

**RESOLUTION NO. 2022-179**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, APPROVING THE LIST OF PRIORITY PROJECTS AND ELIGIBLE PROJECTS TO BE CONSIDERED FOR ACQUISITION THROUGH THE CONSERVATION LANDS ACQUISITION AND MANAGEMENT (CLAM) PROGRAM; DIRECTING STAFF TO CONTRACT WITH A THIRD PARTY TO ASSIST WITH THE ACQUISITION OF CONSERVATION PROPERTIES AND THE CREATION AND ADMINISTRATION OF MANAGEMENT PLANS FOR ACQUIRED PROPERTIES.**

WHEREAS, pursuant to Objective CS.02 of the Conservation Element of the Nassau County Comprehensive Plan, “The County shall protect natural communities and ecological systems that provide important natural functions for maintenance of environmental quality and wildlife habitats;” and

WHEREAS, Objective CS.03 of the Conservation Element of the Nassau County Comprehensive Plan provides that “[t]he County shall seek to preserve and expand its ‘green infrastructure’ by creating and protecting a network of waterways, wetlands, woodlands, wildlife habitats, greenways, and other natural areas which sustain clean air, water, and natural resources: provide for a sustainable economy; provide recreational opportunities and enrich the quality of life for County residents and visitors;” and

WHEREAS, pursuant to Policy CS.03.01 of the Conservation Element of the Nassau County Comprehensive Plan, “The County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders;” and

WHEREAS, Policy CS.03.02 of the Conservation Element of the Nassau County Comprehensive Plan provides that “[t]he County should consider the establishment of a land acquisition fund for the public acquisition of important areas of green infrastructure;” and

WHEREAS, the County's significant natural resources, productive estuaries and wetlands, remarkable biodiversity, and unique subtropical habitats harboring many species of rare and endangered flora and fauna merit conservation and protection; and

WHEREAS, the County retained the services of North Florida Land Trust to assist the County with the delineation of natural resources within the County to serve as a baseline for identifying the most valuable properties for acquisition, as well as the development of a comprehensive manual to assist the County with the formulation of processes and procedures to

facilitate the implementation of a comprehensive conservation lands acquisition program, from the nomination of properties through acquisition and their perpetual management and administration for conservation purposes; and

WHEREAS, on January 25, 2021 the Board of County Commissioners of Nassau County, Florida (the Board) adopted the Conservation Lands Acquisition and Management Program in furtherance of the aforementioned provisions within the Nassau County Comprehensive Plan and to provide processes and procedures for the identification and acquisition of environmentally sensitive lands within the County for conservation, preservation, and to afford recreational opportunities to present and future citizens of the County, and

WHEREAS, on May 24, 2021 the Board appointed committee members to serve on the CLAM Committee; and

WHEREAS, the CLAM Committee held their first meeting on July 15, 2021; and

WHEREAS, the nomination period for accepting proposals for properties to be considered for acquisition through the CLAM program opened on July 24, 2021 and closed on January 31, 2022; and

WHEREAS, over 750 parcels were nominated for inclusion in the program; and

WHEREAS, the CLAM Committee met on May 19, 2022, July 6, 2022, and August 2, 2022, to evaluate and review staff's project recommendations, to receive public input, and to provide an opportunity for nominators to advocate for submitted projects; and

WHEREAS, on August 25, 2022 the CLAM Committee recommended 15 projects for inclusion in the Priority List and 10 projects for inclusion in the Eligible List; and

WHEREAS, the County will need to retain the services of a third party to assist with the acquisition of properties and the creation and administration of management plans for acquired properties; and

WHEREAS, on May 23, 2022, the Board approved placing a referendum on the November 2022 ballot for the citizens to vote on the authorization of the County to issue up to \$30 million in general obligation bonds to support the CLAM program; and

WHEREAS, if approved, general obligation bond funds would supplement additional funding sources to move forward with the County's direction to proceed with project acquisitions under the CLAM program.

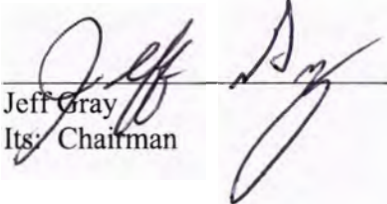
NOW, THEREFORE, BE IT RESOLVED this 26<sup>th</sup> day of September by the Board of County Commissioners of Nassau County, Florida as follows:

1. The Board hereby approves the list of Priority Projects and the list of Eligible Projects identified in Exhibit A and shown on Exhibit B.

- 2. The Board directs staff to contract with a third party to assist in the acquisition of properties and the creation and administration of management plans for acquired properties.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA





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Jeff Gray  
Its: Chairman

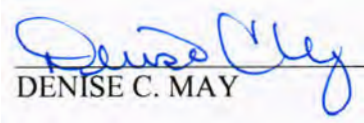
Attest as to Chairman's signature:

Approved as to form by the  
Nassau County Attorney:




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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk




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DENISE C. MAY

# EXHIBIT A

# PRIORITY PROJECTS



**PINEY ISLAND/AMELIA GATEWAY – STAFF RANK #1**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Piney Island Partnership
<b>PROPERTY NAME:</b>	Piney Island/Amelia Gateway
<b>STAFF RANK</b>	#1
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	37-2N-28-0000-0001-0000 37-2N-28-5000-000A-0000
<b>LOCATION:</b>	474639 SR 200
<b>TOTAL ACRES:</b>	38.97
<b>WETLAND ACRES:</b>	8.84
<b>BASE AVG CLAM SCORE:</b>	49.61
<b>ADJUSTED AVG CLAM SCORE:</b>	54.61
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	Yes
<b>NOMINATED BY:</b>	Owner
<b>WILLING SELLER:</b>	Yes
<b>JUSTIFIED VALUE:</b>	\$1,357,234
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	East Nassau Conservation

**PROPERTY INFORMATION**

This property, located on the north side of SR 200 east of Piney Island Drive, consists of two tax parcels totaling 38.97 acres in size.



Vicinity Map



The CLAM Ranking Map score of 49.61 was assigned to this property with points assessed in the following categories:

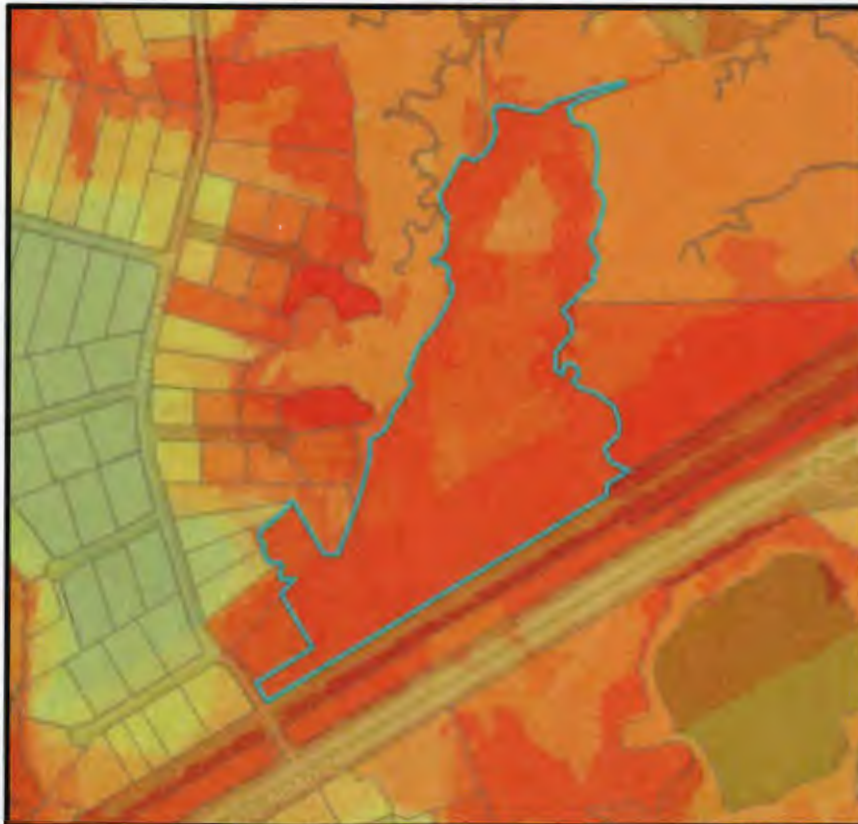
- Storm Surge and Flooding
- Underserved Area for Parks
- Priority Natural Communities
- Wildlife Corridor

The following factors were considered in the property ranking:

- Property Owner Participation
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Vulnerable Properties
- Protection of Viewshed



**BASE CLAM SCORES**

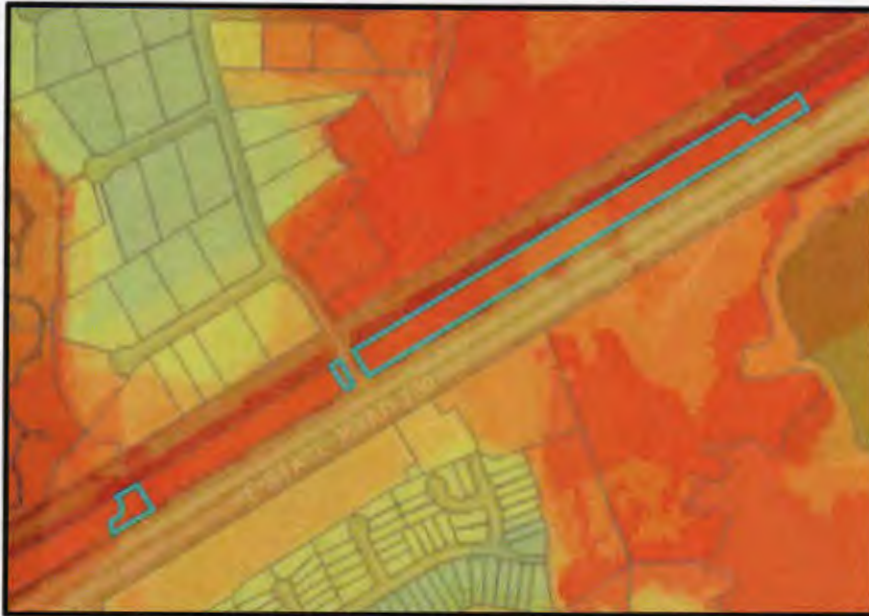


Parcel 37-2N-28-5000-000A-0000  
 Acres: 34.68  
 Base CLAM Score: 50.90



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Piney Island Viewshed**  
**September 26, 2022**



Parcel 37-2N-28-0000-0001-0000  
Acres: 4.29  
Base CLAM Score: 48.32

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) SR 200 Corridor Master Plan priority actions: to acquire and/or preserve strategic viewshed protection parcels and to protect/enhance the viewshed for travelers approaching and leaving Amelia Island.
- 3) SR 200 Corridor Master Plan priority actions: to identify flood-prone areas where people and homes are most vulnerable and to recommend solutions to protect those areas.
- 4) Parcels specifically identified in SR 200 Corridor Master Plan for acquisition to advance viewshed and natural area preservation.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 8) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.





- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) The property contains areas of cultural and archeological significance as evidenced by a survey conducted at the request of the property owner.

#### **PROPERTY'S POTENTIAL CONSERVATION USE**

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In addition to critical viewshed protection, protection of cultural and archeological resources, flood mitigation, preservation of greatest risk habitats, and protection of wildlife corridors, this property is ideally situated to provide a passive ecological and cultural park that preserves not only natural functions but also protects the rich history of Nassau County. The property offers citizens the opportunity to engage with nature, celebrate cultural resources, and enjoy the social benefits of a natural respite in a rapidly urbanizing area while simultaneously enjoying the primary benefits described above.



**ORANGE BLUFF (RAYONIER) – STAFF RANK #2A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Rayonier Forest Resources LP	
<b>PROPERTY NAME:</b>	Orange Bluff (Rayonier)	
<b>STAFF RANK</b>	#2a	
<b>NUMBER OF TAX PARCELS:</b>	14	
<b>TAX PARCEL NUMBERS:</b>	02-4N-24-0000-0001-0000	04-4N-24-0000-0001-0000
	10-4N-24-0000-0001-0000	11-4N-24-0000-0001-0000
	27-5N-24-0000-0001-0000	33-5N-24-0000-0005-0000
	34-5N-24-0000-0001-0000	37-4N-25-0000-0001-0000
	40-4N-24-0000-0001-0000	40-5N-24-0000-0001-0000
	42-4N-24-0000-0001-0000	43-4N-24-0000-0001-0000
	44-4N-24-0000-0001-0000	46-4N-24-0000-0001-0000
<b>LOCATION:</b>	East of Ralph E. Simmons State Park, South of St. Marys River, North of Kolars Ferry Road	
<b>TOTAL ACRES:</b>	4,729.44	
<b>WETLAND ACRES:</b>	1,488.70	
<b>BASE AVG CLAM SCORE:</b>	32.35	
<b>ADJUSTED AVG CLAM SCORE:</b>	32.35	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	North Florida Land Trust	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$11,736,685	
<b>ACQUISITION TYPE:</b>	Fee Simple	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor	





**PROPERTY INFORMATION**

This property is located east of Ralph E. Simmons State Park, on the southern boundary of the St. Marys River, north of Kolars Ferry Road. It consists of 14 tax parcels on 4729.44 acres.

The CLAM Ranking Map score of 32.35 was assigned to this property with points assessed in the following categories:

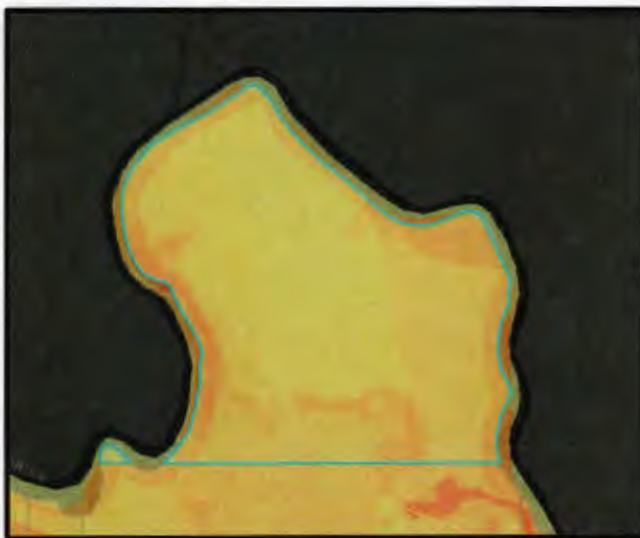
- Storm Surge and Flooding
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Wildlife Corridor
- Sustainable Forestry

The following factors were considered in the property ranking:

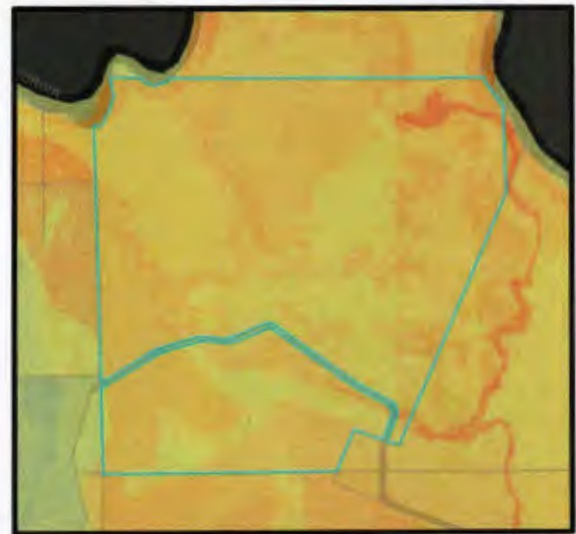
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Waterfront
- Expansion of Ralph E. Simmons State Park



