



**Land Acquisition and Management Program (LAMP) Conservation Board
Conceptual Management Plan**

Property Name:	Matanzas Estuary Buffer (St. Augustine Shores Blvd-Deltona Corporation)
Parcel Number:	284195-0002 (multiple vacant lots and open space/wetland tracts)
Address:	South side of Shores Blvd. (St. Augustine Shores PUD- Unit 7)
Property Description:	Located along the western bank of the Matanzas River. St. Augustine Shores PUD Unit 7 Blocks 208-213 and adjacent open space tracts. Final Development Plan in Resolution 1988-183. Perimeter buffer/Open Space/Wetland/Park Site tracts: C (CE)-10.5 ac, D-1 ac, E 0.28 ac, F-0.09 ac, K-0.23 ac, L-0.14 ac, M (CE)- 12.11 ac, N-0.29 ac, Q-0.16 ac, AA-14.3 ac, BB-10.3 ac, CC-23.8 ac, W-17 ac, X- 6.1 ac, Y- 4.1, Z-14 ac. Modification of the PUD required for public use. Located within NE FL Blueway Corridor. Contains Xeric Hammock Natural Communities Habitat, pine flatwoods, wet flatwoods and salt marsh areas. The property is mostly vacant and forested, except along the northern property line where there is an existing 0.6 acre area that includes a driveway, parking area and previous sales structure. Per the owner, structure will be demolished, leaving the driveway. Property is adjacent to the SJRWMD Moses Creek Conservation Area along the southern property line. Applicant stated that the property is the last vested residential development parcel on the marshfront/Intracoastal Waterway and is a unique property with one mile of marshfront.
Purpose/Goals of Acquisition:	Preservation of natural forested habitat that includes mixed hardwood wetlands, salt marsh, xeric hammock, sand pine scrub, pine flatwoods, wet flatwoods. Preservation of habitat for various listed species include indigo snake, gopher tortoise, various wading birds, bald eagle and the Florida black bear. Management of the property to maintain integrity of existing ecology. Resiliency benefits for surrounding residential communities by preservation of natural hydrology, buffer for storm events and areas for salt marsh migration. Providing passive recreational activities including hiking, biking and wildlife observation.
Management Objectives and Methods:	Native ecosystem protection and restoration via invasive exotic plant treatment, prescribed fire Outdoor resource-based recreation: trail creation and maintenance, possible waterway access Cultural resource management
Proposed Infrastructure/Improvements:	Trails Parking/access improvements Kiosks, interpretive/educational signage Potential water access Perimeter fencing Perimeter firebreaks
Additional Information and Justifications:	Resiliency for flooding and storm events. Existing small parking area is located along Shores Blvd. at the northern property line. Bald eagle nest SJ-16 recorded at the northeastern corner of the property. Land Development code 4.01.10 contains eagle nest protections. Potential for prescribed burning efforts to be coordinated through FFS and/or SJRWMD.



