NORTH FLORIDA LAND TRUST

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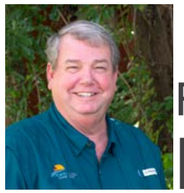
OLD BREWSTER HOSPITAL

Saving a Jacksonville landmark

NORTH FLORIDA LAND TRUST

ACCREDITED LAND TRUST ACCREDITATION COMMISSION

AUGUST 2019



FROM THE PRESIDENT

By the time you receive this, the Florida Cabinet will have voted to accept our contract for the acquisition of Fish Island. We are very excited to preserve this 57 acre parcel as it meets each of the three areas in our mission statement. The maritime hammock and the surrounding marsh lands, the remnants of Jesse Fish's residence built in the 1700s, and the plantation itself meet our mission to protect the natural and historic resources and working lands of North Florida. This is truly a huge win for the City of St. Augustine and all of us.

A few weeks ago, I had the opportunity to accompany Rebecca Perry, our Associate Director of Land Protection, on a site tour to evaluate another possible acquisition. While the environmental value of the property was outstanding, it struck me how much NFLT's work also affects other aspects of our lives and communities. In this case, the Navy would be directly impacted by the preservation of the property. We saw a family canoeing and picnicking on the property. Fisherman were scattered along the shoreline. I wondered what the family and those fishing were thinking. Were they there because they needed a break from the stress of everyday life? Were they there to spend quality time with their families or enhance the education of their children? Were they there just to recreate, recharge and spend time alone? Did they want exercise?

In that moment, it was crystal clear to me how the natural world enhances our quality of life – it's important to national security, education, family dynamics, mental and physical well-being , commerce, tourism and so much more. I realized that occasionally we need to take a step back and see all that our work impacts beyond just the environment (the plants and wildlife). We need to understand the environment as the basis of all that we do, and keep striving to protect it.

We appreciate your support.

JIM MCCARTHY, PRESIDENT

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NFLT is an accredited land trust.
The mission of the North Florida Land Trust is to preserve the natural areas, historic resources and working lands of North Florida.

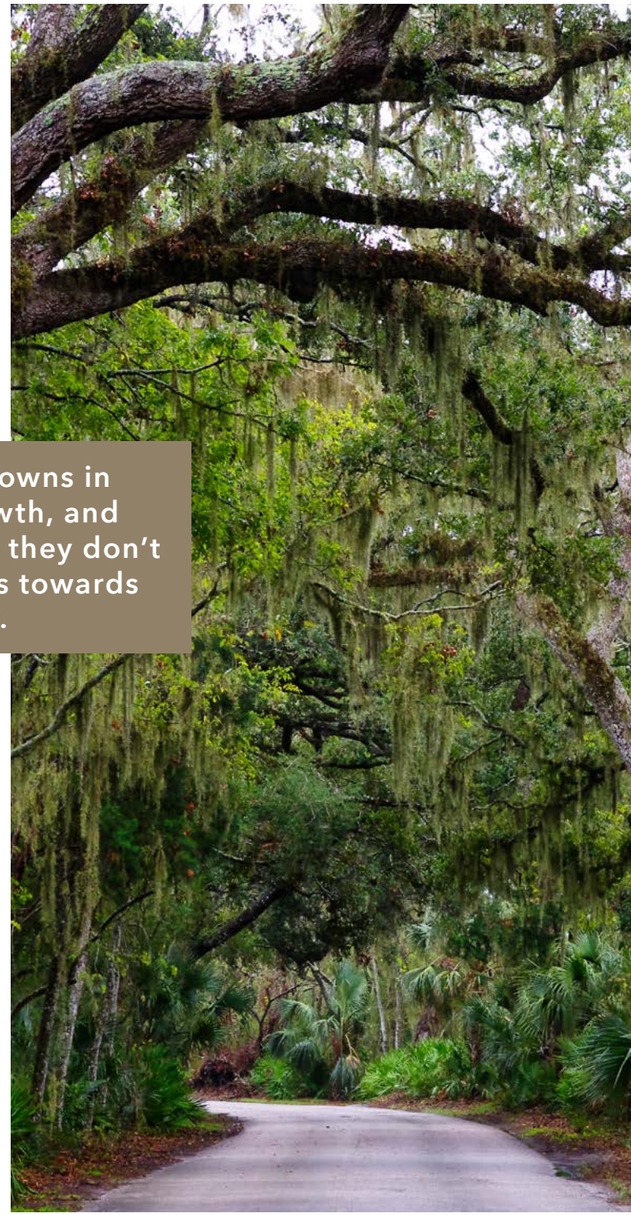
ACCREDITED LAND TRUST ACCREDITATION COMMISSION