**BASE CLAM SCORES**



Parcel 27-5N-24-0000-0001-0000  
 Acres: 350  
 Base CLAM Score: 33.31

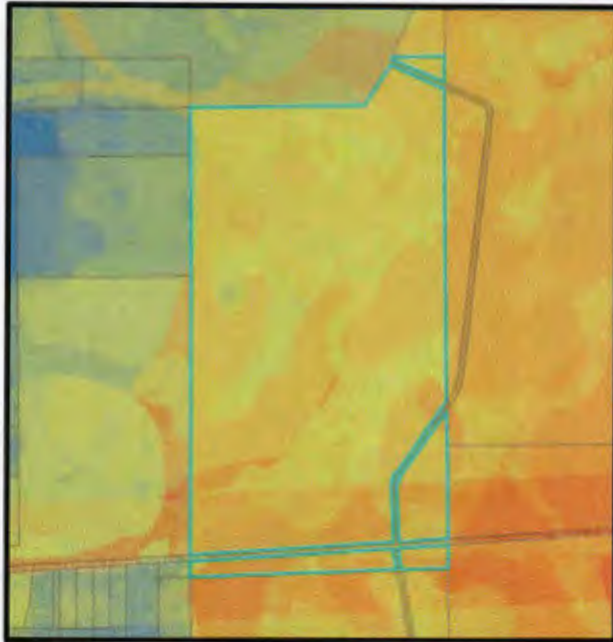


Parcel 34-5N-24-0000-0001-0000  
 Acres: 544.33  
 Base CLAM Score: 32.34

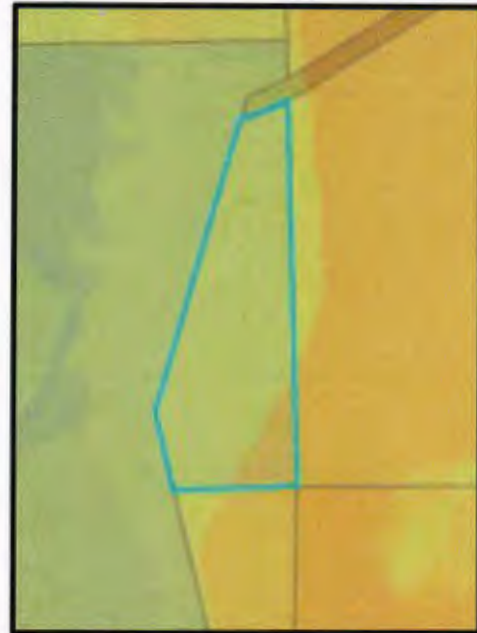


**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

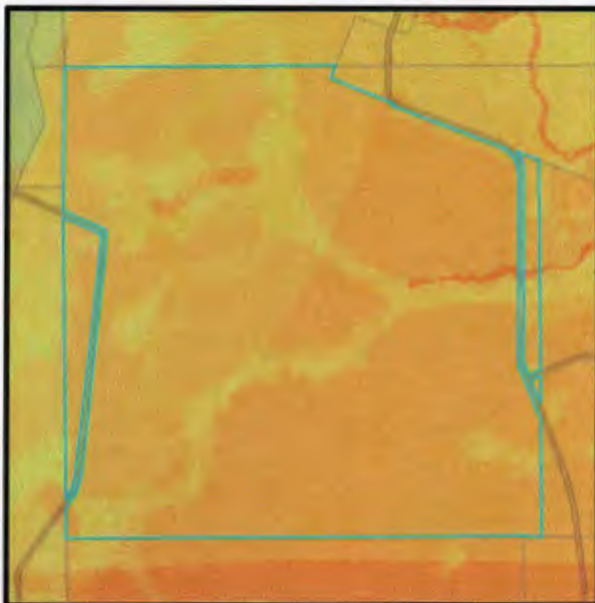
**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Rayonier)**  
**September 26, 2022**



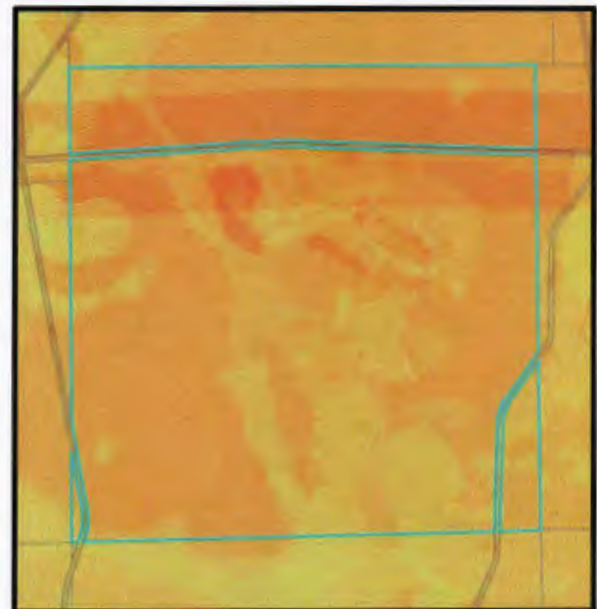
Parcel 40-4N-24-0000-0001-0000  
Acres: 292.03  
Base CLAM Score: 28.68



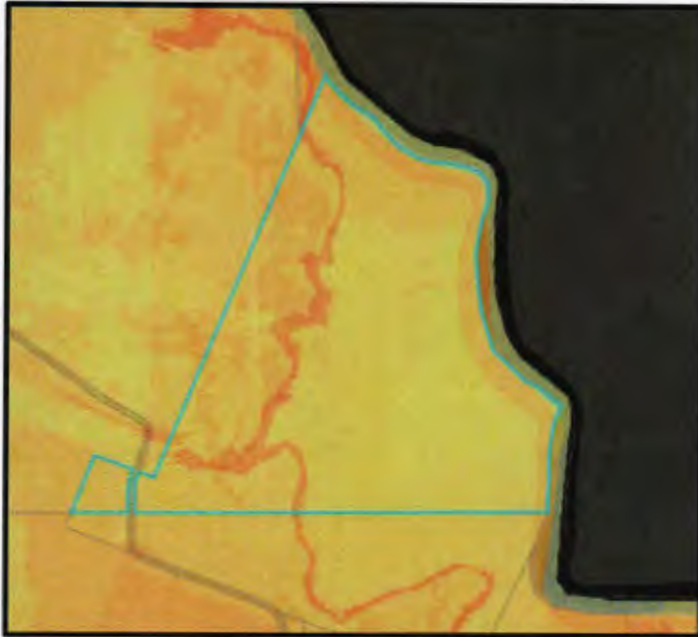
Parcel 33-5N-24-0000-0005-0000  
Acres: 7.63  
Base CLAM Score: 26.55



Parcel 42-4N-24-0000-0001-0000  
Acres: 625  
Base CLAM Score: 30.97



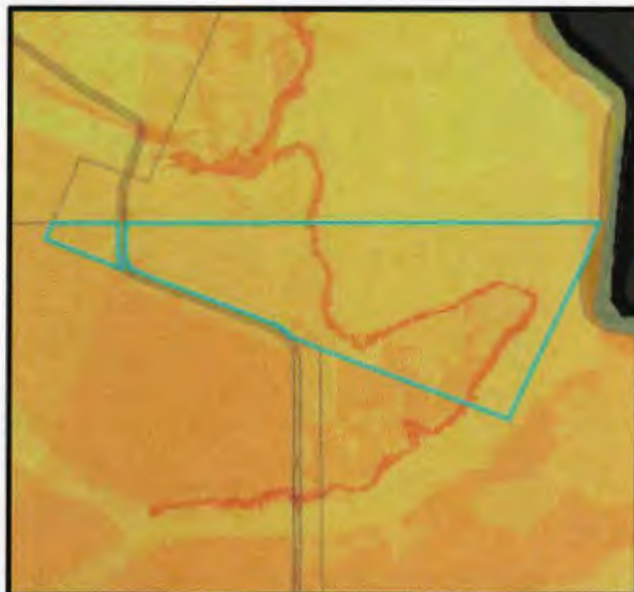
Parcel 10-4N-24-0000-0001-0000  
Acres: 624  
Base CLAM Score: 32.80



Parcel 40-5N-24-0000-0001-0000  
Acres: 230  
Base CLAM Score: 35.66



Parcel 04-4N-24-0000-0001-0000  
Acres: 10.45  
Base CLAM Score: 27.94



Parcel 44-4N-24-0000-0001-0000  
Acres: 100  
Base CLAM Score: 35.51

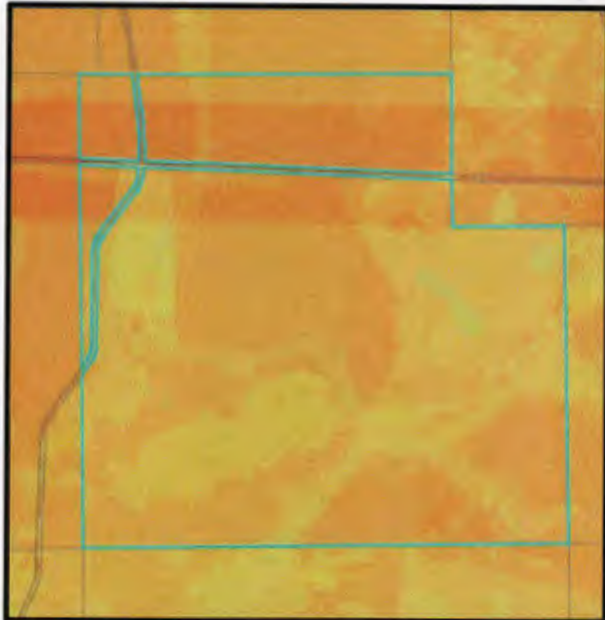


Parcel 02-4N-24-0000-0001-0000  
Acres: 380  
Base CLAM Score: 30.88



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

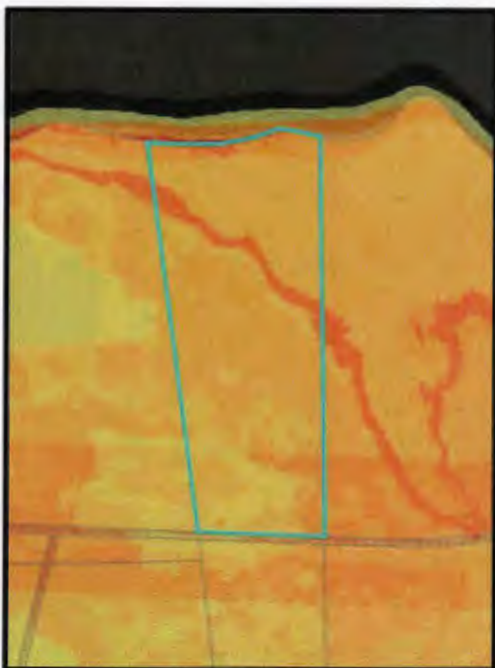
**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Rayonier)**  
**September 26, 2022**



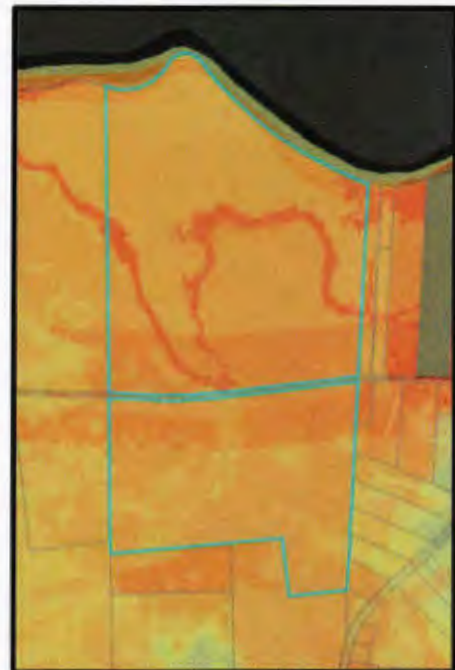
Parcel 11-4N-24-0000-0001-0000  
Acres: 581  
Base CLAM Score: 30.55



Parcel 43-4N-24-0000-0001-0000  
Acres: 540  
Base CLAM Score: 33.87



Parcel 46-4N-24-0000-0001-0000  
Acres: 100  
Base CLAM Score: 35.26



Parcel 37-4N-25-0000-0001-0000  
Acres: 345  
Base CLAM Score: 38.63



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

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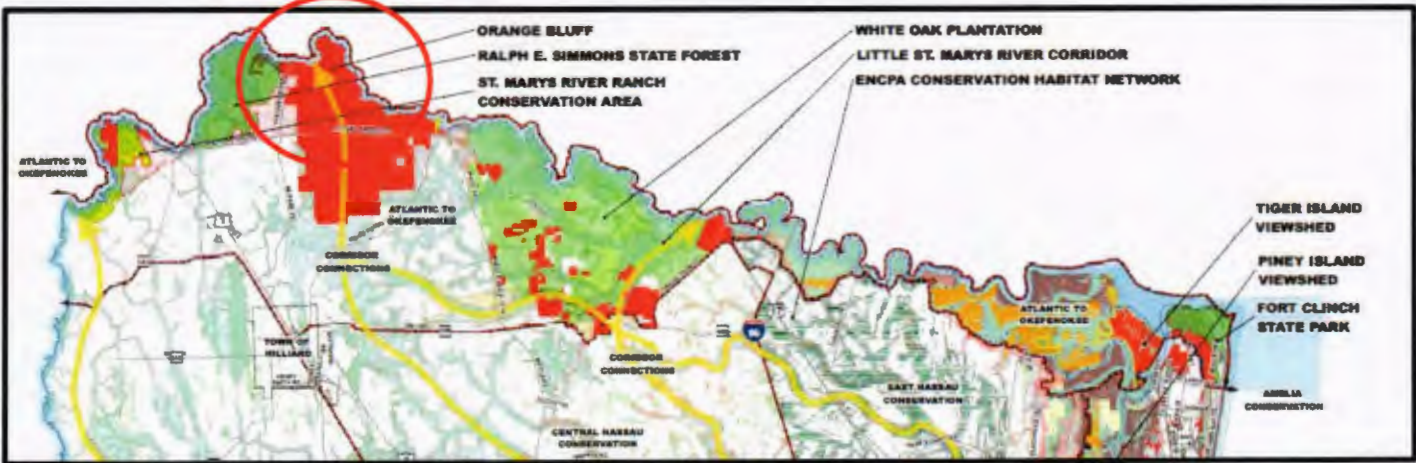
This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 7) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.



**PROPERTY'S POTENTIAL CONSERVATION USE**

The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property is of a quality equivalent to a national or state forest and has the potential to provide an abundance of outdoor educational and recreational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.







**ORANGE BLUFF (KOONS) – STAFF RANK #2B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Richard L Koons III
<b>PROPERTY NAME:</b>	Orange Bluff (Koons)
<b>STAFF RANK</b>	#2b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	33-5N-24-0000-0002-0010
<b>LOCATION:</b>	Prospect Landing Road
<b>TOTAL ACRES:</b>	52.52
<b>WETLAND ACRES:</b>	4.56
<b>BASE AVG CLAM SCORE:</b>	33.23
<b>ADJUSTED AVG CLAM SCORE:</b>	33.23
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$325,714
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east side of Prospect Landing Road, adjacent to Ralph E Simmons State Forest and immediately south of the St. Marys River. It consists of one tax parcel on 52.52 acres.



Vicinity Map



The CLAM Ranking Map score of 33.23 was assigned to this property with points assessed in the following categories:

- Adjacent to Parks
- Wildlife Corridor
- Strategic Habitat
- Most Threatened Species

The following factors were considered in the property ranking:

- No Significant Wetlands
- Expansion of Ralph E. Simmons State Park
- Protection of Significant Species Habitat
- Protection of Waterfront



**BASE CLAM SCORES**



Parcel 33-5N-24-0000-0002-0010  
 Acres: 52.52  
 Base CLAM Score: 33.23



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Koons)**  
**September 26, 2022**

context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Vanzant)**  
**September 26, 2022**

**ORANGE BLUFF (VANZANT) – STAFF RANK #2C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Charles Vanzant
<b>PROPERTY NAME:</b>	Orange Bluff (Vanzant)
<b>STAFF RANK</b>	#2c
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	33-5N-24-166L-0009-0000
<b>LOCATION:</b>	Prospect Landing Road
<b>TOTAL ACRES:</b>	24.61
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	19.77
<b>ADJUSTED AVG CLAM SCORE:</b>	19.77
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$265,788
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east side of Prospect Landing Road, adjacent to Ralph E Simmons State Forest. It consists of one tax parcel on 24.61 acres.





**PLANNING DEPARTMENT**  
 NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Vanzant)**  
**September 26, 2022**

The CLAM Ranking Map score of 19.77 was assigned to this property with points assessed in the following categories:

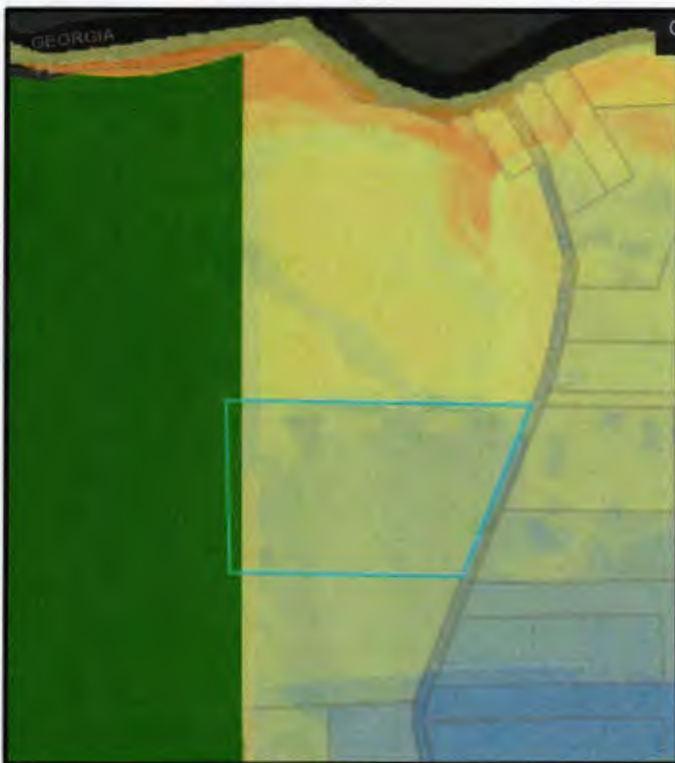
- Adjacent to Parks
- Wildlife Corridor
- Strategic Habitat
- Most Threatened Species

The following factors were considered in the property ranking:

- No Existing Structures
- No Significant Wetlands
- Expansion of Ralph E. Simmons State Park
- Protection of Significant Species Habitat



**BASE CLAM SCORES**



Parcel 33-5N-24-166L-0009-0000  
 Acres: 24.61  
 Base CLAM Score: 19.77



## SUPPORTING GOALS, OBJECTIVES AND POLICIES

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## PROPERTY'S POTENTIAL CONSERVATION USE

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The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this



**PLANNING DEPARTMENT**  
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**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Vanzant)**  
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property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.





