

ITEM 9:

Determine that an approximately 5.4-acre parcel of state-owned conservation land within Anastasia State Park is no longer needed for state conservation purposes.

LOCATION:

St. Johns County

Section 21; Range 31 East; Township 07 South

APPLICANT:

Division of Recreation and Parks (DRP)

DSL STAFF REMARKS:

The Division of State Lands (DSL) received a request from DRP to consider the partial release of Lease No. 3608, and surplus designation of a 5.4-acre parcel of land located on the outer boundary of Anastasia State Park (Park). The parcel is not contiguous to the rest of the Park and is located across State Road A1A South (Hernandez Blvd) from the main entrance of the Park. DRP designated this parcel as potential surplus in their June 17, 2016, Land Management Plan. The parcel does not lend itself to general, open-to-the-public access for recreation or operational value to the Park.

The parcel was conveyed, by Chapter 67-269, to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (BOT) on October 1, 1967, and is found in O.R. Book 129, Page 60 of the Public Records of St. Johns County, Florida. Pursuant to Chapter 253.115, the 5.4-acre parcel was noticed to all State Agencies, and no responses were received.

DSL received an inquiry from The City of St. Augustine (City) to lease the 5.4-acre parcel for the purpose of constructing a new Fire Station. BOT will retain ownership of the 5.4-acre parcel and lease the parcel as non-conservation land to the City. The current and obsolete Anastasia Island Fire Station located at the entrance of the Park, is prone to flooding, which takes it out of service during storm events. In addition, it is located at a dangerous intersection at the Park entrance. The existing fire station will be decommissioned and will allow the City to work with the State of Florida, Department of Transportation to make intersection improvements at Anastasia Boulevard, Red Cox Road and Old Quarry Road that were previously unattainable due to the lack of space because of the existing old fire station.

Declaring the parcel as no longer needed for conservation and allowing the City to upgrade an aging Fire Station, is in the greater public interest by improving the safety of the public, providing a modern and resilient fire station that will service the Island, surrounding area, and the Park. As a secondary benefit, it will allow for road and traffic improvements at the intersection of A1A South and Red Cox Road, at the Park entrance.

DRP requested the partial release of lease and surplus designation in an email dated September 27, 2022. In a letter, dated February 28, 2023, the Division of Historical Resources stated that the proposed undertaking is unlikely to affect historic properties based on a professional archaeological survey completed in 1999 by Southeastern Archaeological Research, Inc., for the Anastasia State Recreation Area, Florida Park Service.

Statutory and Rule Requirements:

Pursuant to Chapter 18-2.021, F.A.C., prior to any decision by the Board of Trustees to surplus conservation land, the Acquisition and Restoration Council (ARC) shall make a recommendation that the land is no longer needed for conservation purposes and the request is compatible with the resource value and management objectives for such lands.

The state-owned land is no longer needed for conservation purposes because:

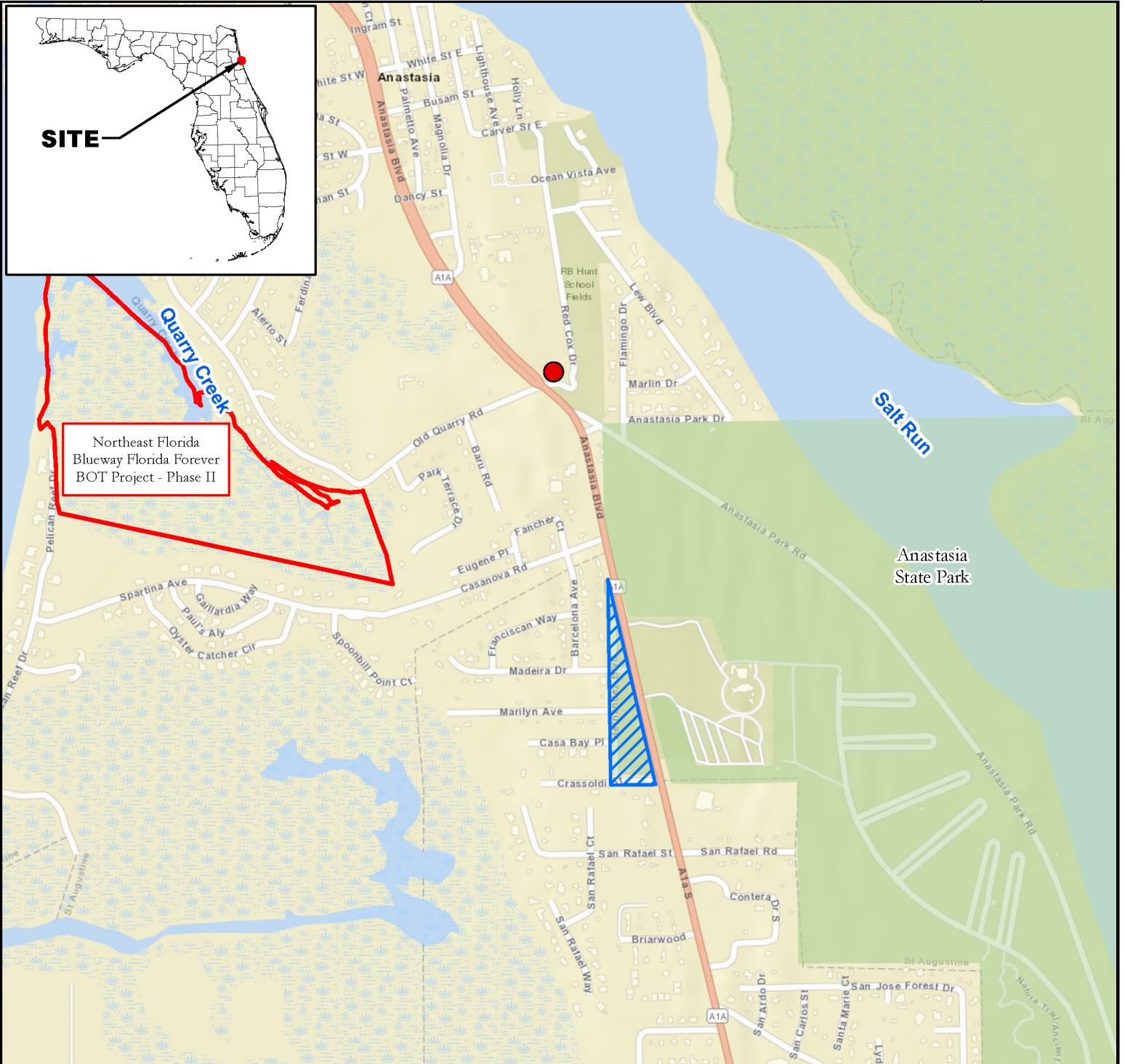
- The parcel is not contiguous to the main body of the Park.
- Per DRP - 2016 Management Plan the parcel does not have resource, recreational, or operational value to the Park.
- The parcel will continue to be used by the local community for public purposes, it will be used for a Fire Station to improve the safety of the public on the Island and in the Park.
- The City will maintain a fairly dense tree line around the perimeter of the parcel and will include minimal impacts to any sensitive vegetation communities that may exist.
- The configuration of the parcel limits it uses as a stand-alone parcel by DRP.

DSL STAFF RECOMMENDATION:

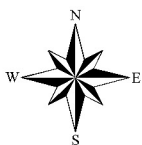
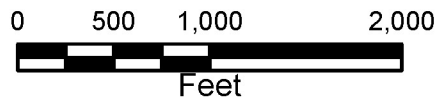
The state-owned land is no longer needed for conservation purposes.

ARC RECOMMENDATION:

- NO LONGER NEEDED FOR CONSERVATION PURPOSES/APPROVE**
- APPROVE WITH MODIFICATIONS:** _____
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER** _____



-  Subject Parcel
-  Florida Forever Project Boundaries
-  State Managed Conservation Lands
-  St. Augustine Fire Department

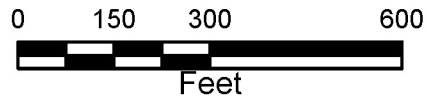


Anastasia State Park

St. Johns County, Florida



Subject Parcel
 State Managed Conservation Lands



Anastasia State Park

St. Johns County, Florida

EXHIBIT "A"

The following lands located in Section 21, Township 7 South, Range 30 East, St. Johns County, Florida:

That part of Government Lot 9 of Section 21, Township 7 South, Range 30 East, lying West of State Road A1A.

BSM: 

DATE: November 17, 2021

From: [Fugate, Brian](#)
To: [Richardson, Brad](#)
Subject: Release of Surplus Property at Anastasia State Park
Date: Tuesday, September 27, 2022 10:09:08 AM
Attachments: [image001.png](#)

Brad,

The Division of Recreation and Parks is requesting that DSL release from our lease at Anastasia State Park the following lands that have been deemed surplus.