FERNANDINA FOREVER

STRATEGIC PARTNERSHIPS IN CONSERVATION

By: Marc Hudson

The land trust's relationship with the City of Fernandina Beach has been blossoming into a fruitful partnership for conservation. Fernandina Beach, like many coastal towns in Florida, is feeling the pressure of growth, and has woken up to the realization that if they don't act soon, they'll lose their last chances towards preserving what land is left. Working with the city, we have identified 15 properties totaling 452 acres of land that could potentially be acquired for conservation. Currently, we have two of those properties under contract, three in negotiation, and more in the pipeline. These lands aren't free, however, so we are working on identifying sources of funding. The city, for their part, is working on allocating $1 million in their 2019-2020 budget year, and would like to have a voter referendum to make that funding permanent for the following eight years - a potential total of $9 million. We ask all our supporters within the city to support this initiative. NFLT is also looking to do our part as well; we have launched our own capital campaign, Fernandina Forever, with a goal of raising $4 million over the next four years. We ask all of our supporters interested in the fate of the environment in Fernandina Beach to contribute and do their part to help make sure this town remains vibrant, resilient and most importantly, green, well into the future.



Fernandina Beach, like many coastal towns in Florida, is feeling the pressure of growth, and has woken up to the realization that if they don't act soon, they'll lose their last chances towards preserving what land is left in the city.

PHOTO BY KEITH NOVOSEL

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BOGEY CREEK PRESERVE

NFLT'S First Public Preserve Is Finally A Reality

By: Elizabeth Guthrie and Emily Dunn

After nearly two decades of conversations, negotiations, and yes, some blood, sweat and a few tears, Bogey Creek Preserve is finally a reality. North Florida Land Trust's first publicly accessible park, Bogey Creek Preserve is a 75-acre gem in the Pumpkin Hill neighborhood of north Jacksonville. Prior to becoming a preserve, four generations of the Spencer family enjoyed the natural beauty and tranquility of this land. Sue Spencer, an author and environmentalist, lived on the property for decades and affectionately referred to the property as "Bugtussle." North Florida Land Trust worked with the Spencer family to protect their land and raised the funds needed to purchase the property in 2017, a few months after Sue Spencer's passing at the age of 97.

PHOTO BY KEITH NOVOSEL

PHOTO BY GENEVIEVE FLETCHER

PHOTO BY DUVAL AUDUBON SOCIETY

PHOTO BY SHARON FEHRLE

PHOTO BY KEITH NOVOSEL

PHOTO BY KELLY WHITE

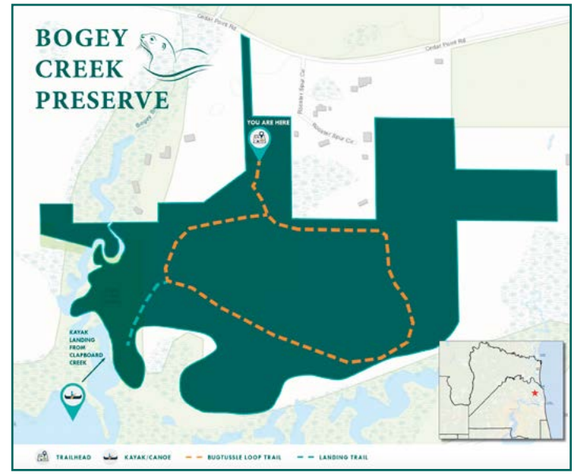


PHOTO BY KEITH NOVOSEL

PHOTO BY KEITH NOVOSEL

On May 1st, NFLT held an opening ceremony to celebrate this accomplishment. Following remarks from NFLT President Jim McCarthy, former landowner Tom Spencer, and City Councilman Al Ferraro, a magnolia tree was planted at the trailhead in honor of Sue Spencer. After the ceremony, NFLT staff and partners participated in the inaugural hike, alongside the donors whose contributions made possible the preservation of Bogey Creek Preserve.

The public grand opening took place on Saturday, May 4th, with more than 100 people in attendance. NFLT organized a variety of events to highlight the new public preserve, including birdwatching, nature yoga, a naturalist tour, and a botany hike. We are grateful for the volunteers who offered their time and talents to make this day a success.