**ORANGE BLUFF (POWELL) – STAFF RANK #2D**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	William E Powell	
<b>PROPERTY NAME:</b>	Orange Bluff (Powell)	
<b>STAFF RANK</b>	#2d	
<b>NUMBER OF TAX PARCELS:</b>	9	
<b>TAX PARCEL NUMBERS:</b>	33-5N-24-166L-0007-0010	33-5N-24-166L-0007-0020
	33-5N-24-166L-0008-0000	33-5N-24-166L-0010-0000
	33-5N-24-166L-0012-0010	33-5N-24-0000-0002-0090
	33-5N-24-0000-0001-0000	33-5N-24-0000-0002-0060
	33-5N-24-0000-0001-0010	
<b>LOCATION:</b>	Prospect Landing Road, East of Ralph E. Simmons State Park	
<b>TOTAL ACRES:</b>	166.60	
<b>WETLAND ACRES:</b>	20.59	
<b>BASE AVG CLAM SCORE:</b>	22.70	
<b>ADJUSTED AVG CLAM SCORE:</b>	22.70	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	Nassau County	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$1,321,143	
<b>ACQUISITION TYPE:</b>	Fee Simple	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor	

**PROPERTY INFORMATION**

This property is located east and west of Prospect Landing Road. It consists of 9 tax parcels on 166.6 acres.





The CLAM Ranking Map score of 22.70 was assigned to this property with points assessed in the following categories:

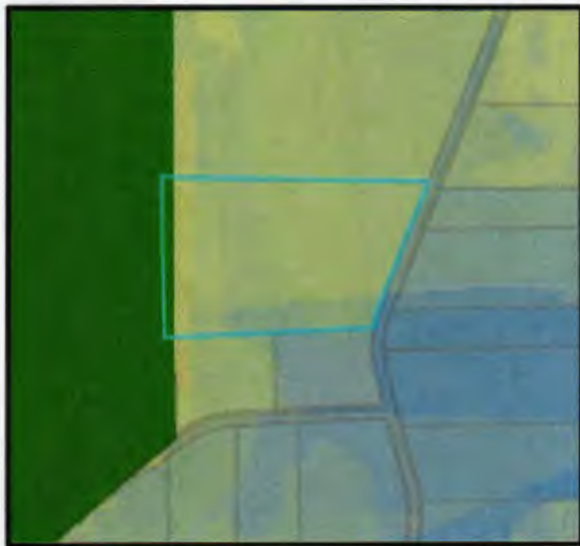
- Sustainable Forestry
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Wildlife Corridor
- Storm Surge and Flooding
- Adjacent to Parks
- Most Threatened Species
- Priority Natural Communities

The following factors were considered in the property ranking:

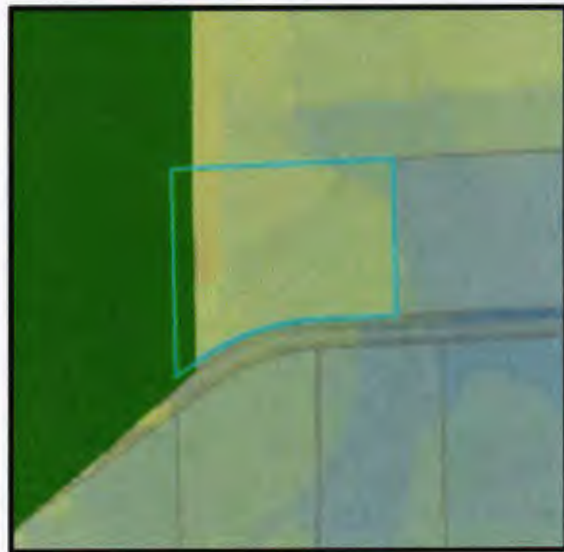
- No Existing Structures
- No Significant Wetlands
- Protection of Waterfront
- Expansion of Ralph E. Simmons State Park
- Protection of Significant Species Habitat



**BASE CLAM SCORES**



Parcel 33-5N-24-166L-0008-0000  
Acres: 14.36  
Base CLAM Score: 15.57



Parcel 33-5N-24-166L-0007-0020  
Acres: 3.63  
Base CLAM Score: 19.80

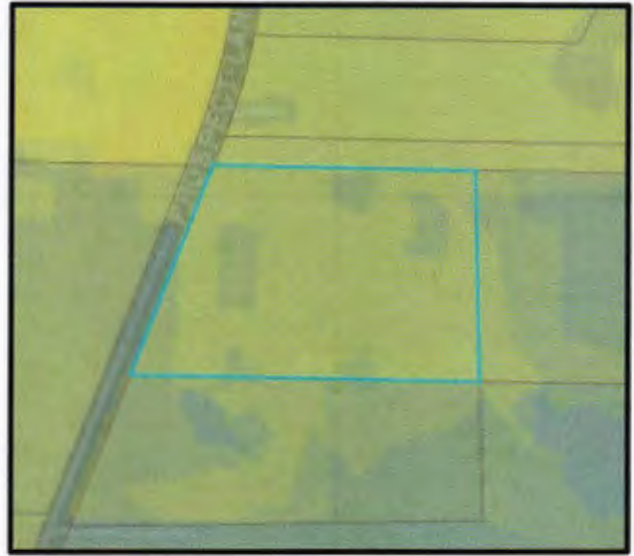


**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

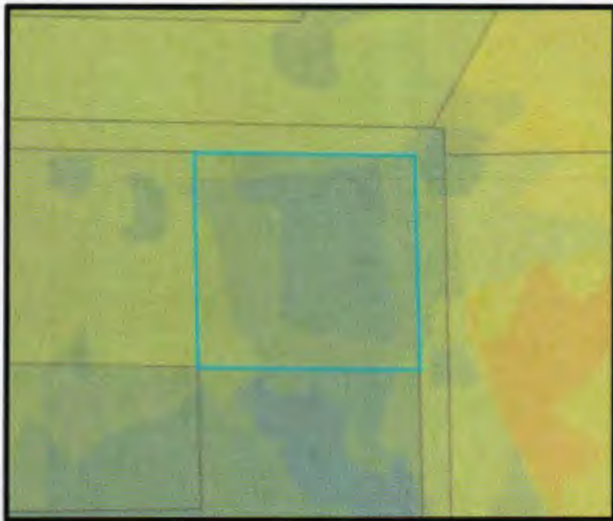
**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Powell)**  
**September 26, 2022**



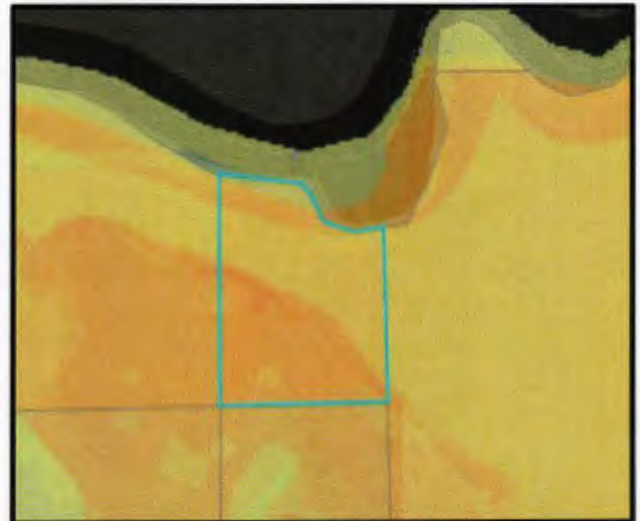
Parcel 33-5N-24-166L-0007-0010  
Acres: 3.10  
Base CLAM Score: 12.38



Parcel 33-5N-24-166L-0010-0000  
Acres: 8.36  
Base CLAM Score: 17.71



Parcel 33-5N-24-166L-0012-0010  
Acres: 5.97  
Base CLAM Score: 17.36



Parcel 33-5N-24-0000-0001-0000  
Acres: 13.37  
Base CLAM Score: 30.57

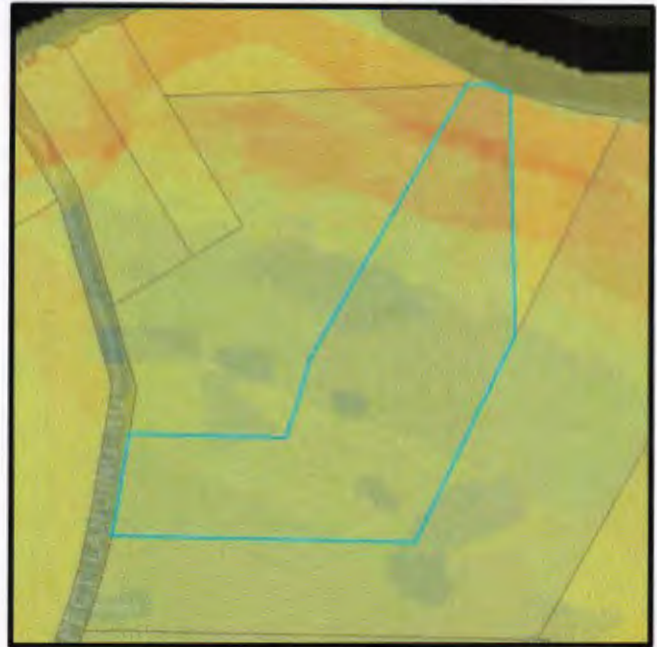


**PLANNING DEPARTMENT**  
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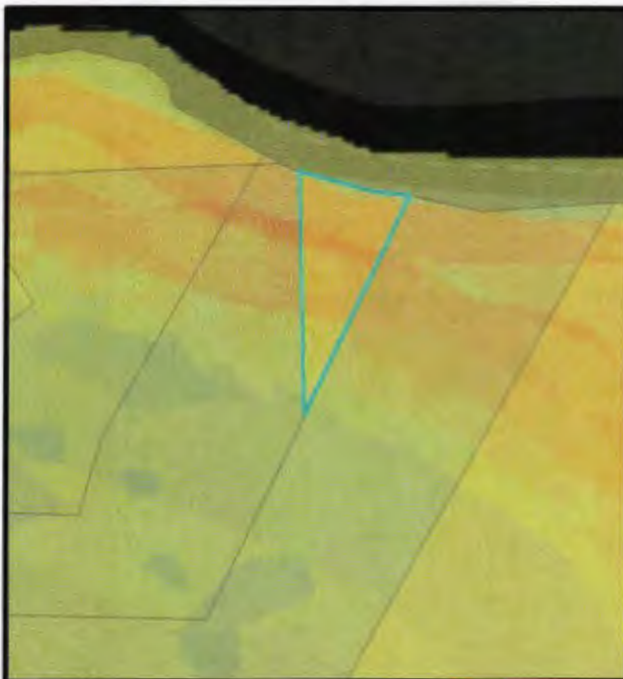
**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Powell)**  
**September 26, 2022**



Parcel 33-5N-24-0002-0090  
Acres: 103.71  
Base CLAM Score: 29.51



Parcel 33-5N-24-0002-0060  
Acres: 12.12  
Base CLAM Score: 30.31



Parcel 33-5N-24-0001-0010  
Acres: 1.98  
Base CLAM Score: 31.11



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 11) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.



### **PROPERTY'S POTENTIAL CONSERVATION USE**

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The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.



**ORANGE BLUFF (SMITH) – STAFF RANK #2E**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Ervin D Smith	
<b>PROPERTY NAME:</b>	Orange Bluff (Smith)	
<b>STAFF RANK</b>	#2e	
<b>NUMBER OF TAX PARCELS:</b>	3	
<b>TAX PARCEL NUMBERS:</b>	33-5N-24-0000-0001-0030	33-5N-24-0000-0001-0020
	33-5N-24-0000-0002-0080	
<b>LOCATION:</b>	Waters Edge Drive, St. Marys River	
<b>TOTAL ACRES:</b>	113.36	
<b>WETLAND ACRES:</b>	20.97	
<b>BASE AVG CLAM SCORE:</b>	29.06	
<b>ADJUSTED AVG CLAM SCORE:</b>	29.06	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	Nassau County	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$841,110	
<b>ACQUISITION TYPE:</b>	Fee Simple	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor	

**PROPERTY INFORMATION**

This property is located east of Waters Edge Drive south of the St. Marys River. It consists of three tax parcels on 113.36 acres.



Vicinity Map



**PLANNING DEPARTMENT**  
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**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Smith)**  
**September 26, 2022**

The CLAM Ranking Map score of 29.06 was assigned to this property with points assessed in the following categories:

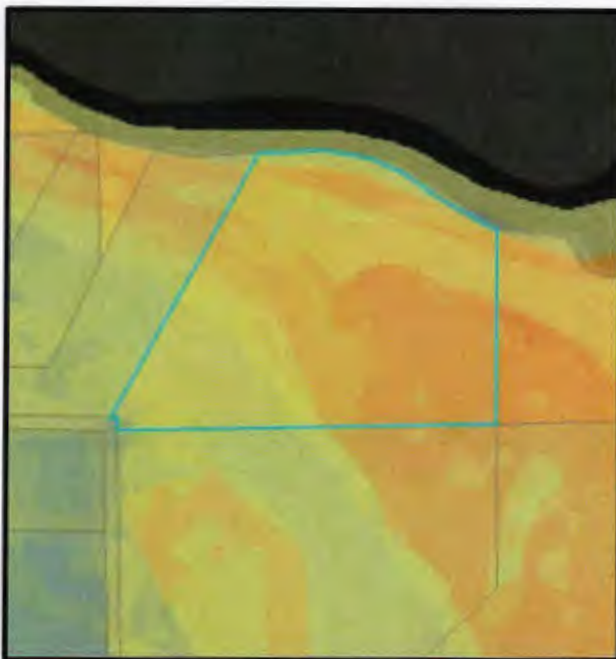
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Wildlife Corridor
- Most Threatened Species
- Priority Natural Communities

The following factors were considered in the property ranking:

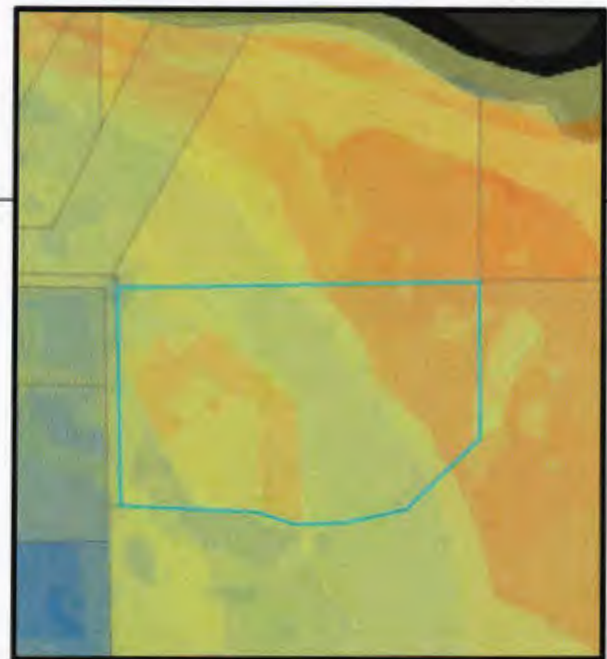
- No Significant Wetlands
- Protection of Waterfront
- Expansion of Ralph E. Simmons State Park
- Protection of Most Threatened Species Habitats



**BASE CLAM SCORES**

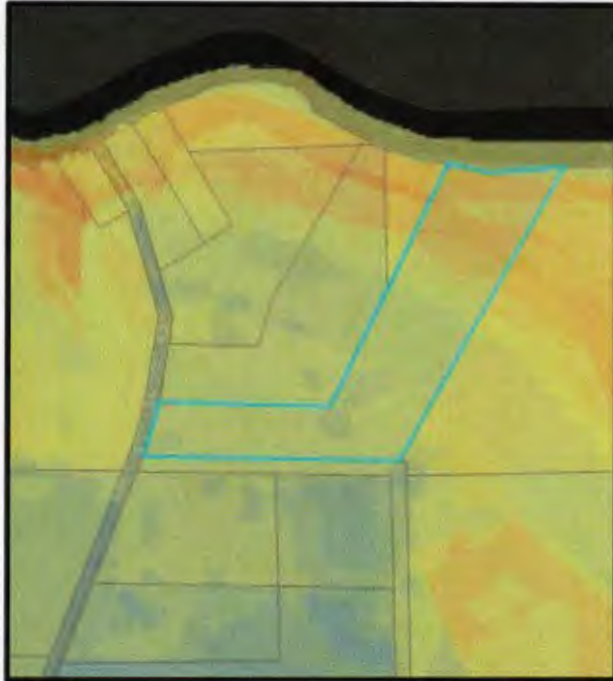


Parcel 33-5N-24-0000-0001-0030  
 Acres: 45.57  
 Base CLAM Score: 31.10



Parcel 33-5N-24-0000-0002-0080  
 Acres: 49.38  
 Base CLAM Score: 28.50





Parcel 33-5N-24-0000-0001-0020  
Acres: 18.41  
Base CLAM Score: 27.60

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.



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**CLAM**  
**Orange Bluff (Smith)**  
**September 26, 2022**

- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

#### **PROPERTY'S POTENTIAL CONSERVATION USE**

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The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.



