

ITEM 19:

Vote on whether to amend the Northeast Florida Blueway Florida Forever project boundary to add 21 parcels totaling ±350.22 acres in St. Johns County with a tax assessed value of \$92,541.

LOCATION:

St. Johns County

DIVISION OF STATE LANDS STAFF REMARKS:

The Thompson Properties amendment, proposed by The North Florida Land Trust, adds 21 parcels in St. Johns County totaling ±350.22 acres to the Northeast Florida Blueway Florida Forever project. The parcels are owned by TYD of St. Augustine LLC, Thompson Brothers Realty Inc, Allen Judith Zane Revocable Trust, and Bailey Leftover Lands LLC. The landowners have been contacted and are willing sellers. The parcels have a combined tax assessed value of \$92,541 and are proposed for fee-simple acquisition. If acquired, the property would be managed by the City of St. Augustine.

The proposed addition is located approximately 2 miles from St. Augustine Beach and Anastasia State Park. The proposal is adjacent to the Northeast Florida Blueway Florida Forever project, Fish Island Park, and Fish Island Conservation Easement held by the North Florida Land Trust. The property is adjacent to the Matanzas River and its estuarine system, which is a part of the Atlantic Intracoastal Waterway. The site is comprised of coastal salt marshes, tidal wetlands, mangrove swamp, and submerged lands. The site lies within a region in which the Florida Fish and Wildlife Conservation Commission classifies the Florida black bear (*Ursus americanus floridanus*) as common. If acquired, the property would contribute to the protection of estuarine resources along the Matanzas River and would increase the number of conservation lands protecting the Atlantic Intracoastal Waterway.

The proposal meets the criteria to be submitted as a boundary amendment. The property has a tax assessed value of less than \$5 million. The proposal area should be designated as essential.

Project History:

The Northeast Florida Blueway Florida Forever project in Duval, Flagler and St. Johns counties was added to the Priority List in 2001. The project will protect and maintain shoreline plant communities on the Tolomato and Matanzas rivers, benefiting the endangered Florida manatee (*Trichechus manatus latirostris*) by connecting existing natural areas and greenspace to form a conservation lands corridor along portions of both rivers and the Intracoastal Waterway. The project will support recreational trail connectivity and contribute to ongoing efforts to protect and restore the region's land and water.

The Northeast Florida Blueway Florida Forever project includes 16,454 acres with 4,656 acres remaining and is ranked number three in the Climate Change Lands category on the 2026 Florida Forever Priority List. The tax assessed value for the remaining acres to be acquired in this project per property appraiser information (2025) is \$335,788,388.

Florida Natural Areas Inventory Review:

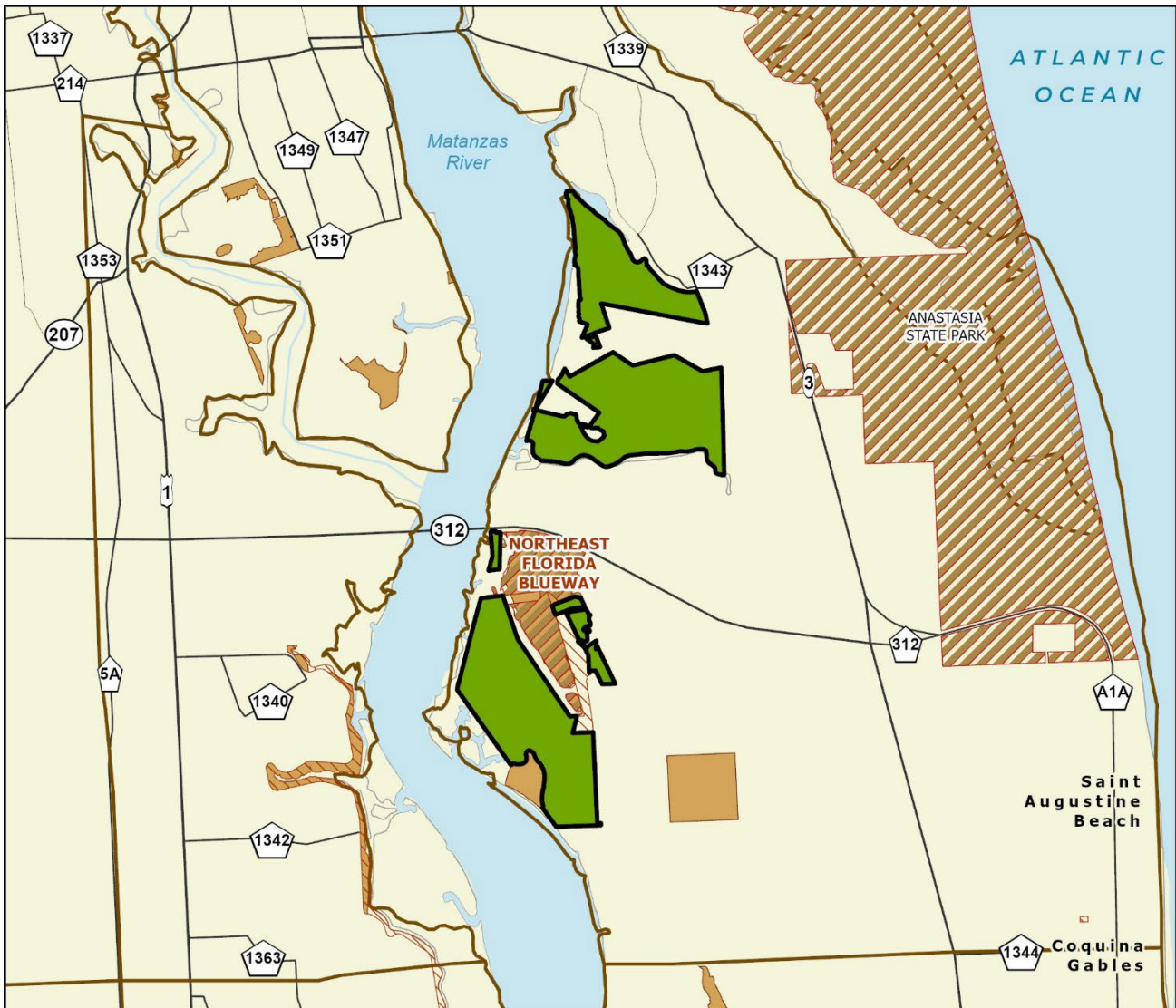
According to the Florida Natural Areas Inventory, 94% of the site contributes to Natural Floodplain Function (mostly Priority 4), Surface Water Protection (mainly Priority 1), Habitat Conservation Priorities (mainly Priority 5), and Functional Wetlands (mostly Priority 4). Additionally, 97% of the site contributes to Ecological Greenways (Priority 5) and 90% contributes to Fragile Coastal Resources (Coastal Wetlands). There are two documented archaeological/historical sites within the proposal area.

DIVISION OF STATE LANDS STAFF RECOMMENDATION:

Vote on the proposed boundary amendment.

ACQUISITION AND RESTORATION COUNCIL RECOMMENDATION:

	Watts	DHR	FFS	Griner	DEP	FWC	Palmer	Peppers	Gamblin	Select
Project										
Northeast Florida Blueway: Thompson Properties										



NORTHEAST FLORIDA BLUEWAY FLORIDA FOREVER PROJECT THOMPSON PROPERTIES BOUNDARY AMENDMENT

ST. JOHNS COUNTY

- Florida Forever Proposed Addition
- Florida Forever BOT Projects
- State Conservation Lands
- Other Conservation Lands