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Property Name:	Bailey Ranch Preserve at Julington Creek - Bishop Estates Road
Parcel Number:	005780-0010, 005790-0000, 006250-0000, 006260-0000, 249204-1005
Address:	2202 Bishop Estates Road- St. Johns (NW Sector)
Property Description:	2147 & 2177 Bishop Estates are existing residential lots located on Julington Creek, 2202 Bishop Estates is a 67 acre working ranch with existing homestead and various residential and ranch structures. Portions of the property are forested, contain a mature live oak/pine canopy and a majority of the property is open ranch land. The eastern perimeter of the property is adjacent to Flora Branch, a tributary of Julington Creek. The property is also surrounded by the Julington Creek Plantation residential subdivision.
Purpose/Goals of Acquisition:	Preservation of open space and trees, and various passive recreational activities and features could be proposed through LAMP acquisition. These parcels would provide waterway access and greenspace and working ranchland for various passive recreational uses. Purchase of this land would allow the County to provide a true Nature/Waterway education center by renovating existing structures on the site.
Management Objectives and Methods:	Maintain/renovate structures for education/recreation Public access, educational and recreational opportunities Recreational programming provided may include but is not limited to: equine therapy, horseback riding and lessons, therapeutic gardening, retreat facility, camping, artist in residence, internships, camps and a ropes course. Emphasis on sustainability in all programming and facilities
Proposed Infrastructure/Improvements:	Access from Bishop Estates Road, Parking Improvements, Walkover or Access to Julington Creek lots, Covered Arena (potentially with solar power for sustainable power for the entire ranch), pavilions, drainage improvements, septic to sewer and waterway access with a small kayak/canoe launch along Julington Creek or Flora Branch creek.
Additional Information and Justifications:	The Bailey family is willing to donate 50% of the appraised land value as a match for the project. For example, if the land appraises at \$20 million, they agree to a \$10 million sales price. The project can be split into several phases for purposes of grant acquisition. A proposed first phase would include the front pasture land along Bishop Estates Road, the wetlands that connect to Florabranh Creek, and the large pasture which includes 2 barns and training/pasture areas. Phase 2 could include the 10 acre parcel which includes the main farmhouse, and the two Julington Creek lots. The family is willing to accept payment over a number of years. The Family requests a life estate for Sarah Bailey. All funds generated by operation of the ranch as it transitions from private to public ownership will be reinvested in the ranch. During this time, some of the private uses of long term boarding of horses and storage of private trailers will be phased out. If a lump sum purchase is chosen for acquisition, the Bailey family will establish an endowment to operate and fund improvements to the ranch. They would support a non-profit partnership (Parks Foundation or Bailey Family Foundation) with the county for management of the site. Management of the site will require a live-on manager. There is an existing partnership with a non-profit equine therapy program- Horse Sense and Sensitivity- which would be incorporated into the management plan for the site. There is an existing easement agreement within the buffer between the ranch and the Julington Creek Plantation CDD which is used for trails.



Land Acquisition & Management Program

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Property Name:	5960 Don Manuel Road
Parcel Number:	033120-0000
Address:	5960 Don Manuel Road
Property Description:	7 acre vacant forested property located at the western end of Don Manuel Rd. off CR 13 South. No current access. Adjacent to the Deep Creek Conservation Area (SJRWMD) to the west, south of the SJC Deep Creek ROMA Floyd Preservation Tract, agricultural fields to the south and existing residential to the east along Don Manuel Rd.
Purpose/Goals of Acquisition:	Located within the Florida Forever St. Johns River Blueway Corridor. Proposed use for the LAMP Program would be to add to an existing and adjacent conservation corridor.
Management Objectives and Methods:	Monitoring with annual inspections. Invasive species treatment as needed.
Proposed Infrastructure/Improvements:	No Infrastructure proposed.
Additional Information and Justifications:	Preservation of ~6.3 acres mixed hardwood wetlands associated with the floodplain of Moccasin Branch and adjacent ~0.8 acres of upland mesic flatwoods in a natural condition. Preservation of habitat that supports the wood stork, black bear, gopher tortoise and various listed wading birds that utilize the wetland area.



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Property Name:	South Matanzas Inlet - 8805 A1A South
Parcel Number:	189230-0000
Address:	8805 A1A South
Property Description:	Located along Scenic and Historic A1A and the southern bank of the Matanzas Inlet, the 0.47 acre property is currently a vacant non-forested property with a previously commercial use as a restaurant. Little to no vegetation is present and a rock revetment exists along the waterfront.
Purpose/Goals of Acquisition:	The property would be preserved to create a small public access passive park for scenic views of the Matanzas Inlet. Increasing property resiliency and preventing development in high hazard areas. All infrastructure and management should consider flooding, wind and storm surge risks and prioritize resilience.
Management Objectives and Methods:	Maintain public access for passive recreational uses, including a picnic area and scenic views of the Matanzas Inlet Historic/cultural site interpretation Archaeological management considerations: This site is located within a recorded archeological site. Any ground disturbance should be under the supervision of a historic resource consultant.
Proposed Infrastructure/Improvements:	Small parking area with enough spaces to accommodate users of the site Installation of picnic area, pavilions and benches Installation of a kiosk and/or educational and interpretive signage, including site-specific archeological information from the Florida Master Site File and historical events associated with the Matanzas Inlet and Fort Matanzas National Monument
Additional Information and Justifications:	Adjacent landowner to the west requests that the County prohibit access along portions of the rock revetment along the waterfront as it is considered mostly in private ownership and to consider public hours of use as it related to any impacts to the adjacent residential lots. Property is located within the South Anastasia Overlay District, future plans may require a public hearing before the South Anastasia Design Review Board (SADRB) for design approval, if buildings are proposed consistent with section 3.07.00 of the land development code.