**ORANGE BLUFF (DIXIE) – STAFF RANK #2F**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Dixie Timberlands LLC
<b>PROPERTY NAME:</b>	Orange Bluff (Dixie)
<b>STAFF RANK</b>	#2f
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	04-4N-24-0000-0001-0030
<b>LOCATION:</b>	Prospect Landing Road
<b>TOTAL ACRES:</b>	273.23
<b>WETLAND ACRES:</b>	33.35
<b>BASE AVG CLAM SCORE:</b>	21.96
<b>ADJUSTED AVG CLAM SCORE:</b>	21.96
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$679,675
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east side of Prospect Landing Road, east of Ralph E Simmons State Forest and south of the St. Marys River. It consists of one tax parcel on 273.23 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Dixie)**  
**September 26, 2022**

The CLAM Ranking Map score of 21.96 was assigned to this property with points assessed in the following categories:

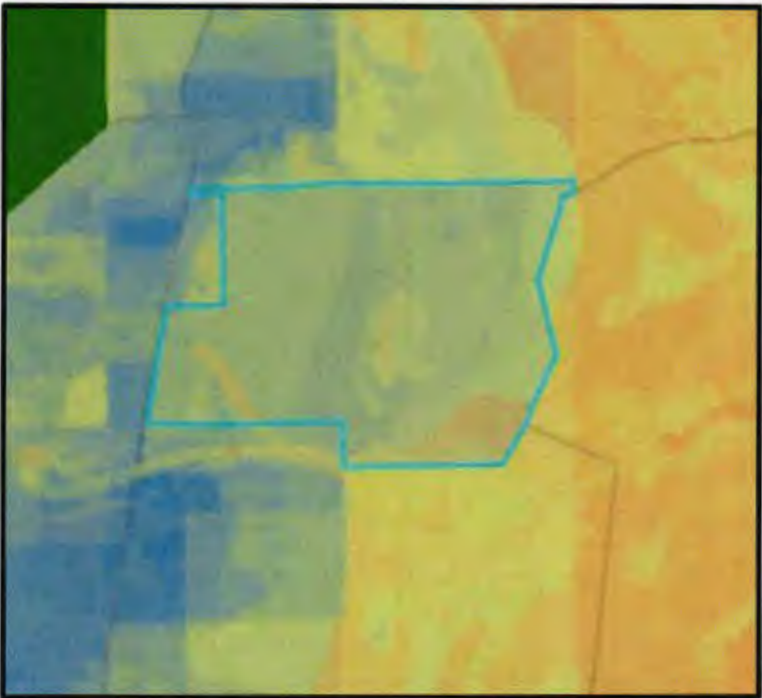
- Working Lands
- Strategic Habitat Conservation
- Wildlife Corridor
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- No Existing Structures
- No Significant Wetlands
- Expansion of Ralph E. Simmons State Park
- Protection of Significant Species Habitat



**BASE CLAM SCORES**



Parcel 04-4N-24-0000-0001-0030  
Acres: 273.23  
Base CLAM Score: 21.96



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Dixie)**  
**September 26, 2022**

Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Klemmt)**  
**September 26, 2022**

**ORANGE BLUFF (KLEMMT) – STAFF RANK #2G**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Keith and Rosemary Klemmt
<b>PROPERTY NAME:</b>	Orange Bluff (Klemmt)
<b>STAFF RANK</b>	#2g
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	28-5N-24-0000-0001-0000 33-5N-24-0000-0002-0100
<b>LOCATION:</b>	392181 Prospect Landing Road
<b>TOTAL ACRES:</b>	14.57
<b>WETLAND ACRES:</b>	4.30
<b>BASE AVG CLAM SCORE:</b>	27.05
<b>ADJUSTED AVG CLAM SCORE:</b>	27.05
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$298,659
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located east of Prospect Landing Road south of the St. Marys River. It consists of two tax parcels on 14.57 acres.





**PLANNING DEPARTMENT**  
 NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Klemmt)**  
**September 26, 2022**

The CLAM Ranking Map score of 27.05 was assigned to this property with points assessed in the following categories:

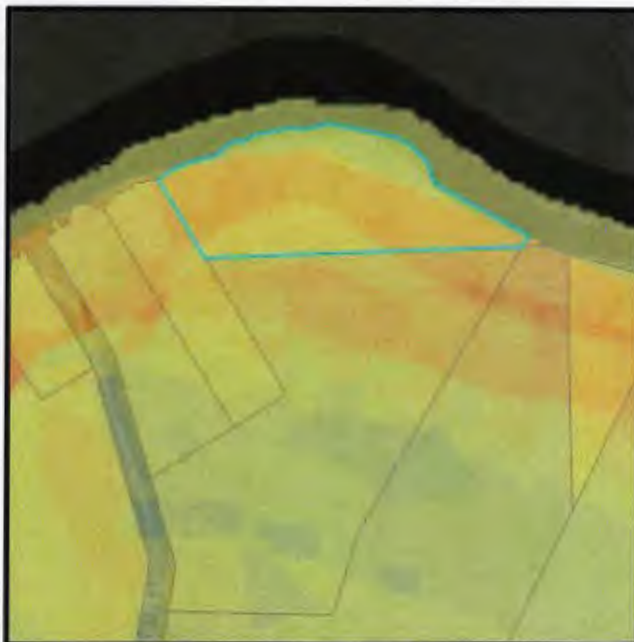
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Wildlife Corridor
- Storm Surge and Flooding

The following factors were considered in the property ranking:

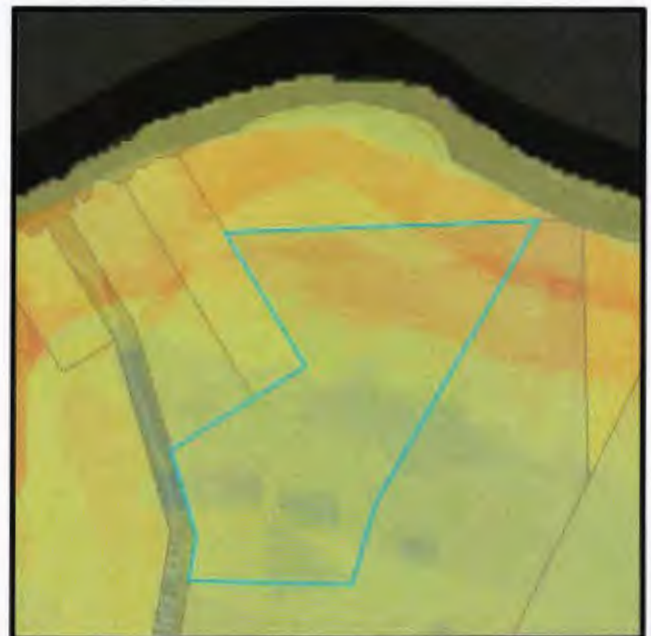
- No Significant Wetlands
- Protection of Waterfront
- Expansion of Ralph E. Simmons State Park
- Protection of Significant Species Habitat
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 28-5N-24-0000-0001-0000  
 Acres: 4.41  
 Base CLAM Score: 25.15



Parcel 33-5N-24-0000-0002-0100  
 Acres: 10.16  
 Base CLAM Score: 28.95





## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### PROPERTY'S POTENTIAL CONSERVATION USE

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The Orange Bluff properties together include over one mile of frontage on the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this



**PLANNING DEPARTMENT**

NASSAU COUNTY, FLORIDA

property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.



**ORANGE BLUFF (POTURICH) – STAFF RANK #2H**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Nicholas J and Toni A Poturich
<b>PROPERTY NAME:</b>	Orange Bluff (Poturich)
<b>STAFF RANK</b>	#2h
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	28-5N-24-0000-0001-0020
<b>LOCATION:</b>	392273 Prospect Landing Road
<b>TOTAL ACRES:</b>	2.14
<b>WETLAND ACRES:</b>	0.38
<b>BASE AVG CLAM SCORE:</b>	29.75
<b>ADJUSTED AVG CLAM SCORE:</b>	29.75
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$112,033
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located east of Prospect Landing Road south of the St. Marys River. It consists of one tax parcel on 2.14 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Poturich)**  
**September 26, 2022**

The CLAM Ranking Map score of 29.75 was assigned to this property with points assessed in the following categories:

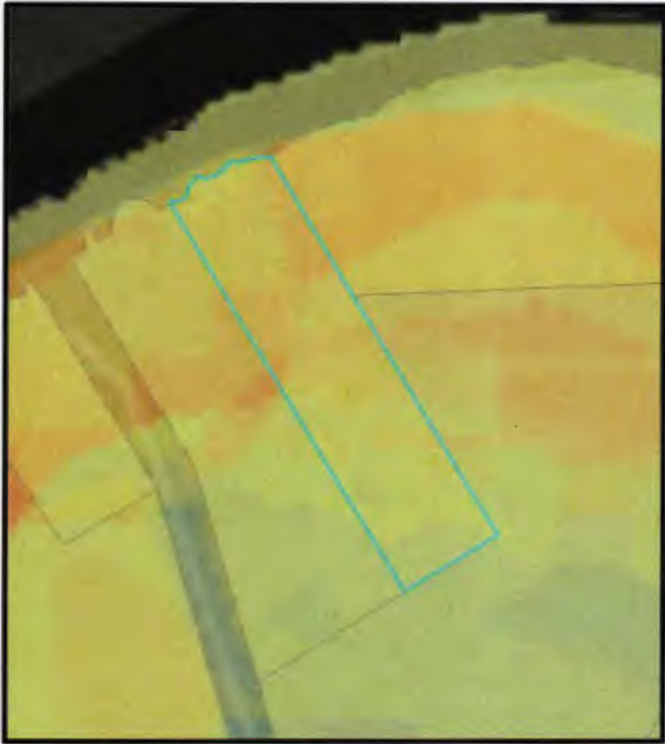
- Wildlife Corridor
- Storm Suge and Flooding
- Proximity to Blueways and Trails

The following factors were considered in the property ranking:

- No Existing Structures
- No Significant Wetlands
- Protection of Waterfront
- Expansion of Ralph E. Simmons State Park
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parce 28-5N-24-0000-0001-0020  
Acres: 2.14  
Base CLAM Score: 29.75



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

---

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

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The Orange Bluff properties include nearly eight miles of frontage along the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

Resolution 2022-179

**STAFF REPORT**  
**CLAM**  
**Orange Bluff (Poturich)**  
**September 26, 2022**

property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.



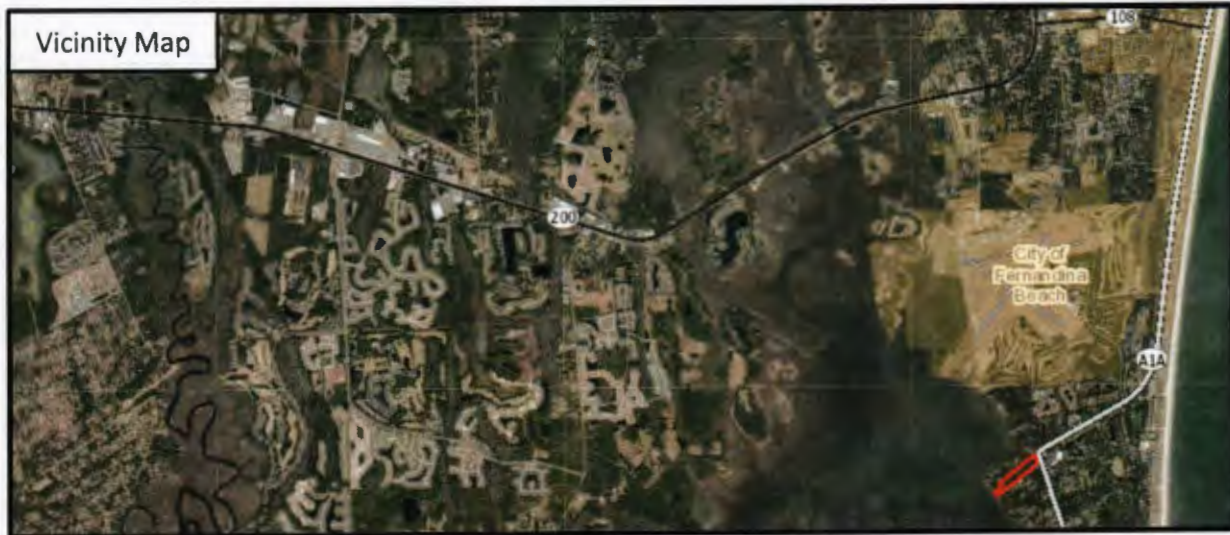
**AMELIA SOUTH-GERBING – STAFF RANK #3**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Terry Walger
<b>PROPERTY NAME:</b>	Amelia South - Gerbing
<b>STAFF RANK</b>	#3
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-0760-0013-0000
<b>LOCATION:</b>	1358 Gerbing Road
<b>TOTAL ACRES:</b>	12.5
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	24.32
<b>ADJUSTED AVG CLAM SCORE:</b>	24.32
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Amelia Tree Conservancy/Margaret Kirkland, Pam Hart
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$5,478,444
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property, located on the southwest corner of First Coast Highway and Gerbing Road, consists of one tax parcel on 12.5 acres.





The CLAM Ranking Map score of 24.32 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Gopher Tortoise Suitability
- Underserved Recreation Area

The following factors were considered in the property ranking:

- No Existing Structures
- No Wetlands
- Access to Waterfront
- Potential Recreation Opportunities
- Protection of Vulnerable Property



**BASE CLAM SCORE**



Parcel 00-00-30-0760-0013-0000  
Acres: 12.5  
Base CLAM Score: 24.32





## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

---

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 3) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 4) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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As part of the nationally recognized Smithsonian Gardens, Gerbing Gardens, established in 1937 by the Gerbing family, included groves of native trees including cedars, magnolias, bay, pines, live oaks, and water oaks along with an amphitheater of camellias, rose gardens and azaleas. The garden remained public for approximately 20 years and was used for special events like the Festival of Flowers. Acquisition of the property is essential to preserving its historic character and to protecting existing native tree canopy found on site. The property can also be utilized to extend the Amelia Island trail from First Coast Highway to the Amelia River providing recreational opportunities in the form of kayak launches, walking trails, and viewing platforms.



**LOFTON CREEK VIEWSHED (JMA) – STAFF RANK #4A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	JMA Properties LLC
<b>PROPERTY NAME:</b>	Lofton Creek Viewshed (JMA)
<b>STAFF RANK</b>	#4a
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	38-2N-27-0000-0014-0110 38-2N-27-0000-0014-0140
<b>LOCATION:</b>	463526 SR 200
<b>TOTAL ACRES:</b>	2.67
<b>WETLAND ACRES:</b>	.62
<b>BASE AVG CLAM SCORE:</b>	34
<b>ADJUSTED AVG CLAM SCORE:</b>	34
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$615,934
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	East Nassau Conservation

**PROPERTY INFORMATION**

This property, located on the south side of SR 200 west of Melton Nelson Boat Ramp, consists of two tax parcels totaling 2.67 acres.





The CLAM Ranking Map score of 34 was assigned to this property with points assessed in the following categories:

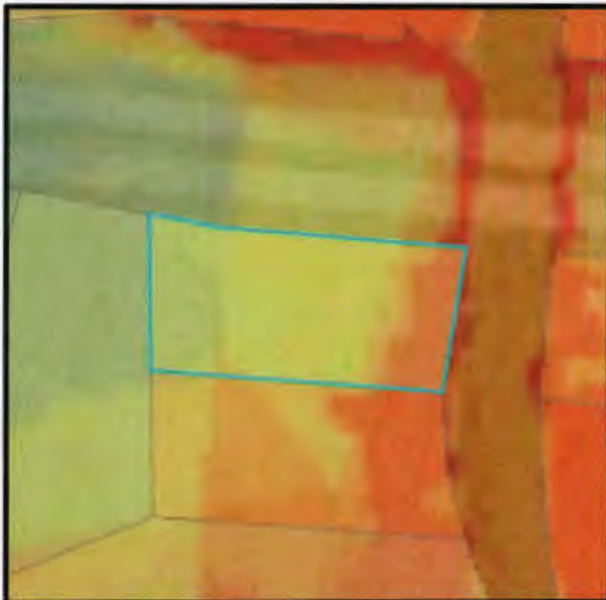
- Storm Surge and Flooding
- Underserved Area for Parks
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

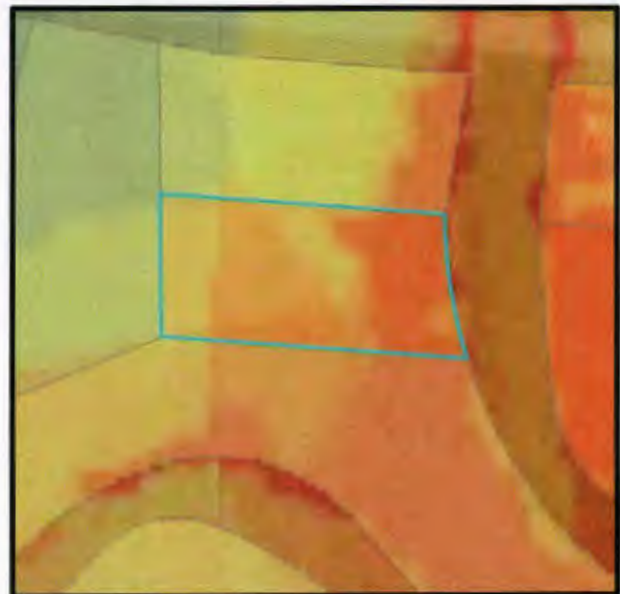
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Vulnerable Properties
- Protection of Viewshed



**BASE CLAM SCORES**



Parcel 38-2N-27-0000-0014-0110  
 Acres: 1.36  
 Base CLAM Score: 30.91



Parcel 38-2N-27-0000-0014-0140  
 Acres: 1.31  
 Base CLAM Score: 37.08



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

---

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) SR 200 Corridor Master Plan priority actions: to acquire and/or preserve strategic viewshed protection parcels and to protect/enhance the viewshed for travelers approaching and leaving Amelia Island.
- 3) SR 200 Corridor Master Plan priority actions: to identify flood-prone areas where people and homes are most vulnerable and to recommend solutions to protect those areas.
- 4) Parcels specifically identified in SR 200 Corridor Master Plan for acquisition to advance viewshed and natural area preservation.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 8) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 9) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 10) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 11) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property offers protection to Lofton Creek, an Outstanding Florida Water, and to the headwaters and marshes of the Nassau River-St. Johns River Marshes Aquatic Preserve. It is ideally situated along SR 200, providing viewshed protection in a rapidly developing corridor. Potential public benefits include minimizing future storm surge and flooding vulnerabilities and the provision of recreational opportunities in the form of kayak launches, viewing platforms and trails.