0 1 2 Miles



MAP BY FL NATURAL AREAS INVENTORY AUGUST 2026

NORTHEAST FLORIDA BLUEWAY FLORIDA FOREVER PROJECT THOMPSON PROPERTIES BOUNDARY AMENDMENT

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF AUGUST 2026



Map Produced by: FL Natural Areas Inventory, N. Pasco, August 2026

Background: ESRI World Imagery



- Florida Forever Proposed Addition
- Florida Forever BOT Projects
- Existing State Conservation Lands
- Existing Local Conservation Lands
- Existing Private Conservation Lands



0 0.5 1 2
Miles

Item 19: Northeast Florida Blueway Boundary Amendment: Thompson

Northeast Florida Blueway (Thompson Properties): Florida Forever Measures Evaluation 20260817

GIS ACRES = 334

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	1	< 1%
Total Acres	1	< 1%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	302	90%
Priority 6	12	3%
Total Acres	313	94%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	325	97%
Total Acres	325	97%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	22	6%
Priority 3	105	31%
Priority 4	146	44%
Priority 5	41	12%
Priority 6	0	0%
Total Acres	313	94%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	278	83%
Priority 2	24	7%
Priority 3	0	0%
Priority 4	13	4%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	315	94%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	302	90%
Total Acres	302	90%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	23	7%
Priority 3	108	32%
Priority 4	145	43%
Priority 5	40	12%
Priority 6	0	0%
Total Acres	315	94%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	14	4%
Priority 4	35	10%
Priority 5	4	1%
Priority 6	91	27%
Total Acres	143	43%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)		2 sites
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	0	0%
G3: Forestland for Recharge		0
		0%

^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.



To: Diana Pepe, DEP/OES
From: Dale R. Jackson, FNAI
Date: September 3, 2026
Subject: Proposed Boundary Modification to Florida Forever BOT Project: Northeast Florida Blueway– Thompson Properties (St. Johns County)

The major goals of the Northeast Florida Blueway Florida Forever Project (NFB) are to protect and maintain shoreline plant communities on the Tolomato and Matanzas rivers, thereby benefiting the endangered Florida manatee (*Trichechus manatus latirostris*) by connecting existing natural areas and greenspace to form a corridor of conservation lands along portions of both rivers and the Intracoastal waterway. Additionally, the project will support recreational trail connectivity and contribute to ongoing efforts to protect and restore the region's land and water. The ca. 334.5-acre Thompson Properties in eastern St. Johns County are proposed as an addition to the project. The property is proposed for fee simple acquisition.

The proposal is situated along the eastern bank of the Matanzas River at the northern end of Anastasia Island, and just south of St. Augustine. It includes parcels both north (ca. 196 ac) and south (ca. 151 ac) of SR-312. It is adjacent to the small Fish Island Park and some of the many disjunct parcels that comprise NFB. The nearest "large" conservation land is Anastasia State Park, which lies 0.25 mile to the east, though separated by residential development and SR-A1A.

The applicant describes the properties as coastal salt marsh, tidal wetland, and associated submerged lands within the Matanzas estuarine system. Aerial photographs depict a mosaic of salt marsh and mangrove swamp (likely black mangrove, near the northward-expanding end of its range). Slightly higher ground adjacent to some of the parcels (but off-site) supports residential and commercial development.

The entire site is within a region in which the Florida Fish and Wildlife Conservation Commission considers the Florida black bear (*Ursus americanus floridanus*; G5T4/S4, N, N) to be common; however, bears are unlikely to use the habitats within the proposal. FNAI has an older record of bald eagles (*Haliaeetus leucocephalus*) nesting adjacent to the site, but more recent data are needed.

The Florida Forever Measures Evaluation (FFME) below is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural resources. At least 90% of the property contributes to FNAI Habitat Conservation Priorities (mostly priority 5), Ecological Greenways (priority 5), Natural Floodplain Function (priorities 2–5), Surface Water Protection (mostly priority 1), Fragile Coastal Resources (Coastal Wetlands), and Functional Wetlands (priorities 2–5). 43% contributes to Aquifer Recharge (priorities 3, 4, and 6).