Bogey Creek Preserve, located at approximately **6141 Cedar Point Road** in North Jacksonville, is now open to the public daily, from sunrise to sunset. This preserve showcases cypress swamps, coastal forests and salt marsh that support a wide variety of wildlife. Visitors are invited to enjoy the walking trails, picnic areas, and scenic views. Check our calendar of events (nflt.org/calendarofevents/) for upcoming nature tours, trail work days, and more this fall and winter!

We're excited to finally share this beautiful place with our community and we hope to see you at Bogey Creek Preserve.

PRESERVE RULES: Open from sunrise to sunset | Pets must be on leash and pick up after your pet.
NOT PERMITTED: Camping | Overnight parking | Fires | Motorized vehicles
PLEASE FOLLOW *LEAVE NO TRACE* PRINCIPLES: Stay on marked trails | Take your trash | Respect plants and wildlife

The property has now been transformed into a public preserve for all to enjoy with over a mile of trail through coastal forests, a picnic area and scenic overlooks.

THINGS TO LOOK FOR WHILE AT BOGEY CREEK – *IN THE FALL SEASON*

SWEET GOLDENROD
(*Solidago odora*)

YELLOW-RUMPED WARBLER
(*Setophaga coronata*)

AMERICAN BEAUTYBERRY
(*Callicarpa americana*)

SAVING A JACKSONVILLE LANDMARK: OLD BREWSTER HOSPITAL

By: Megan Mangiaracino

Brewster's Beginnings

The Brewster Hospital and Nurse Training School has an important history to Jacksonville, especially the historic African-American neighborhood of LaVilla, located just west of downtown. The Hospital was vital to Jacksonville's black community because it was the first and only medical facility available to blacks until the passage of the 1964 Civil Rights Act.

In 1901 Boylan Home and School established a nurses' training program. Following Jacksonville's Great Fire of 1901, the third largest urban fire in the U.S., seventy-five victims sought care at the school, which was converted into a makeshift hospital. By the end of the year, the patients regularly sought medical care at the school's two-room infirmary. In 1902, a

physical structure for a hospital became a reality at 915 West Monroe Street, thanks to a donation given by Mrs. George A. Brewster. There, black physicians could take patients, perform operations, teach student nurses and obtain qualified nurses to do home care. Although minimally funded, it was the only hospital where black doctors could practice in Jacksonville. The building was used as the Brewster Hospital and Nurse Training School until 1910, when the Hospital and School outgrew its location and moved to a much-needed larger facility.

Historic Brewster Hospital – New Beginnings

Brewster Hospital was individually listed in the National Register of Historic Places on May 13, 1976 for its local significance in Jacksonville's social and ethnic history. In 2004, the building was moved from its original location at 915 W. Monroe Street in Jacksonville, Florida, to a site two blocks east at the northwest corner of Monroe and Jefferson Streets where it stands today. The structure, owned by the City of Jacksonville, has not been occupied for decades. Until now.

PHOTO BY ALLISON COLOGNE

PHOTO BY ALLISON COLOGNE

With a need to expand office space to accommodate a growing staff, NFLT identified the old Brewster Hospital as an ideal office location that fits with the organization's mission. North Florida Land Trust intends to lease the property from the City and is charged with financing restoration and improvements to the building. This includes exterior and interior renovations, structural improvements, ADA accommodations, office outfitting and design, as well as a museum component and memorial to the Brewster Hospital and Nurse Training School.

In partnership with the City of Jacksonville, NFLT initiated this restoration project in 2016. After identifying the project scope and budget, NFLT set out to raise $700,000 in order to save the building while outfitting it for usable office space. Through various sources we've met $632,000 of that goal. Thanks to a matching grant by the Delores Barr Weaver Fund and anonymous corporate donor, the last $100,000 for the project is matched at a ratio of 1.87 to 1. We have $68,000 left to go to maximize both matching grants (a $195,000 impact).

PHOTO BY ALLISON COLOGNE

On April 4, NFLT celebrated this restoration project with a ribbon cutting ceremony and open house. Attendees were able to see the revitalization project near its completion and meet some of the members of the Brewster and Community Nurses Alumni Association. While Brewster Hospital closed its doors for good in 1966, its legacy continues through the sisterhood of alumni nurses and the community whose family members were born or treated at the Hospital. The Brewster and Community Nurses Alumni Association still exists today and carries the torch of Brewster's legacy. North Florida Land Trust will work with the Association to create a meaningful exhibit in the building to honor that legacy. The building and exhibit space will be open to the public during business hours, and a room on the first floor will be reserved for the Brewster and Community Nurses Alumni Association to host meetings and events.

