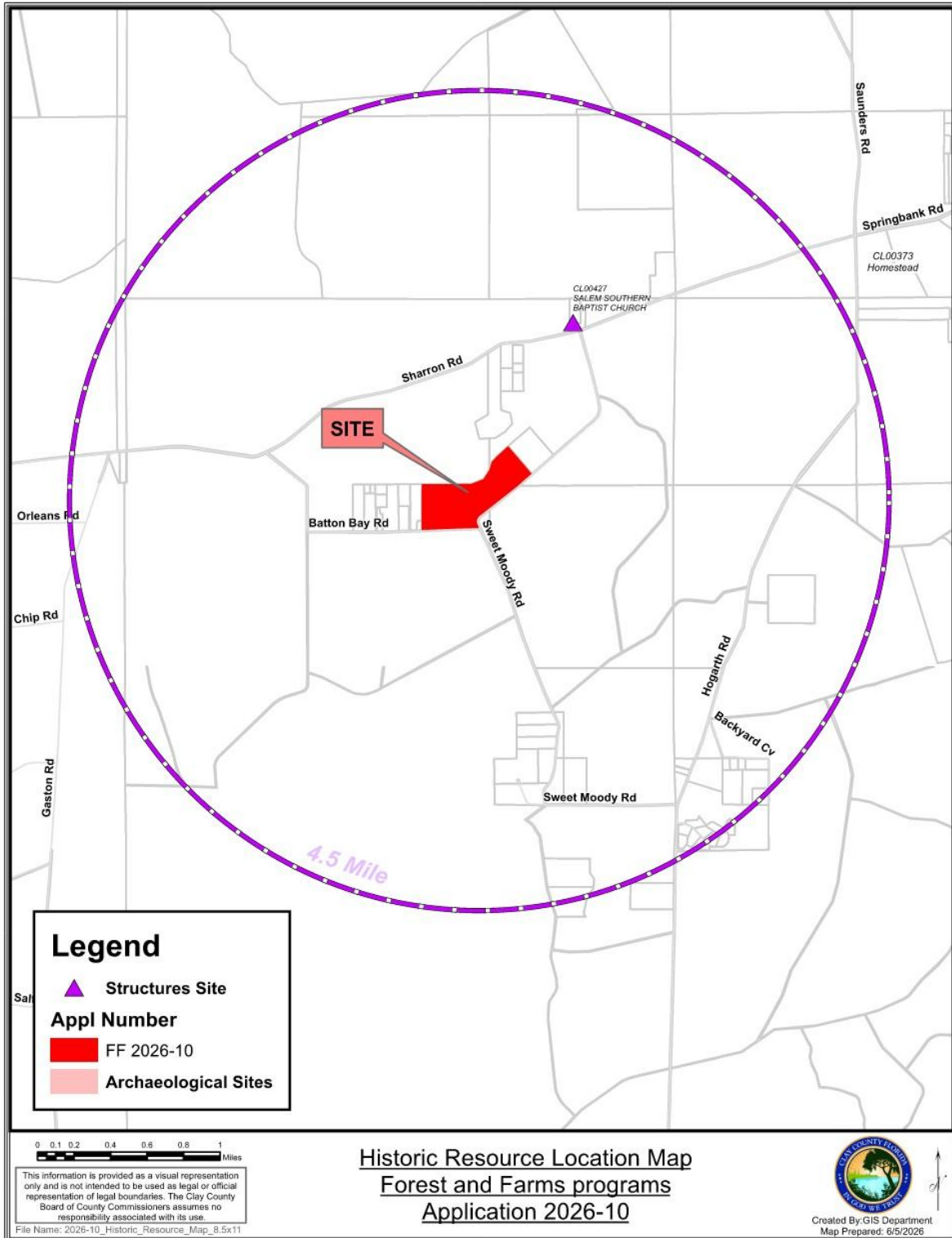


Figure 8 - Historical Resources



36 **Analysis of Surrounding Uses**

37 The adjacent properties are all zoned for Agriculture and are mostly listed for timber use. To the right are  
38 several parcels between 2 and 10 acres with a single-family residential use. Batton Bay Road is a dirt road  
39 and on the other side are several parcels with over 5,000 acres total under a conservation easement dedicated  
40 to the St. Johns River Water Management District. There is a Conservation Overlay on the back portion of  
41 this property.