**LOFTON CREEK VIEWSHED (TYLER PLAZA WEST) – STAFF RANK #4B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Tyler Plaza West LLC
<b>PROPERTY NAME:</b>	Lofton Creek Viewshed (Tyler Plaza West)
<b>STAFF RANK</b>	#4b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	38-2N-27-0000-0001-0040
<b>LOCATION:</b>	SE Corner of SR 200 and Meadowfield Bluffs Road
<b>TOTAL ACRES:</b>	5.24
<b>WETLAND ACRES:</b>	1.12
<b>BASE AVG CLAM SCORE:</b>	32.15
<b>ADJUSTED AVG CLAM SCORE:</b>	32.15
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Mary Clemmons
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$70,248
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	East Nassau Conservation

**PROPERTY INFORMATION**

This property, located at the southeast corner of SR 200 and Meadow Bluffs Road, consists of one tax parcel totaling 5.24 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

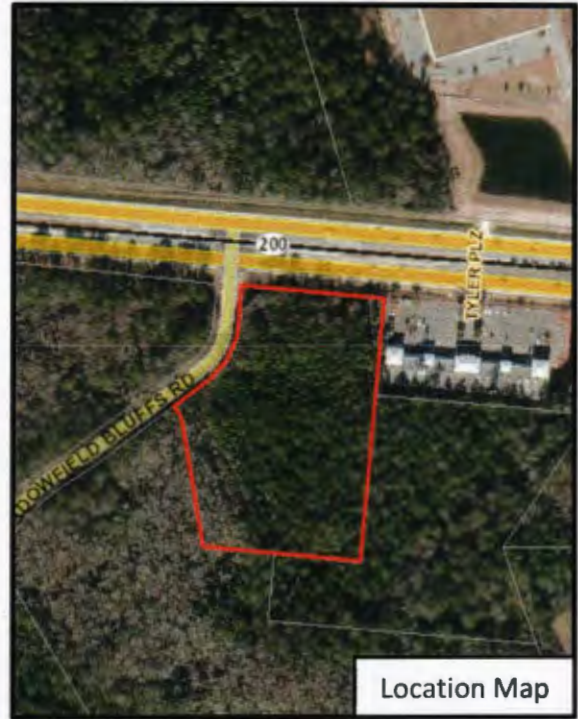
**STAFF REPORT**  
**CLAM**  
**Lofton Creek Viewshed (Tyler Plaza West)**  
**September 26, 2022**

The CLAM Ranking Map score of 32.15 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Wildlife Corridor

The following factors were considered in the property ranking:

- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Vulnerable Properties
- Protection of Viewshed



**BASE CLAM SCORE**



Parcel 38-2N-27-0000-0001-0040  
Acres: 5.24  
Base CLAM Score: 32.15



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

---

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) SR 200 Corridor Master Plan priority actions: to acquire and/or preserve strategic viewshed protection parcels and to protect/enhance the viewshed for travelers approaching and leaving Amelia Island.
- 3) SR 200 Corridor Master Plan priority actions: to identify flood-prone areas where people and homes are most vulnerable and to recommend solutions to protect those areas.
- 4) Parcel specifically identified in SR 200 Corridor Master Plan for acquisition to advance viewshed and natural area preservation.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 8) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

---

This property, along with the Yulee UMC property is strategically located along SR 200 and serves as a viewshed parcel that will assist in defining transitions between natural areas and development nodes and provide for visual relief from development when traversing the SR 200 corridor. Acquisition will provide protection from storm surge and flooding and preserve existing wildlife corridors. This property also includes a proposed roadway identified in the Nassau County Mobility Report connecting Meadowfield Bluffs to Christian Way and creating a vital parallel roadway to relieve traffic congestion on SR 200.



**PLANNING DEPARTMENT**  
 NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Lofton Creek Viewshed (Tyler Plaza West)**  
**September 26, 2022**







**LOFTON CREEK VIEWSHED (YULEE UMC) – STAFF RANK #4C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Yulee United Methodist Church
<b>PROPERTY NAME:</b>	Lofton Creek Viewshed (Yulee UMC)
<b>STAFF RANK</b>	#4c
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	38-2N-27-0000-0001-0150
<b>LOCATION:</b>	SE Corner of SR 200 and Meadowfield Bluffs Road
<b>TOTAL ACRES:</b>	5.52
<b>WETLAND ACRES:</b>	3.35
<b>BASE AVG CLAM SCORE:</b>	34.47
<b>ADJUSTED AVG CLAM SCORE:</b>	24.47
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$154,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	East Nassau Conservation

**PROPERTY INFORMATION**

This property, located at the southeast corner of SR 200 and Meadow Bluffs Road, consists of one tax parcel totaling 5.52 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Lofton Creek Viewshed (Yulee UMC)**  
**September 26, 2022**

The CLAM Ranking Map score of 34.47 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Strategic Habitat Conservation
- Wildlife Corridor

The following factors were considered in the property ranking:

- CLAM Score
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Viewshed



**BASE CLAM SCORE**



Parcel 38-2N-27-0000-0001-0150  
Acres: 5.52  
Base CLAM Score: 34.47



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) SR 200 Corridor Master Plan priority actions: to acquire and/or preserve strategic viewshed protection parcels and to protect/enhance the viewshed for travelers approaching and leaving Amelia Island.
- 3) SR 200 Corridor Master Plan priority actions: to identify flood-prone areas where people and homes are most vulnerable and to recommend solutions to protect those areas.
- 4) Parcel specifically identified in SR 200 Corridor Master Plan for acquisition to advance viewshed and natural area preservation.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 8) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, along with the Tyler Plaza West property, is strategically located along SR 200 and serves as a viewshed parcel that will assist in defining transitions between natural areas and development nodes and provide for visual relief from development when traversing the SR 200 corridor. Acquisition will provide protection from storm surge and flooding and preserve existing wildlife corridors. This property also includes a proposed roadway identified in the Nassau County Mobility Report connecting Meadowfield Bluffs to Christian Way and creating a vital parallel roadway to relieve traffic congestion on SR 200.





**LOFTON CREEK VIEWSHED (RAYONIER) – STAFF RANK #4D**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Rayonier Forest Resources LP
<b>PROPERTY NAME:</b>	Lofton Creek Viewshed (Rayonier)
<b>STAFF RANK</b>	#4d
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	38-2N-27-0000-0001-0000
<b>LOCATION:</b>	SW Corner of SR 200 and Meadowfield Bluffs Road
<b>TOTAL ACRES:</b>	45.70
<b>WETLAND ACRES:</b>	42.06
<b>BASE AVG CLAM SCORE:</b>	35.20
<b>ADJUSTED AVG CLAM SCORE:</b>	25.20
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$228,750
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	East Nassau Conservation

**PROPERTY INFORMATION**

This property, located at the southwest corner of SR 200 and Meadow Bluffs Road, consists of one tax parcel totaling 45.70 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Lofton Creek Viewshed (Rayonier)**  
**September 26, 2022**

The CLAM Ranking Map score of 35.20 was assigned to this property with points assessed in the following categories:

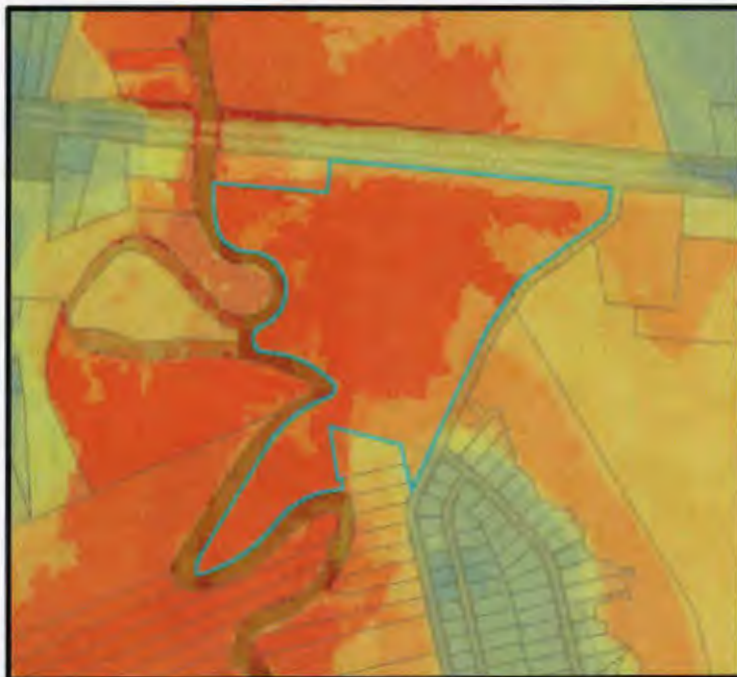
- Storm Surge and Flooding
- Underserved Area for Parks
- Wildlife Corridor

The following factors were considered in the property ranking:

- CLAM Score
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Viewshed



**BASE CLAM SCORE**



Parcel 38-2N-27-0000-0001-0000  
Acres: 45.75  
Base CLAM Score: 35.20



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) SR 200 Corridor Master Plan priority actions: to acquire and/or preserve strategic viewshed protection parcels and to protect/enhance the viewshed for travelers approaching and leaving Amelia Island.
- 3) SR 200 Corridor Master Plan priority actions: to identify flood-prone areas where people and homes are most vulnerable and to recommend solutions to protect those areas.
- 4) Parcel specifically identified in SR 200 Corridor Master Plan for acquisition to advance viewshed and natural area preservation.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 8) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 9) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 10) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 11) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property offers protection to Lofton Creek, an Outstanding Florida Water, and to the headwaters and marshes of the Nassau River-St. Johns River Marshes Aquatic Preserve. It is ideally situated along SR 200, providing viewshed protection in a rapidly developing corridor. The property is east and south of the Melton Nelson Boat Ramp with approximately 3,500 feet of frontage on Lofton Creek. Potential public benefits include minimizing future storm surge and flooding vulnerabilities and the provision of recreational opportunities in the form of kayak launches, viewing platforms and trails.



**NORTH LITTLE NANA DUNE – STAFF RANK #5A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	John L Green
<b>PROPERTY NAME:</b>	North Little Nana Dune
<b>STAFF RANK</b>	#5a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-0437-0001-0000
<b>LOCATION:</b>	5612 Ocean Boulevard
<b>TOTAL ACRES:</b>	.51
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	18.80
<b>ADJUSTED AVG CLAM SCORE:</b>	18.80
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Thomas Grimes
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$247,950
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is part of the Little Nana dune system located in historic American Beach. It consists of one tax parcel totaling .51 acre.



Vicinity Map





The CLAM Ranking Map score of 18.80 was assigned to this property with points assessed in the following categories:

- Adjacent to Parks
- Priority Natural Community
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Preservation of Existing Dune System
- Protection from Encroaching Development
- Preservation of Habitat
- Protection of Plant Species Landward of Dune



**BASE CLAM SCORE**



Parcel 00-00-30-0437-001-000  
Acres: .51  
Base CLAM Score: 18.80



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

---

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 5) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 6) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent to: preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the May and Monroe properties, is part of the Little Nana dune system located within historic American Beach. Nana Dune, the tallest dune in Florida, and Little Nana offer protection from storm winds and provide substantial habitat for a variety of wildlife, primarily gopher tortoises. These properties are also home to a significant amount of maritime forest which aid in stabilizing the dunes during storm events. If acquired, these parcels will further the protection of this historic dune system currently afforded to the three southern parcels, recently acquired by the North Florida Land Trust, and Nana Dune, acquired by the National Park Service in 2007.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Central Little Nana Dune**  
**September 26, 2022**

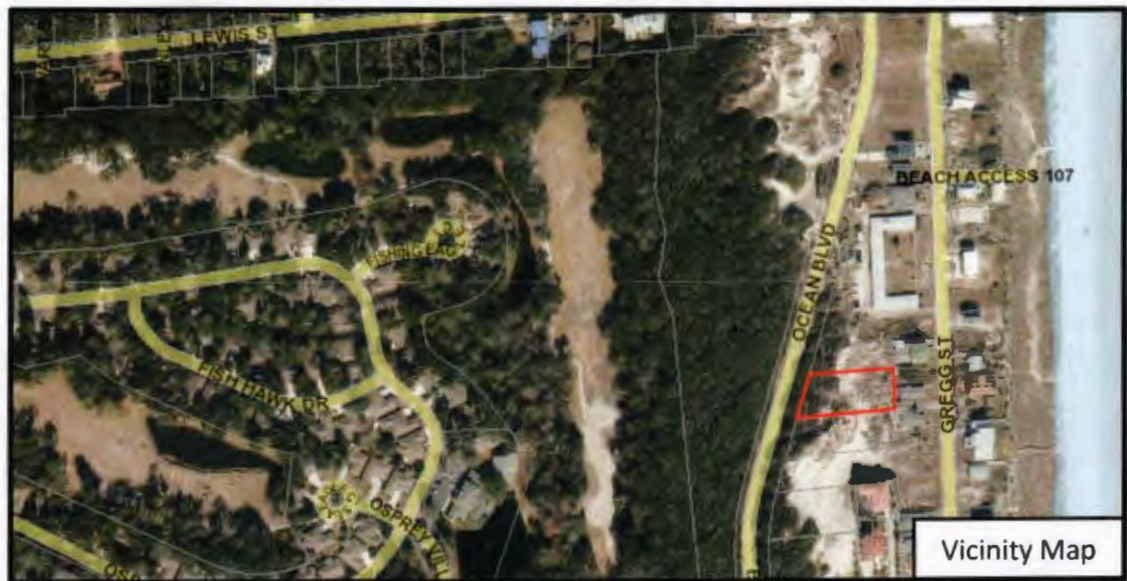
**CENTRAL LITTLE NANA DUNE – STAFF RANK #5B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	John P and Mary Jean May
<b>PROPERTY NAME:</b>	Central Little Nana Dune
<b>STAFF RANK</b>	#5b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-0437-0002-0000
<b>LOCATION:</b>	5620 Ocean Boulevard
<b>TOTAL ACRES:</b>	.51
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	19.28
<b>ADJUSTED AVG CLAM SCORE:</b>	24.28
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	Yes
<b>NOMINATED BY:</b>	Owner, ATC/Margaret Kirkland, Pam Hart, Holly Kelly
<b>WILLING SELLER:</b>	Yes
<b>JUSTIFIED VALUE:</b>	\$414,200
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is part of the Little Nana dune system located in historic American Beach. It consists of one parcel totaling .51 acre.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Central Little Nana Dune**  
**September 26, 2022**

The CLAM Ranking Map score of 19.28 was assigned to this property with points assessed in the following categories:

- Adjacent to Parks
- Priority Natural Community
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Preservation of Existing Dune System
- Protection from Encroaching Development
- Preservation of Habitat
- Protection of Plant Species Landward of Dune



Location Map

**BASE CLAM SCORE**



Parcel 00-00-30-0437-002-000  
Acres: .51  
Base CLAM Score: 19.28



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 5) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 6) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent to: preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Green and Monroe properties, is part of the Little Nana dune system located within historic American Beach. Nana Dune, the tallest dune in Florida, and Little Nana offer protection from storm winds and provide substantial habitat for a variety of wildlife, primarily gopher tortoises. These properties are also home to a significant amount of maritime forest which aid in stabilizing the dunes during storm events. If acquired, these parcels will further the protection of this historic dune system currently afforded to the three southern parcels, recently acquired by the North Florida Land Trust, and Nana Dune, acquired by the National Park Service in 2007.