The following lands located in Section 21, Township 7 South, Range 30 East, St. Johns County, Florida:

That part of Government Lot 9 of Section 21, Township 7 South, Range 30 East, lying West of State Road A1A.



Brian Fugate, Chief
Office of Park Planning
Florida Department of Environmental Protection
Division of Recreation and Parks
Brian.Fugate@floridadep.gov
Office: 850.245.3084
Cell: 850.545.1097



May 13, 2021

Callie DeHaven, Director
Division of State Land
State of Florida, Department of Environmental Protection
3900 Commonwealth Blvd. MS 100
Tallahassee, FL 32399

RE: Potential Property Transfer/Acquisition of state land located at Anastasia State Park

Dear Ms. DeHaven:

The City of St. Augustine is interested in a parcel of land that is currently part of the Anastasia State Park boundary (Parcel ID 1593100000) and is generally described by A1A South, Crassoldi Street, Hernandez Boulevard, and Madeira Drive. The parcel is not contiguous to the rest of the state park and is identified in the park's management plan as surplus land. The following is the description from the management plan (pg. 71):

A small parcel located across State Road A1A from the park office driveway has been identified for surplus (see Optimum Boundary Map). This 5-acre property is not connected to the main body of the park and offers little in the way of resource, recreational, or operational value.

Currently, the site is believed to satisfy two important needs for the City. The first is a new location to construct a modern fire station to serve the surrounding area. The second is to allow the existing fire station located near the state park entrance to be decommissioned. This action would allow the City to work with the State of Florida, Department of Transportation to make intersection improvements at Anastasia Boulevard, Red Cox Road and Old Quarry Road that were previously unattainable due to lack of space.

The intent of this letter is to respectfully request the status of the subject parcel and what options may be available for the City to acquire the land from the state to address these two important needs for the community.

Sincerely yours,

A handwritten signature in blue ink that reads "T. W. Upchurch".

Tracy Upchurch, Mayor
City of St. Augustine



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Florida Department of Environmental Protection
Bureau of Public Lands Administration
3800 Commonwealth Blvd. MS 125
Tallahassee, FL 32399-3000

February 28, 2023

Re: DHR No.: 2023-0434-B
Project: Anastasia State Park Fire Station

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapter 267, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

After reviewing additional information provided by the city archaeologist in St. Augustine, is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the project include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Jennifer Tobias, Historic Sites Specialist, by email at Jennifer.Tobias@dos.myflorida.com.

Sincerely,

Handwritten signature of Kelly L. Chase in blue ink, with the word "For" written below it.

Alissa S. Lotane
Director, Division of Historical Resources and State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com

April 2023 ARC Meeting



CITY OF ST. AUGUSTINEMEMORANDUM

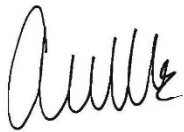
TO: David Birchim, AICP
Assistant City Manager

DATE: February 27, 2023

RE: Completed Cultural Resources Assessment Survey for Anastasia State Recreational Area

Based on the review of relevant information, it appears the triangled-shaped parcel the City of St. Augustine is proposing to lease from the State of Florida has been previously surveyed by professional archaeologists. In 1999, all of Anastasia State Recreation Area was subject to a cultural resource assessment survey, in part funded by DHR grant assistance, including the parcel proposed for lease. The survey report was titled *A Cultural Resources Assessment of the Anastasia State Recreation Area, St. Johns County, Florida* by Anne Stokes, SEARCH, Inc. July 1999 (FMSF Survey # 5571). Figure 23 on page 61 from the survey report illustrates that 27 shovel tests were excavated within the triangle-shaped parcel west of State Road A1A. All 27 shovel tests were negative for cultural material. The report did not recommend any additional work for areas where no cultural resources were identified.

Given the disassociation of the small parcel with the rest of the park, it is easy to see why it was not properly captured in the GIS layers and map indicating the area surveyed. Nevertheless, the figure does show the subject state property west of State Road A1A was included in this 1999 archaeological survey. Attached is a detail of Figure 23 highlighting the state parcel proposed for lease and the shovel tests conducted within this area. Also included is a map of the project area and recorded archaeological sites resulting from the survey.



Andrea White, PhD
City Archaeologist