Through the revitalization of the Old Brewster Hospital building, we are able to fulfill our mission of preserving historic spaces and meet our new capacity needs.

If you're interested in contributing to the Brewster Hospital project and helping us meet our matching grant, please contact Megan Mangiaracino at mmangiaracino@nflt.org.

TEAM SPOTLIGHT

MEGAN MANGIARACINO

DIRECTOR OF DEVELOPMENT & MARKETING

Megan Mangiaracino serves as the Director of Development and Marketing, helping to grow the organization's resources that provide long-term sustainability and continued preservation of our lands. Megan comes to NFLT with ten years' experience in nonprofit fundraising. Most recently, Megan served as the Associate Director of Development for the Coggin College of Business at the University of North Florida. Originally from Missouri, Megan is a graduate of Loyola Marymount University in Los Angeles and has resided in Jacksonville since 2011. She is honored to work with philanthropists and caring community members to positively impact North Florida.

MATT GREENE

LAND MANAGER

Matt Greene joined NFLT in April 2019 as the Land Manager. Matt grew up along the Gulf Coast in Fairhope, Alabama and later earned a zoology degree from Auburn University. He comes to NFLT from the Landowner Assistance Program of the Florida Fish and Wildlife Conservation Commission. Previous experience includes conservation easement stewardship with Lowcountry Land Trust in South Carolina; land management and prescribed burning in New England and the Southeast with The Nature Conservancy; land management and wildlife ecology studies at Nokuse Plantation in Panhandle Florida; forest and fire ecology research at the J.W. Jones Ecological Research Center in Southwest Georgia, and snake ecology investigations in Guam, New Mexico, Alabama and other areas of the Southeast.

LINDSAY PARTYMILLER

STEWARDSHIP TECHNICIAN

Lindsay Partymiller joined the NFLT in April 2019 as the seasonal diamondback terrapin Stewardship Technician. Her responsibilities include surveying for terrapin nesting activity and monitoring terrapin nests at several sites on the Nassau Sound, predator control, data management, training and coordination of Team Terrapin volunteers, and the on-site property management of the NFLT's two houses on Big Talbot Island. She also works part-time as Audubon Florida's Nassau Sound Anchor Steward. Lindsay graduated from Juniata College in May 2012 with a B.Sc. in Marine Science. Prior to becoming a member of the NFLT, she worked primarily as a wildlife conservationist dedicated to protecting threatened herpetofauna and birds in coastal ecosystems.

GENEVIEVE DAY

OPERATIONS MANAGER

Genevieve Day joined NFLT in May of 2019 and serves as the Operations Manager. She supports both the Operations and Development teams, specifically by managing donor and financial data. She is also the friendly face in the front office! Genevieve received her Bachelor of Arts degree in Anthropology from the University of North Florida. While pursuing her degree she worked as a park guide in the Timucuan Ecological and Historic Preserve. Most recently she served as Operations Manager for the Timucuan Parks Foundation. Genevieve is working on her Florida Master Naturalist certificate and serves as secretary on the North Florida Master Naturalists board. She also loves to hike and volunteers with the Florida Trail Association.

MCQUILKIN SOCIETY

THANK YOU TO THE MCQUILKIN SOCIETY

We are honored to recognize the following individuals, foundations, and corporations for their significant contributions to protect the special places of north Florida.

Established in 2018, the McQuilkin Society recognizes those individuals and families who give, have given, and will give significantly to North Florida Land Trust. Within the McQuilkin Society are three societies distinguished by type of giving: planned giving (Legacy Society), cumulative giving over $10,000 (Preservation Society), and donations of land (Heritage Society).

PRESERVATION SOCIETY

In Honor of Robert R. Milam Jr.
Warren Anderson, Jr.
William and Lisa Barton
Judy Beaubouef
CSX Foundation
Cheryl Cummer
Delores Barr Weaver Fund
Tom and Jean Dodson
David Donoho
Robin Donoho
Lila S. Elliot
Ronald and Sally Evens
Florida League of Conservation Voters Education Fund, Inc
Norman and Patricia Foy
Sally Ann Freeman
John H. & Patricia Goelz *(In Memory of Gloria Child Goelz †)*
Tom and Donna Goelz *(In Memory of Gloria Child Goelz †)*
Lee and Mindy Hanna
Healy Foundation
Edward and Sherry Hicks
Joseph M and Renate Hixon
Jaguars Foundation, Inc
The Lane Family
The Makowski Trust
Bill and Sue McQuilkin
Chuck and Diane Newman
Robert and Thelma Nied
David Radcliffe
The Rayonier Foundation
River Branch Foundation
Lindsey Klecan and Matthew Slaughter
The Spurlino Foundation
David and Elaine Strickland
The Felburn Foundation
Robert Van Winkle
Wells Fargo Foundation
Anonymous (2)