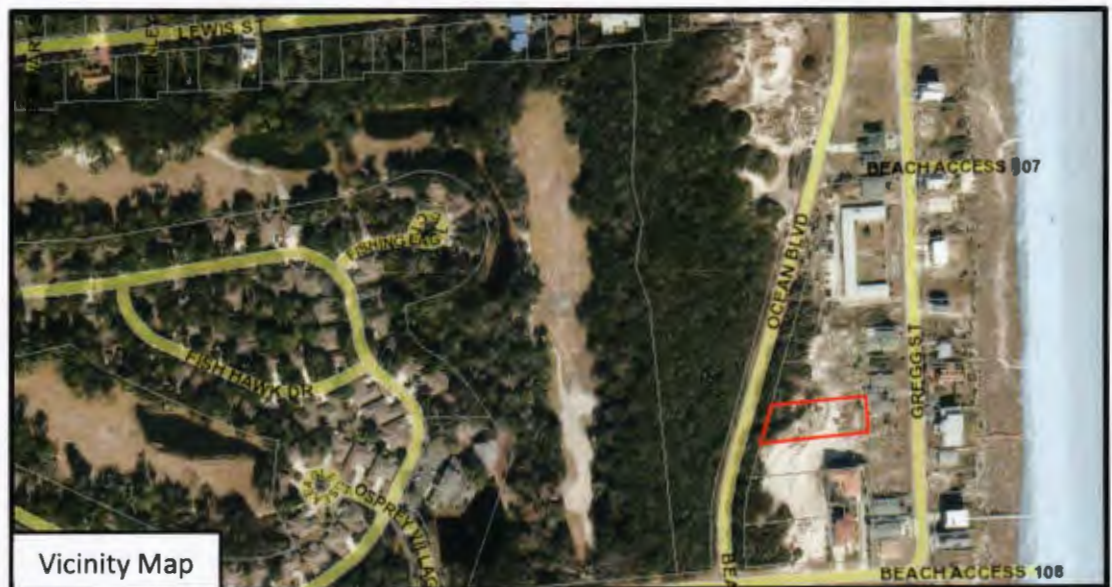
**SOUTH LITTLE NANA DUNE – STAFF RANK #5C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Terry O and Kimberly C Monroe
<b>PROPERTY NAME:</b>	South Little Nana Dune
<b>STAFF RANK</b>	#5c
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-0437-0003-0000
<b>LOCATION:</b>	5628 Ocean Boulevard
<b>TOTAL ACRES:</b>	.51
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	19.14
<b>ADJUSTED AVG CLAM SCORE:</b>	19.14
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	ATC/Margaret Kirkland, Pam Hart
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$361,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is part of the Little Nana dune system located in historic American Beach. It consists of one parcel totaling .51 acre.



Vicinity Map



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**South Little Nana Dune**  
**September 26, 2022**

The CLAM Ranking Map score of 19.14 was assigned to this property with points assessed in the following categories:

- Adjacent to Parks
- Priority Natural Community
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Preservation of Existing Dune System
- Protection from Encroaching Development
- Preservation of Habitat
- Protection of Plant Species Landward of Dune



**BASE CLAM SCORE**



Parcel 00-00-30-0437-003-000  
Acres: .51  
Base CLAM Score: 19.14



### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 5) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 6) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent to: preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Green and May properties, is part of the Little Nana dune system located within historic American Beach. Nana Dune, the tallest dune in Florida, and Little Nana offer protection from storm winds and provide substantial habitat for a variety of wildlife, primarily gopher tortoises. These properties are also home to a significant amount of maritime forest which aid in stabilizing the dunes during storm events. If acquired, these parcels will further the protection of this historic dune system currently afforded to the three southern parcels, recently acquired by the North Florida Land Trust, and Nana Dune, acquired by the National Park Service in 2007.





**DUDLEY ISLAND – STAFF RANK #6**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	DJG Inc.
<b>PROPERTY NAME:</b>	Dudley Island
<b>STAFF RANK</b>	#6
<b>NUMBER OF TAX PARCELS:</b>	3
<b>TAX PARCEL NUMBERS:</b>	17-2N-27-0000-0003-0000      18-2N-27-0000-0001-0010 20-2N-27-0000-0002-0000
<b>LOCATION:</b>	William Burgess District, north of Nassau River, south of Mentoria Road
<b>TOTAL ACRES:</b>	114.68
<b>WETLAND ACRES:</b>	40.62
<b>BASE AVG CLAM SCORE:</b>	42.49
<b>ADJUSTED AVG CLAM SCORE:</b>	42.49
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$819,300
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	East Nassau Conservation

**PROPERTY INFORMATION**

This property, located in the William Burgess Overlay District, north of the Nassau River, consists of three tax parcels on 114.68 acres.



Vicinity Map



The CLAM Ranking Map score of 42.49 was assigned to this property with points assessed in the following categories:

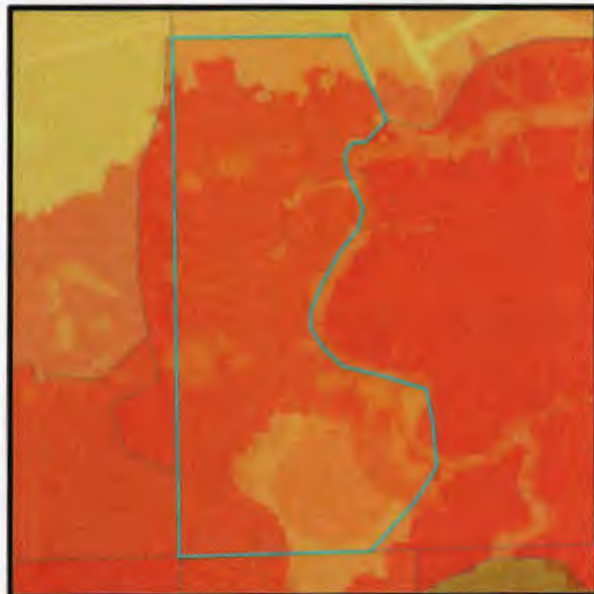
- Storm Surge and Flooding
- Wildlife Corridor
- Proximity to Trails/Blueways

The following factors were considered in the property ranking:

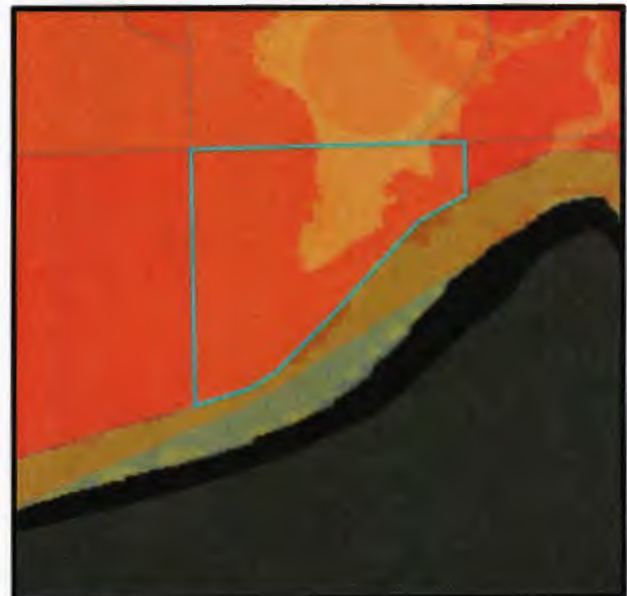
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Waterfront
- Protection of Vulnerable Properties



**BASE CLAM SCORES**



Parcel 17-2N-27-0000-0003-0000  
Acres: 65.50  
Base CLAM Score: 44.03



Parcel 20-2N-27-0000-0002-0000  
Acres: 40  
Base CLAM Score: 39.35



Parcel 18-2N-27-0000-0001-0010  
Acres: 9.18  
Base CLAM Score: 44.08

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 3) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) William Burgess District (WBD) strategies: to protect vital conservation, agricultural and other working lands including greenways and ecological corridors that protect wildlife habitats, preserve natural ecological functions and provide recreational opportunities.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Dudley Island**  
**September 26, 2022**

- 7) WBD objectives: to identify and preserve environmentally sensitive lands and natural systems, including floodplains, wetlands, and areas located within the Coastal High Hazard Area (CHHA)
- 8) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 9) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

**PROPERTY'S POTENTIAL CONSERVATION USE**

This property is unique in that it is located with direct access to the Nassau River. In addition to providing protection from impending development, acquisition of this property would proactively mitigate flood issues to prevent future vulnerabilities associated with storm surge and sea level rise. This property has the potential to expand the William Burgess District conservation network and a planned 18-acre park in the Liberty Cove development. Potential uses include walking and biking trails and viewing platforms.



**AMELIA – CITY OF FERNANDINA CENTRAL BUSINESS DISTRICT RESPITE– STAFF RANK #7A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Soo Hoo Seung Baw L/E
<b>PROPERTY NAME:</b>	Amelia - City of Fernandina Central Business District Respite
<b>STAFF RANK</b>	#7a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1800-0229-0010
<b>LOCATION:</b>	209 13 <sup>th</sup> Street
<b>TOTAL ACRES:</b>	9.08
<b>WETLAND ACRES:</b>	0.78
<b>BASE AVG CLAM SCORE:</b>	22.40
<b>ADJUSTED AVG CLAM SCORE:</b>	22.40
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	ATC/Margaret Kirkland, City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$432,177
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property, located at 209 13<sup>th</sup> Street within the City of Fernandina Beach, consists of one tax parcel on 9.08 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**

**Amelia – COFB Central Business District Respite**  
**September 26, 2022**

The CLAM Ranking Map score of 22.40 was assigned to this property with points assessed in the following categories:

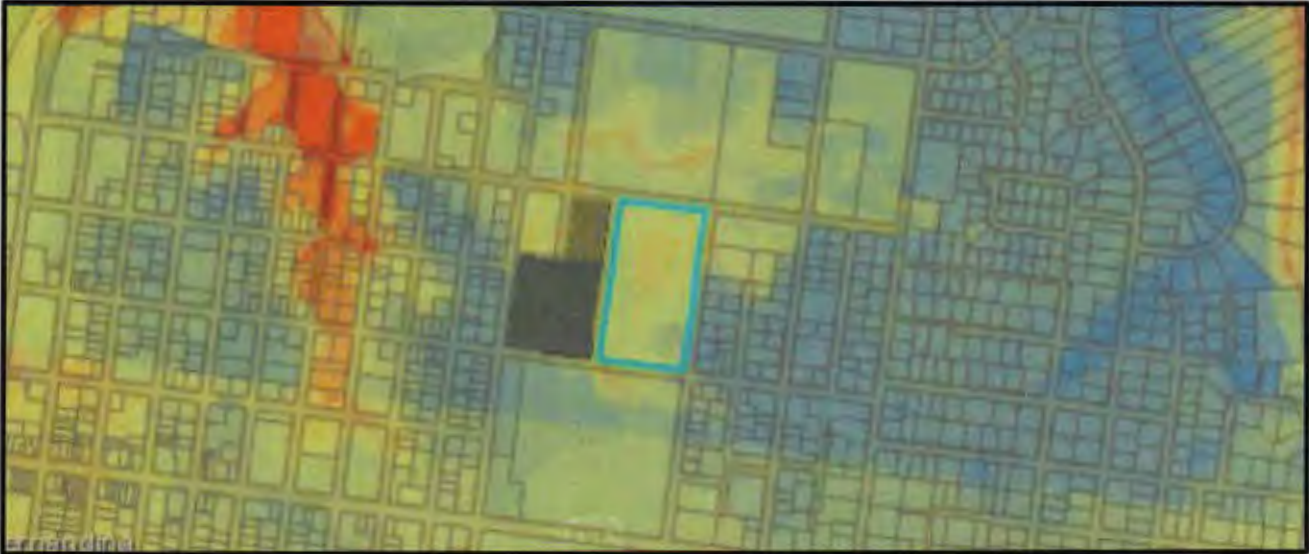
- Gopher Tortoise Suitability
- Underserved Recreation Area

The following factors were considered in the property ranking:

- No Significant Wetlands
- Potential Recreation Opportunities



**BASE CLAM SCORE**



Parcel 00-00-31-1800-0229-0010  
Acres: 9.08  
Base CLAM Score: 22.40



### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 3) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

This property, along with the RockTenn property, is located just north of the City of Fernandina Beach Main Street District, part of the National Main Street Program that includes more than 1,200 communities and the shared goal of strengthening communities through preservation-based economic vitality in older and historic downtowns and neighborhood commercial districts. This property is east of, and tidally influenced by, the Amelia River. It includes a large floodplain and unique topography with elevation changes of over 25 feet (see below). Acquisition of this property would promote resiliency, aid in food mitigation and prevention, and provide a serene respite within the City's bustling business district.





**AMELIA – CITY OF FERNANDINA CENTRAL BUSINESS DISTRICT– STAFF RANK #7B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	RockTenn CP LLC	
<b>PROPERTY NAME:</b>	Amelia - City of Fernandina Beach Central Business District Respite	
<b>STAFF RANK</b>	#7b	
<b>NUMBER OF TAX PARCELS:</b>	9	
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1800-0218-0010	00-00-31-1800-0218-0600
	00-00-31-1800-0245-0050	00-00-31-1800-0246-0010
	00-00-31-1800-0257-0010	00-00-31-1800-0257-0010
	00-00-31-1800-0083-0010	00-00-31-1800-0076-0011
	00-00-31-1800-0073-0010	
<b>LOCATION:</b>	South of WestRock Paper Mill	
<b>TOTAL ACRES:</b>	40.22	
<b>WETLAND ACRES:</b>	8.61	
<b>BASE AVG CLAM SCORE:</b>	20.32	
<b>ADJUSTED AVG CLAM SCORE:</b>	15.32	
<b>EXISTING STRUCTURES:</b>	Yes	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	ATC/Margaret Kirkland, City of Fernandina Beach	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$1,858,787	
<b>ACQUISITION TYPE:</b>	Conservation Easement	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation	

**PROPERTY INFORMATION**

This property is located in the City of Fernandina Beach south of the WestRock Paper Mill. It consists of six tax parcels on 34.79 acres.







**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**

**Amelia – COFB Central Business District Respite**  
**September 26, 2022**

The CLAM Ranking Map score of 20.39 was assigned to this property with points assessed in the following categories:

- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Underserved Recreation Area

The following factors were considered in the property ranking:

- No Significant Wetlands
- Strategic Habitat Area
- Buffering Adjacent to Industrial Facility

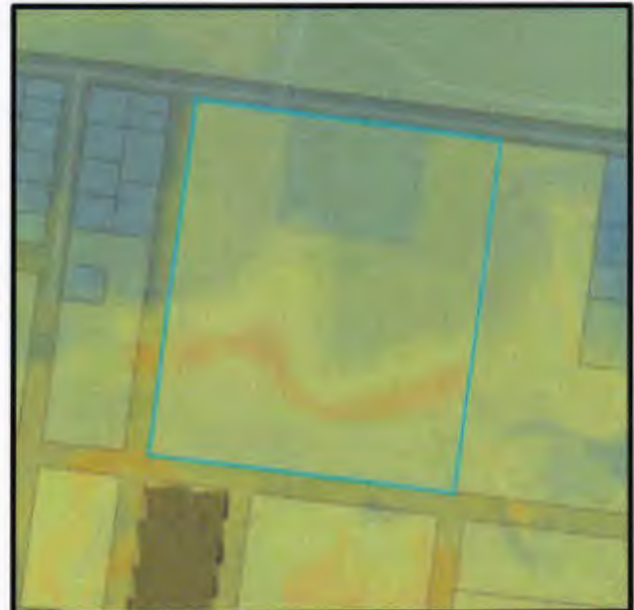


Location Map

**BASE CLAM SCORES**



Parcel 00-00-31-1800-0218-0010  
Acres: 2.17  
Base CLAM Score: 21.72



Parcel 00-00-31-1800-0218-0600  
Acres: 14.81  
Base CLAM Score: 24.69



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Amelia – COFB Central Business District Respite**  
**September 26, 2022**



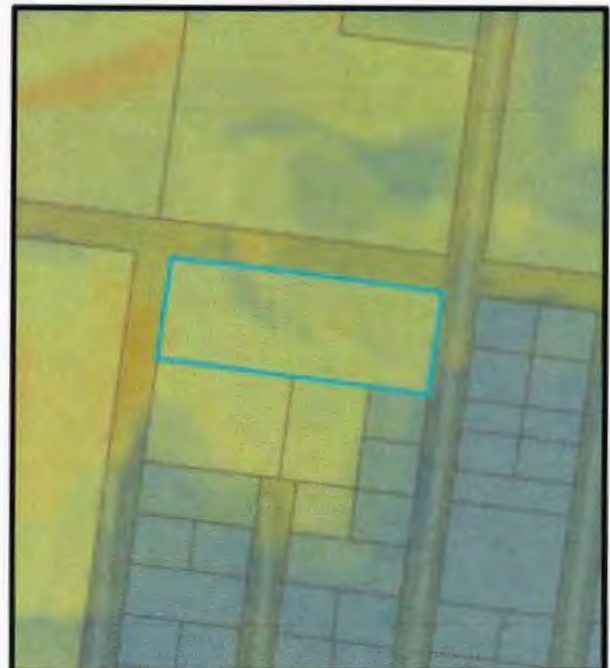
Parcel 00-00-31-1800-0246-0010  
Acres: 6.91  
Base CLAM Score: 21.89



Parcel 00-00-31-1800-0257-0010  
Acres: 2.73  
Base CLAM Score: 16.73



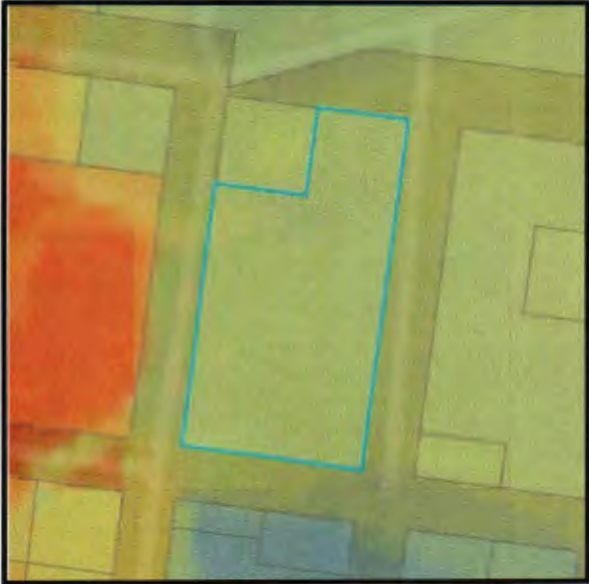
Parcel 00-00-31-1800-0257-0040  
Acres: 6.35  
Base CLAM Score: 15.75



Parcel 00-00-31-1800-0245-0050  
Acres: 1.82  
Base CLAM Score: 21.61



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA



Parcel 00-00-31-1800-0073-0010  
Acres: 1.75  
Base CLAM Score: 20.33



Parcel 00-00-31-1800-0076-0011  
Acres: 1.84  
Base CLAM Score: 20.95



Parcel 00-00-31-1800-0083-0010  
Acres: 1.84  
Base CLAM Score: 19.24



**SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 3) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.

**PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, along with the Soo Hoo Seung Baw property, is located just north of the City of Fernandina Beach Main Street District, part of the National Main Street Program that includes more than 1,200 communities and the shared goal of strengthening communities through preservation-based economic vitality in older and historic downtowns and neighborhood commercial districts. This property is east of, and tidally influenced by, the Amelia River. It includes a large floodplain and unique topography with elevation changes of over 25 feet (see below). Acquisition of this property would promote resiliency, aid in food mitigation and prevention, and provide a serene respite within the City's bustling business district.