42

	Owner	Existing Use
North	Joshua C Farley, Amy E Farley	Agriculture, Timber
East	Joshua C Farley, Amy E Farley	Agriculture, Improved Pasture
South	n/a	Batton Bay Road (County owned dirt road)
West	Scot Haynes, Julie Haynes	Single-Family Residential

43

44

45 **Analysis of Proposed Acquisition**

46 Acquisition of the subject parcel would meet the primary conservation goals of water quality and sources,  
47 wildlife habitat and connectivity, and forest and farm preservation. The parcel meets the secondary  
48 conservation goals of potential access to recreation and flooding reduction. Possible environmental hazards  
49 exist on the property due to its historic use as a cattle farm.

50

51 **Staff Recommendation**

52 Staff recommends approval of Parcel #: 17-07-25-010633-002-00.

**Clay County  
Forests and Farms Conservation Lands Program**

Form Received:	Land Acquisition Property Nomination Form	Application Number:

**1 Applicant Information** (The applicant does not have to be the property owner.)

Applicant Name: James M. Farley  
 Street Address: 5609 Batton Bay Rd.  
 City: Green Cove Springs State: FL Zip: 32043  
 Phone: 904-237-8480 Email: farleycattleco@aol.com

Applicant Signature: [Signature] Date: 5-19-26

**2 Property Owner Verification**

Does the Applicant have an ownership interest in the property?  
 Yes  No (If No, skip to #4)

**3 Access Authorization**

By signing below, I as the property owner, authorize County staff to access said property at reasonable hours and upon reasonable notice for the purpose of conducting such review as may be necessary to determine eligibility of the property. (Valid only if owner signs)

Owner's Signature: [Signature] Date: 5-19-26

**4 Property Owner Information**

**5 Owner's Authorized Agent (if applicable)**

Owner Name: <u>James M + Jean Farley Rev. Trust</u>	Agent's Name:
Street Address: <u>5609 Batton Bay Rd.</u>	Street Address:
City: <u>Green Cove Springs</u> State: <u>FL</u> Zip: <u>32043</u>	City: State: Zip:
Phone: <u>904-237-8480</u>	Phone:
Email: <u>farleycattleco@aol.com</u>	Email:

**6 Project Information**

General Location (address, intersection, etc.): 5609 Batton Bay Rd, G.C.S. FL 32043  
 Tax Parcel Number (if known): 170725-010633-002-00  
 Acreage to be considered for acquisition (if less than entire parcel): 65

If this application involves multiple contiguous parcels, please list the additional parcels in the box to the right:

Does the property have a lien or other pertinent title encroachment?  Yes  No

Does the property have a billboard located on site?  Yes  No

Briefly describe this parcel's environmental features, ecological significance, scenic beauty, wildlife habitat, and any negatives associated with the parcel, such as the presence of hazardous waste, exotic species of plants or animals, etc. Feel free to attach up to 10 pages of additional information, including pictures, illustrating why this site is suitable for acquisition by Clay County.

*see attached page*

Proposed Purchase Type:  Conservation Easement - or -  Full Fee Purchase

Committed Match\* Funding Available?  Yes  No      Committed Match Funding Amount: \$      Match Funding Source:

\* Committed Match: Funds are available and have been committed to this project.

As the landowner, are you willing to donate a portion of the value of the Property Sale or Conservation Easement Value?  Yes  No

What amount are you seeking in the sale? \$ negotiable (Staff will compare this amount to the property tax appraised value)

# FARLEY CATTLE COMPANY

P.O. BOX 937

PENNEY FARMS, FLORIDA 32079

Phone: (904) 284-5010

Fax: (904) 284-2299

The physical description of the property is 65 acres of the 85 acre parcel and is solely owned by James and Jean Farley.

