



## 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

### **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%20Conservation%20Committee), 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

  
\_\_\_\_\_  
Recording Deputy Clerk