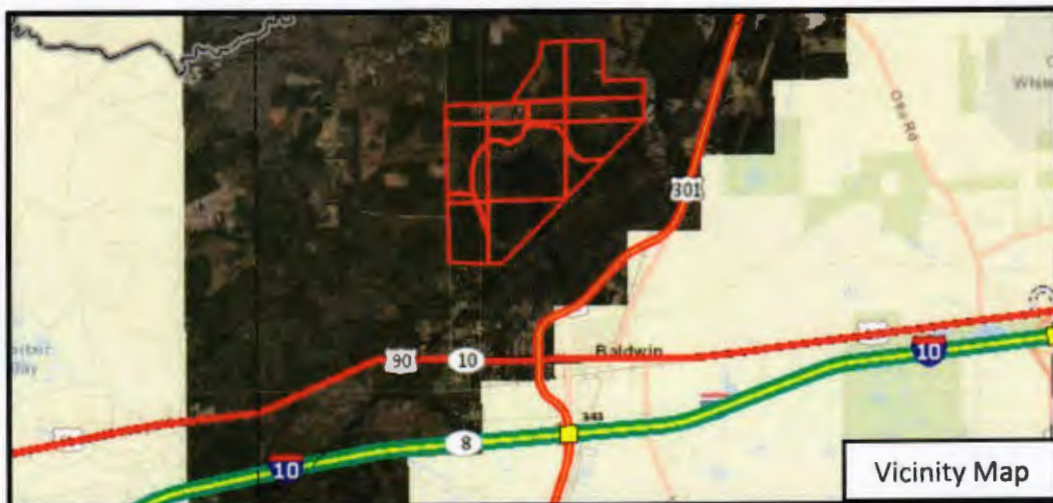
**BALDWIN BAY– STAFF RANK #8A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Baldwin Bay Investments	
<b>PROPERTY NAME:</b>	Baldwin Bay	
<b>STAFF RANK</b>	#8a	
<b>NUMBER OF TAX PARCELS:</b>	8	
<b>TAX PARCEL NUMBERS:</b>	02-2S-23-0000-0002-0000	03-2S-23-0000-0001-0010
	04-2S-23-0000-0001-0030	09-2S-23-0000-0001-0000
	10-2S-23-0000-0001-0000	11-2S-23-0000-0001-0000
	15-2S-23-0000-0001-0000	16-2S-23-0000-0001-0000
<b>LOCATION:</b>	South and West of Cary State Forest	
<b>TOTAL ACRES:</b>	2,924.15	
<b>WETLAND ACRES:</b>	1,170.44	
<b>BASE AVG CLAM SCORE:</b>	18.58	
<b>ADJUSTED AVG CLAM SCORE:</b>	18.58	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	North Florida Land Trust	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$7,504,375	
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway	

**PROPERTY INFORMATION**

This property is located in the southwestern portion of Nassau County, south and west of Cary State Forest. It consists of eight tax parcels on 2,924.15 acres.





The CLAM Ranking Map score of 18.58 was assigned to this property with points assessed in the following categories:

- Wildlife Corridor
- Significant Farmland Soils
- Underserved Recreation Area

The following factors were considered in the property ranking:

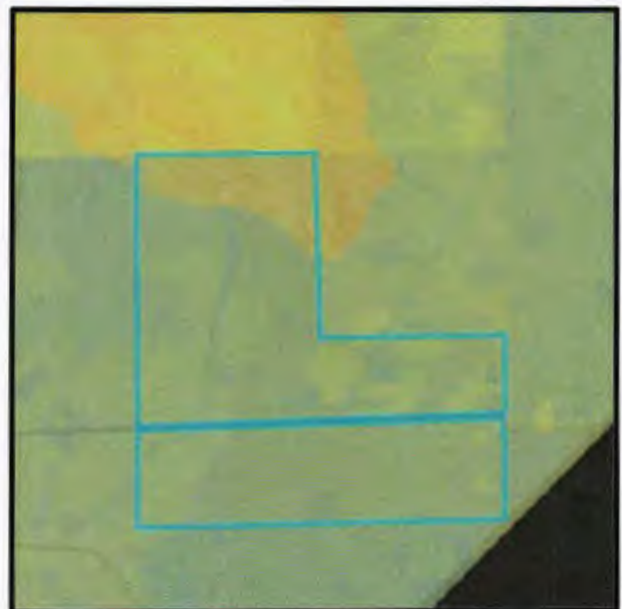
- Adjacent and within boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Proximity to Cary State Forest
- Connection Opportunity to Osceola Forest



**BASE CLAM SCORES**



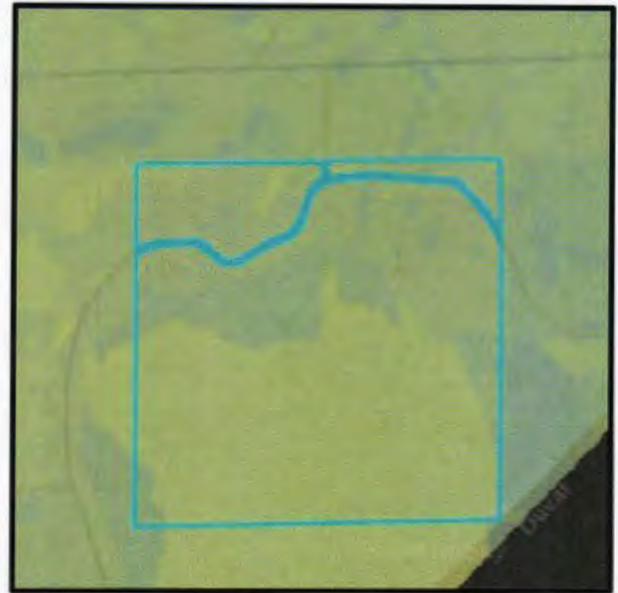
Parcel 03-2S-23-0000-0001-0010  
Acres: 401  
Base CLAM Score: 18.94



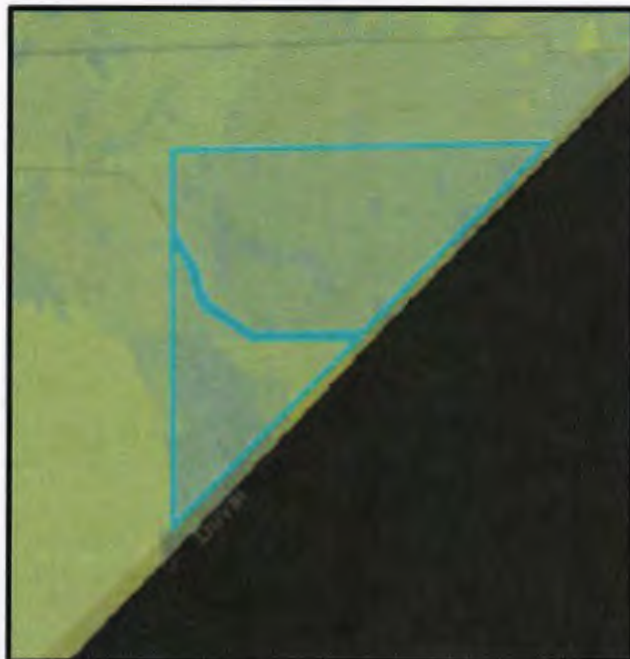
Parcel 02-2S-23-0000-0002-0000  
Acres: 480  
Base CLAM Score: 20.93



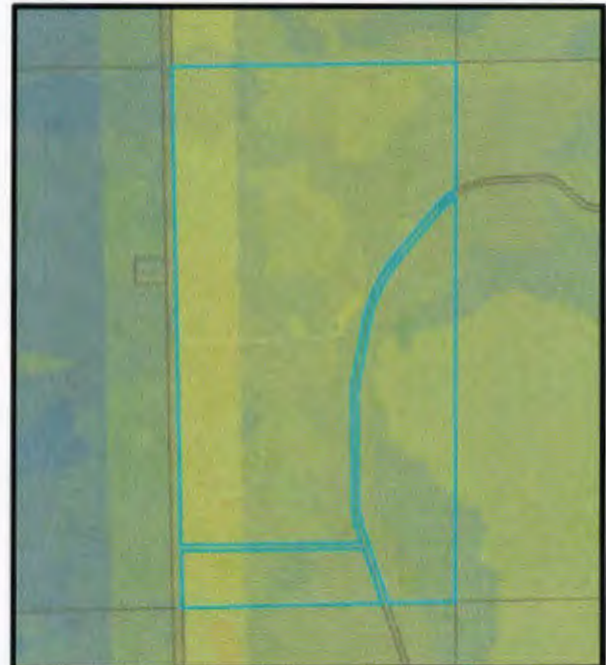
Parcel 04-2S-23-0000-0001-0030  
Acres: 97  
Base CLAM Score: 17.59



Parcel 10-2S-23-0000-0001-0000  
Acres: 640  
Base CLAM Score: 18.29



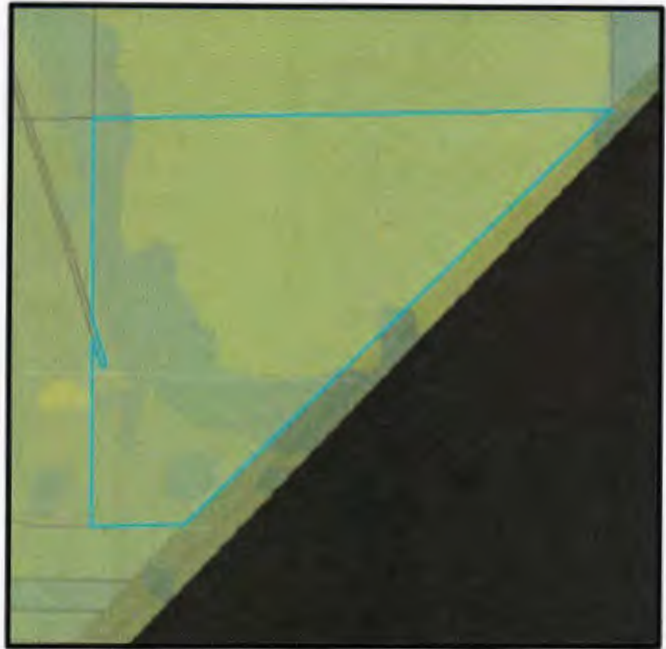
Parcel 11-2S-23-0000-0001-0000  
Acres: 339  
Base CLAM Score: 15.75



Parcel 09-2S-23-0000-0001-0000  
Acres: 351  
Base CLAM Score: 19.10



Parcel 16-2S-23-0000-0001-0000  
Acres: 307.15  
Base CLAM Score: 19.85



Parcel 15-2S-23-0000-0001-0000  
Acres: 309  
Base CLAM Score: 18.20

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved

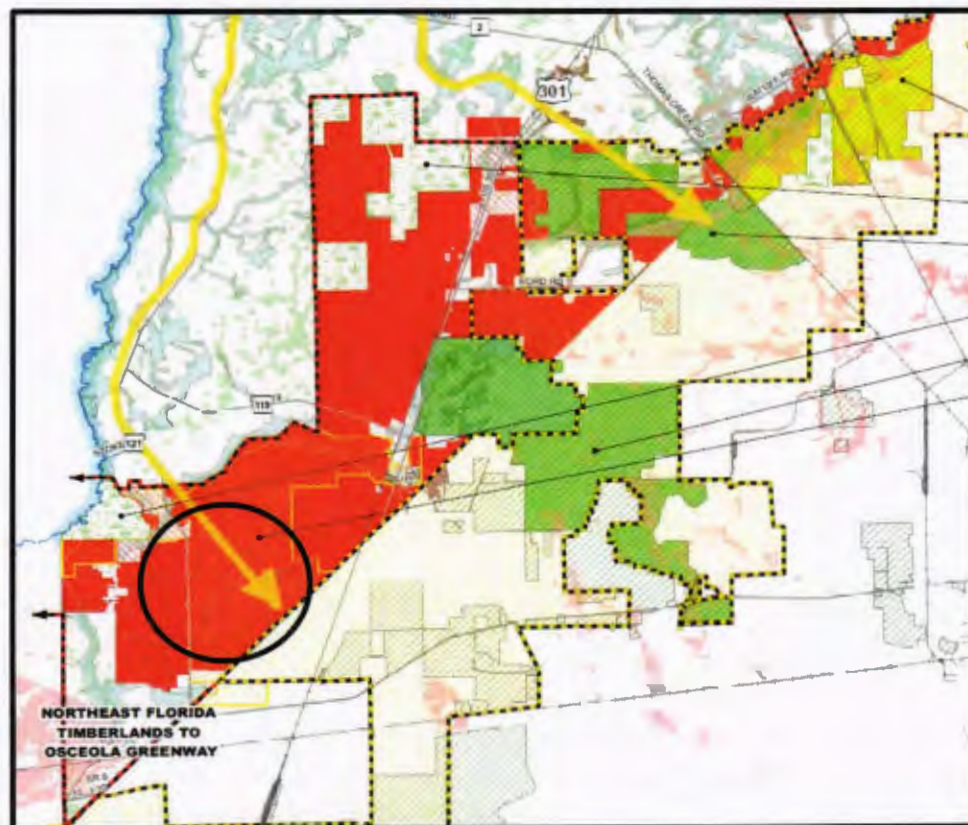




- 7) through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

This property, along with the Nassau Management LLC property is within and adjacent to the Northeast Florida Timberlands and Watershed Reserve, a Florida Forever priority project. Acquisition of the property will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping.





**BALDWIN BAY– STAFF RANK #8B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Nassau Management LLC
<b>PROPERTY NAME:</b>	Baldwin Bay
<b>STAFF RANK</b>	#8b
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	03-25-23-0000-0001-0000 04-25-23-0000-0001-0040
<b>LOCATION:</b>	CR 121
<b>TOTAL ACRES:</b>	515.41
<b>WETLAND ACRES:</b>	53.79
<b>BASE AVG CLAM SCORE:</b>	25.61
<b>ADJUSTED AVG CLAM SCORE:</b>	25.61
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$1,238,900
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway

**PROPERTY INFORMATION**

This property is located on the east side of CR 121 approximately four miles south of the intersection of CR 119. It consists of two tax parcels on 515.41 acres.