The property includes two hammocks and an oak ridge, three stands of planted slash pine plantations each with different age and maturity. Also on the property is a flowing creek (Wolf Branch) with two tributaries which flow into it. The property is well drained. The creek and tributaries are populated with bay, water oak, sweet gum and cypress timber. Deer, turkey and gopher tortoises abound on the property.

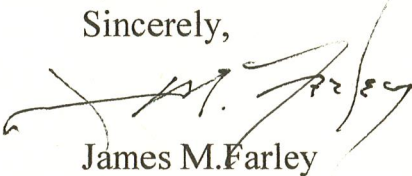
This pristine property also has the historic site location of a rail stop with the visible site of the railroad tram when the train ran from Green Cove Springs to Melrose in the early days (Circa 1883 here at Sharon, Florida and Melrose in 1891). The location of the rail stop is marked by a tall cabbage palm which still stands.

The land is now and has been for centuries utilized for timber production and cattle grazing.

The purpose of our request is to preserve the property and to protect it from future development and leave a portion of Clay County in the appearance of what it was once like.

Over the past 50 years I have leased thousands of acres throughout Clay County for cattle grazing that are now covered by houses. When I am no longer living I would like to have preserved this property "the way it was".

Sincerely,



James M. Farley

JIM & JEAN FARLEY  
5609 BATTON BAY RD  
GREEN CUBE SPAS, FL. 32043

6.5 ACRE  
PARCEL

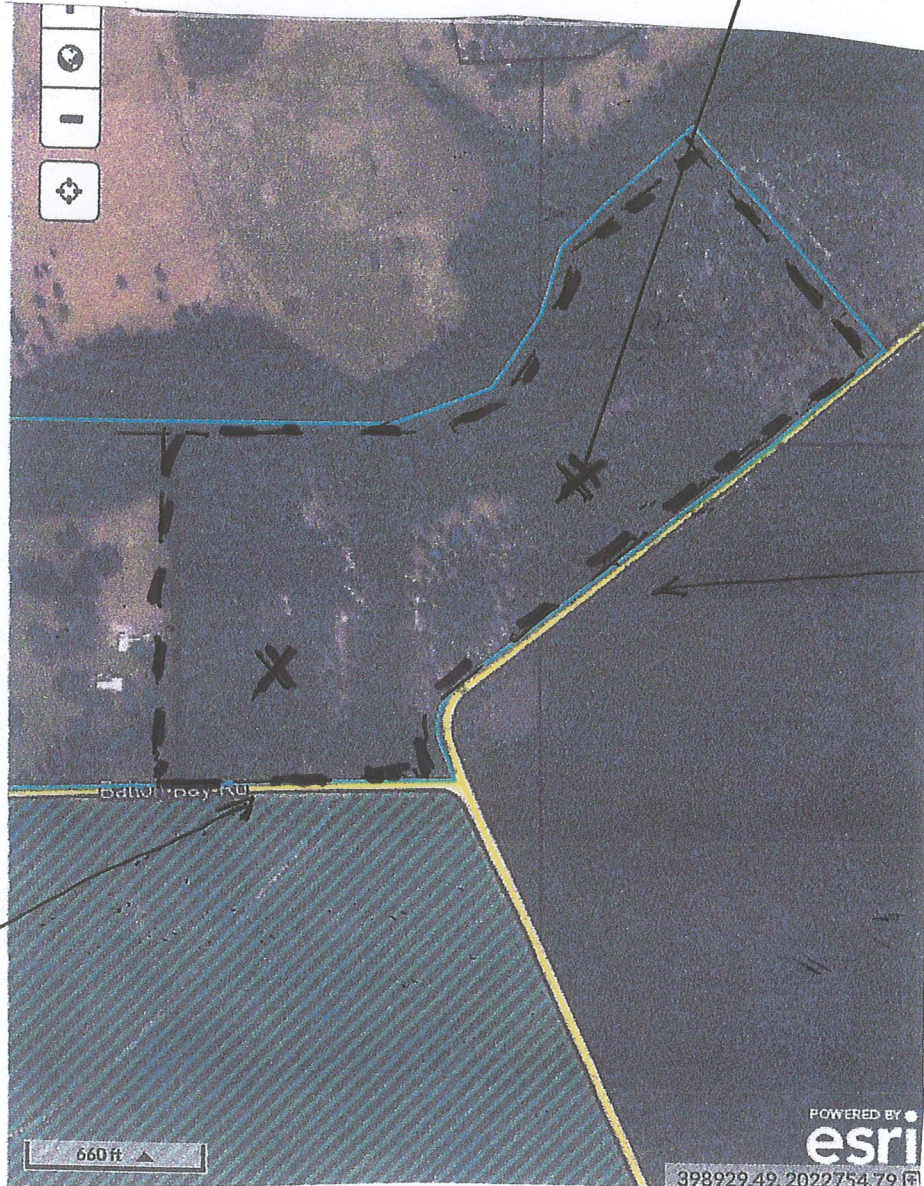
N

W

E

SWEET MADDY R

BATTON BAY RD



S

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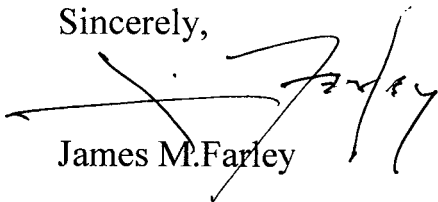
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Over the past 50 years I have leased thousands of acres throughout Clay County for cattle grazing that are now covered by houses. When I am no longer living I would like to have preserved this property "the way it was".

Sincerely,



James M. Farley

**Clay County**  
**Forests and Farms Conservation Lands Program**

Form Received:	<b>Land Acquisition Property Nomination Form</b>	Application Number:
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**1 Applicant Information** (The applicant does not have to be the property owner.)

Applicant Name: James M. Farley  
 Street Address: 5609 Patton Bay Rd.  
 City: Green Cove Springs State: FL Zip: 32043  
 Phone: 904-237-8480 Email: farleycattleco@aol.com

Applicant Signature: [Signature] Date: 5-19-26