HERITAGE SOCIETY

In Memory of John Michael Carter †
Gary and Laine Silverfield and Christie Atkerson
Steve Austin
Charles Chupp
Cheryl Cummer
Cummer Family Land Trust
Thomas Dumas
Noble Enge, Jr. †
Charles and Mary Farr
Jeffrey and Lauren Hoffman
JLC Suncoast
James † and Lynn McCloskey
James and Paula McGarvey
Eloise Bailey Thompson †
Judy Sliva, Michael Wilensky and Robert Wilensky
Anonymous (2)

LEGACY SOCIETY

Diane Joy Milam Dennis †
Ashley Dopf
Elizabeth Dougherty †
Chris McDermott and Wife Quan
Lynn Roberson
Jeffrey Schroer
Todd Sack and Barbara Sharp
Pamela Telis

† *Deceased*

North Florida Land Trust welcomes Norman and Patricia Foy, Lynn Roberson, and Chris McDermott and Wife Quan as new members of the McQuilkin Society this year. Thank you for your generous support!

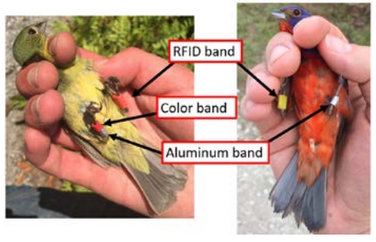
RESEARCH AT TALBOT HOUSES: PAINTED BUNTINGS

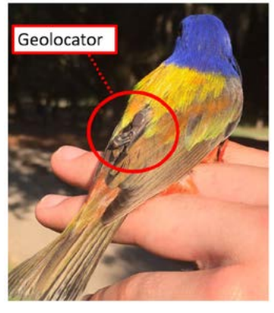
By: Andrew Sharp, *Master's Student, Utah State University*

For two weeks at the end of June, my field partner and I trapped painted buntings at Little Talbot Island State Park. Although researchers have been banding buntings in this area for many years, we added some new aspects this summer. First, 10 males and 10 females received geolocators in addition to their aluminum leg band. When we come back next year, we can remove the geolocator and use the data stored on it to learn about where the local birds go during the winter.

In addition, all birds banded received an RFID leg band. This band has a PIT tag embedded in it which can be detected if the bird lands on one of our specially made RFID feeders. This effort will hopefully give us information about year to year survival, as well as arrival and departure dates for individuals.

Our two weeks at Little Talbot was just the terminus of a very successful field season. Between our 5 field sites stretching from Wilmington to Jacksonville, we deployed 100 geolocators and 250 RFID bands. Most notably, we recaptured 25 geolocators from last year, which will hopefully yield some exciting results. I can't wait to do it all again next year!





OUTREACH UPDATE

Sawpit Island Cleanup: Volunteers gathered trash from Sawpit Island, a crucial diamondback terrapin nesting location, in preparation for the 2019 nesting season.

NFLT Naturalist Tour of Spoonbill Pond: NFLT Volunteer & Coastal Systems Master Naturalist Ron Pfeffer led a guided tour of a prominent birdwatching spot on Big Talbot Island & discussed NFLT's role in conserving the island.

Volunteer Workday at Bogey Creek Preserve: A hardworking crew of volunteers spread mulch, cleaned up trash, built picnic tables, and more in preparation for the preserve's grand opening.

VIEW OUR UPCOMING EVENTS AT: https://www.nflt.org/calendarofevents/

TEAM TERRAPIN UPDATE

Team Terrapin has found more than 200 diamondback terrapin nests since monitoring began in April, and has also located a record 11 live adult terrapins, which are typically very elusive on land. Both new and returning volunteers have dedicated many sandy, sweaty hours to collect data on this important population! We are excited to see what the rest of the monitoring season holds for these special turtles in the marsh.

For any questions, contact our Stewardship Manager, Emily Dunn (edunn@nflt.org) for more information.

PHOTO BY ALLISON COLOGNE

HELP US SAVE PAPER

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