**2 Property Owner Verification**

Does the Applicant have an ownership interest in the property?  
 Yes  No (If No, skip to #4)

**3 Access Authorization**

By signing below, I as the property owner, authorize County staff to access said property at reasonable hours and upon reasonable notice for the purpose of conducting such review as may be necessary to determine eligibility of the property. (Valid only if owner signs)

Owner's Signature: [Signature] Date: 5-19-26

<b>4 Property Owner Information</b>	<b>5 Owner's Authorized Agent (if applicable)</b>
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Owner Name: <u>James M + Jean Farley Rev. Trust</u>	Agent's Name:
Street Address: <u>5609 Patton Bay Rd.</u>	Street Address:
City: <u>Green Cove Springs</u> State: <u>FL</u> Zip: <u>32043</u>	City: _____ State: _____ Zip: _____
Phone: <u>904-237-8480</u>	Phone:
Email: <u>farleycattleco@aol.com</u>	Email:

**6 Project Information**

General Location (address, intersection, etc.): 5609 Patton Bay Rd, G.C.S. FL 32043  
 Tax Parcel Number (if known): 170725-010633-002-00  
 Acreage to be considered for acquisition (if less than entire parcel): 65

If this application involves multiple contiguous parcels, please list the additional parcels in the box to the right:

Does the property have a lien or other pertinent title encroachment?  Yes  No

Does the property have a billboard located on site?  Yes  No

Briefly describe this parcel's environmental features, ecological significance, scenic beauty, wildlife habitat, and any negatives associated with the parcel, such as the presence of hazardous waste, exotic species of plants or animals, etc. Feel free to attach up to 10 pages of additional information, including pictures, illustrating why this site is suitable for acquisition by Clay County.

see attached page

Proposed Purchase Type:  Conservation Easement - or -  Full Fee Purchase

Committed Match\* Funding Available?  Yes  No

Committed Match Funding Amount: \$ \_\_\_\_\_ Match Funding Source: \_\_\_\_\_

\* Committed Match: Funds are available and have been committed to this project.

As the landowner, are you willing to donate a portion of the value of the Property Sale or Conservation Easement Value?  Yes  No

What amount are you seeking in the sale? \$ \_\_\_\_\_ (Staff will compare this amount to the property tax appraised value)

Negotiable