The CLAM Ranking Map score of 25.61 was assigned to this property with points assessed in the following categories:

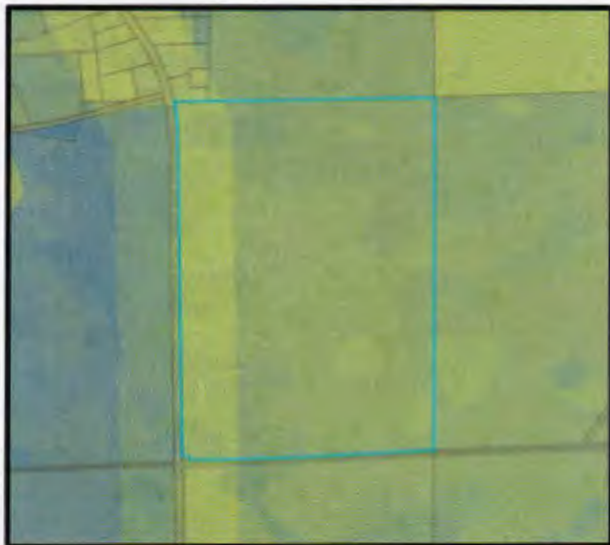
- Priority Natural Community
- Wildlife Corridor
- Sustainable Forestry
- Underserved Recreation Area
- Proximity to Trails/Blueways

The following factors were considered in the property ranking:

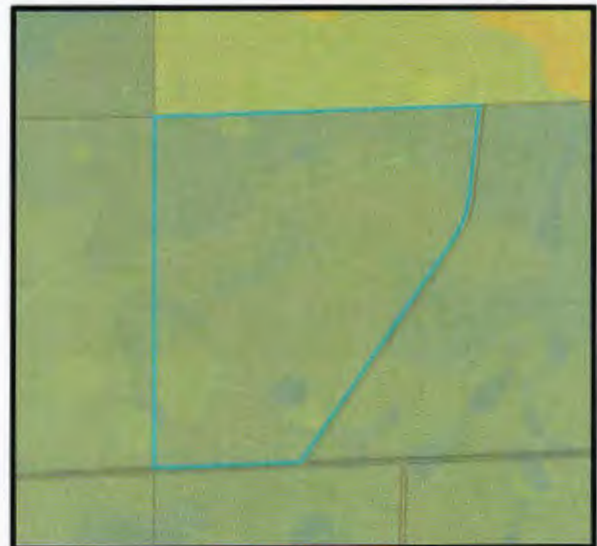
- Adjacent and within boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest



**BASE CLAM SCORES**



Parcel 04-2S-23-0000-0001-0040  
Acres: 256.56  
Base CLAM Score: 18.04



Parcel 03-2S-23-0000-0001-0000  
Acres: 258.85  
Base CLAM Score: 33.17



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

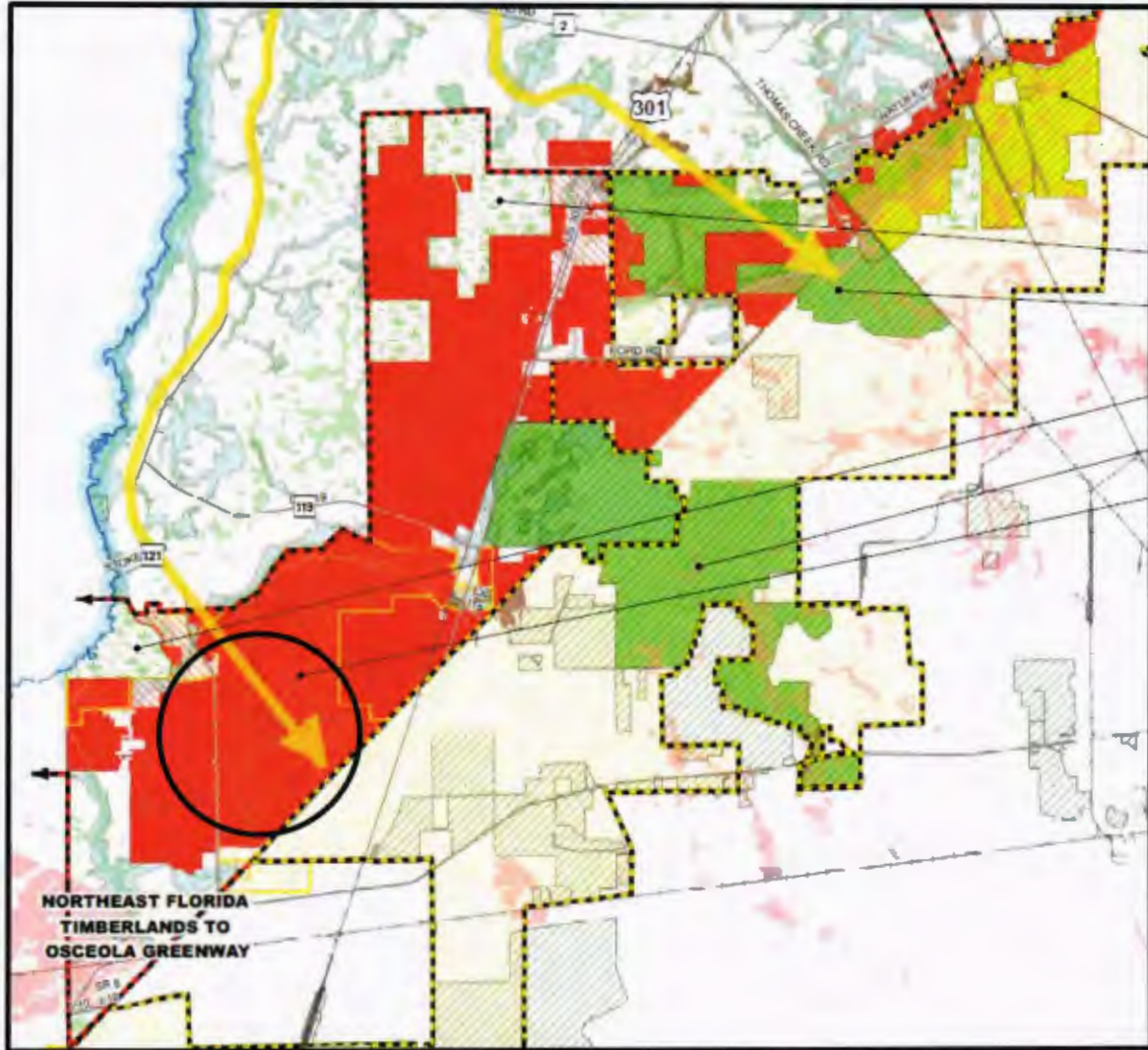
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This property, along with the Baldwin Bay Investments property is within and adjacent to the Northeast Florida Timberlands and Watershed Reserve, a Florida Forever priority project. Acquisition of the property will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Baldwin Bay**  
**September 26, 2022**





**WHITE OAK/FERGUSON FARM– STAFF RANK #9**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	James B. and Elizabeth Ferguson	
<b>PROPERTY NAME:</b>	White Oak/Ferguson Farm	
<b>STAFF RANK</b>	#9	
<b>NUMBER OF TAX PARCELS:</b>	5	
<b>TAX PARCEL NUMBERS:</b>	40-4N-25-0000-0001-0010	40-4N-25-0000-0002-0000
	40-4N-25-0000-0002-0010	40-4N-25-0000-0003-0010
	40-4N-25-0000-0004-0000	
<b>LOCATION:</b>	Lessie Road	
<b>TOTAL ACRES:</b>	217.51	
<b>WETLAND ACRES:</b>	86.41	
<b>BASE AVG CLAM SCORE:</b>	32.42	
<b>ADJUSTED AVG CLAM SCORE:</b>	27.42	
<b>EXISTING STRUCTURES:</b>	Yes	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	North Florida Land Trust, Nassau County	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$1,228,931	
<b>ACQUISITION TYPE:</b>	Conservation Easement	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor	

**PROPERTY INFORMATION**

This property is located on the north and south sides of Lessie Road approximately 1-1/2 miles from the intersection of Middle Road. It consists of five tax parcels on 217.51 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**White Oak/Ferguson Farm**  
**September 26, 2022**

The CLAM Ranking Map score of 32.42 was assigned to this property with points assessed in the following categories:

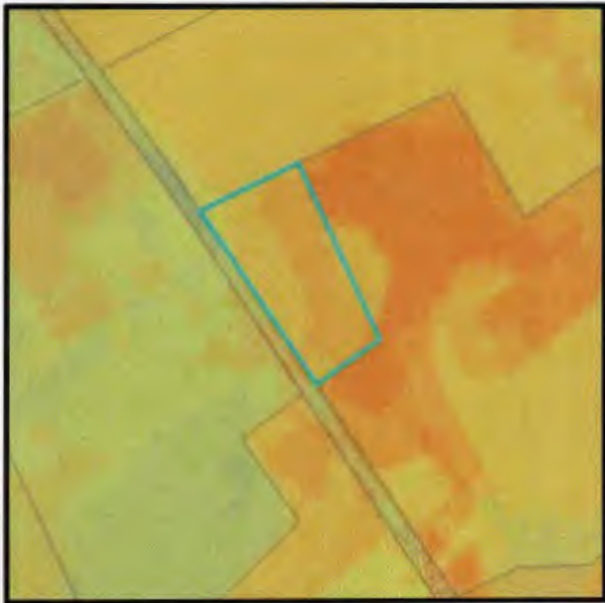
- Storm Surge and Flooding
- Most Threatened Habitat
- Wildlife Corridor
- Underserved Recreation Area

The following factors were considered in the property ranking:

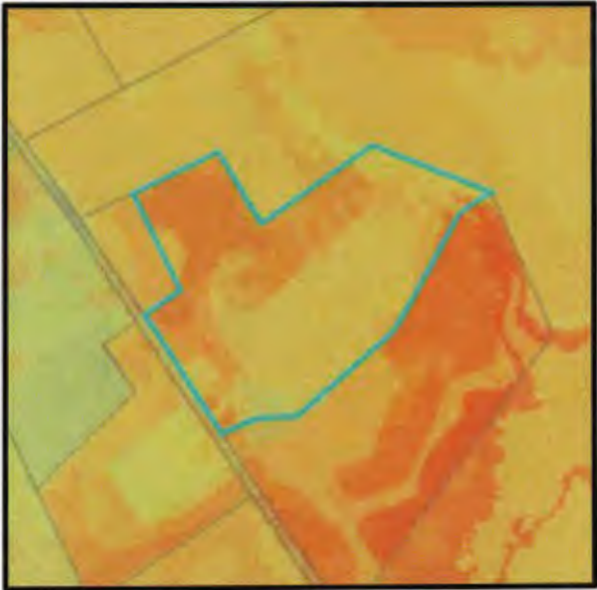
- CLAM Score
- Expansion of White Oak Conservation Area
- Protection of Vulnerable Properties



**BASE CLAM SCORES**



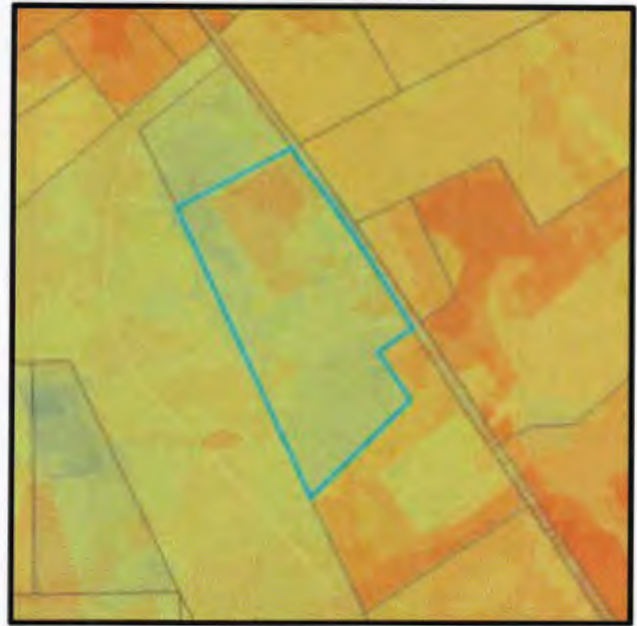
Parcel 40-4N-25-0000-0001-0010  
Acres: 6.39  
Base CLAM Score: 33.64



Parcel 40-4N-25-0000-0002-0000  
Acres: 66.76  
Base CLAM Score: 33.17



Parcel 40-4N-25-0000-0002-0010  
Acres: 64.19  
Base CLAM Score: 35.99



Parcel 40-4N-25-0000-0004-0000  
Acres: 47.43  
Base CLAM Score: 26.54



Parcel 40-4N-25-0000-0003-0010  
Acres: 32.74  
Base CLAM Score: 31.93



**PLANNING DEPARTMENT**

NASSAU COUNTY, FLORIDA

**SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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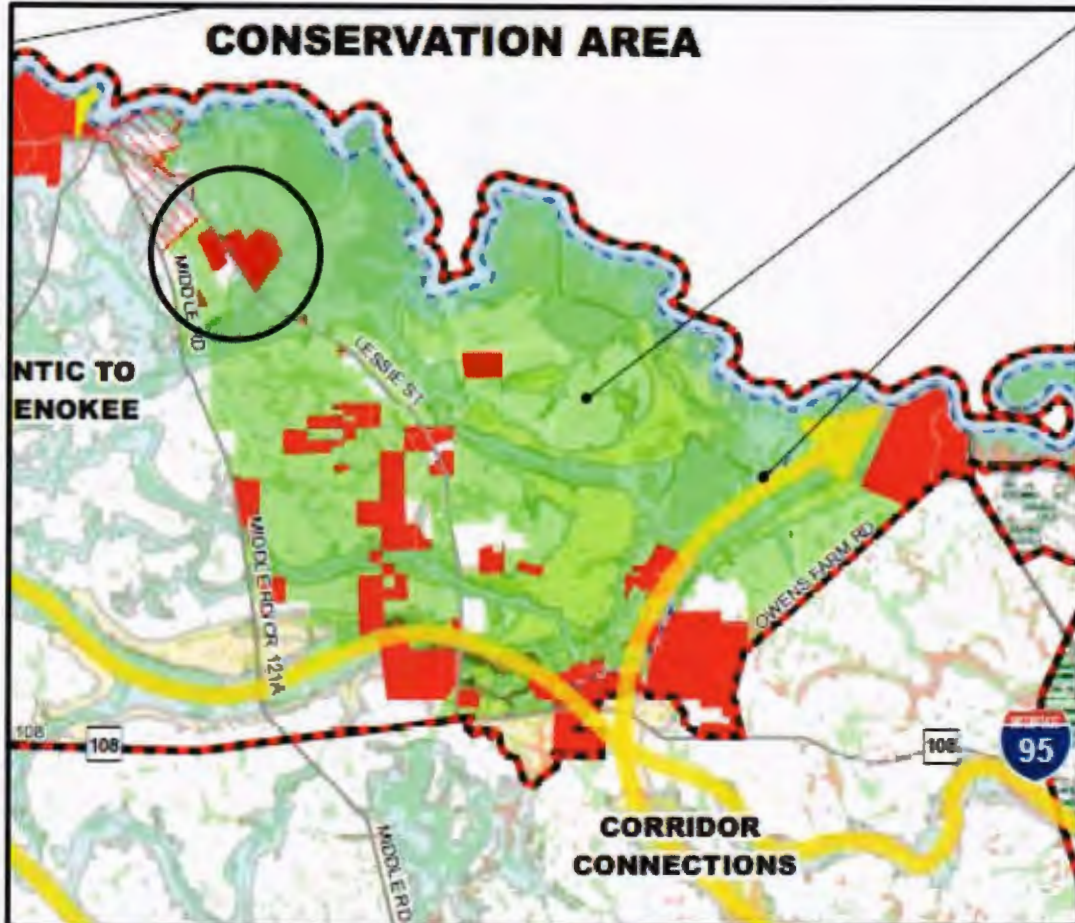
This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Western Nassau Heritage Preservation Plan Quality of Life strategy: create corridor design plans for existing roadways such as SR 200, US-1, Highway 301, focusing on preserving rural/open space viewsheds.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

**PROPERTY'S POTENTIAL CONSERVATION USE**

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This property offers a viewshed along Lessie Road to ensure protection of the rural aesthetic in western Nassau County while complementing conservation lands within the White Oak Conservation area. Opportunities for reforestation and the provision of agriculture-related educational opportunities in coordination with 4-H and the University of Florida's Institute of Food and Agricultural Sciences (IFAS) are contemplated. Acquisition of the property will also aid in water quality protection along the St. Marys River and its feeder creek system.





**ST MARYS RIVER RANCH (HIXON)– STAFF RANK #10A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Joseph M. Hixon
<b>PROPERTY NAME:</b>	St Marys River Ranch (Hixon)
<b>STAFF RANK</b>	#10a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	04-4N-23-0000-0001-0000
<b>LOCATION:</b>	West of St Marys River Ranch Conservation Area
<b>TOTAL ACRES:</b>	26.66
<b>WETLAND ACRES:</b>	24.37
<b>BASE AVG CLAM SCORE:</b>	25.70
<b>ADJUSTED AVG CLAM SCORE:</b>	15.70
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$180,000
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the north and south sides of Tracy Road abutting the St Marys River to the east. It consists of one tax parcel on 26.66 acres.





The CLAM Ranking Map score of 25.70 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding

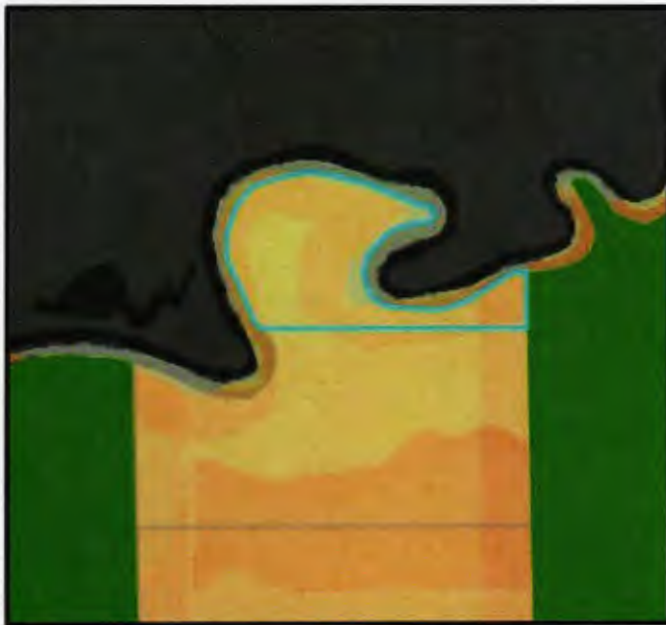
The following factors were considered in the property ranking:

- Expansion of St Marys River Ranch Conservation Area
- Connection Opportunity to Okeefeenokee National Wildlife Refuge
- Protection of Vulnerable Properties



## BASE CLAM SCORES

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Parcel 04-4N-23-0000-0001-0000  
Acres: 26.66  
Base CLAM Score: 25.70



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 5) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 6) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

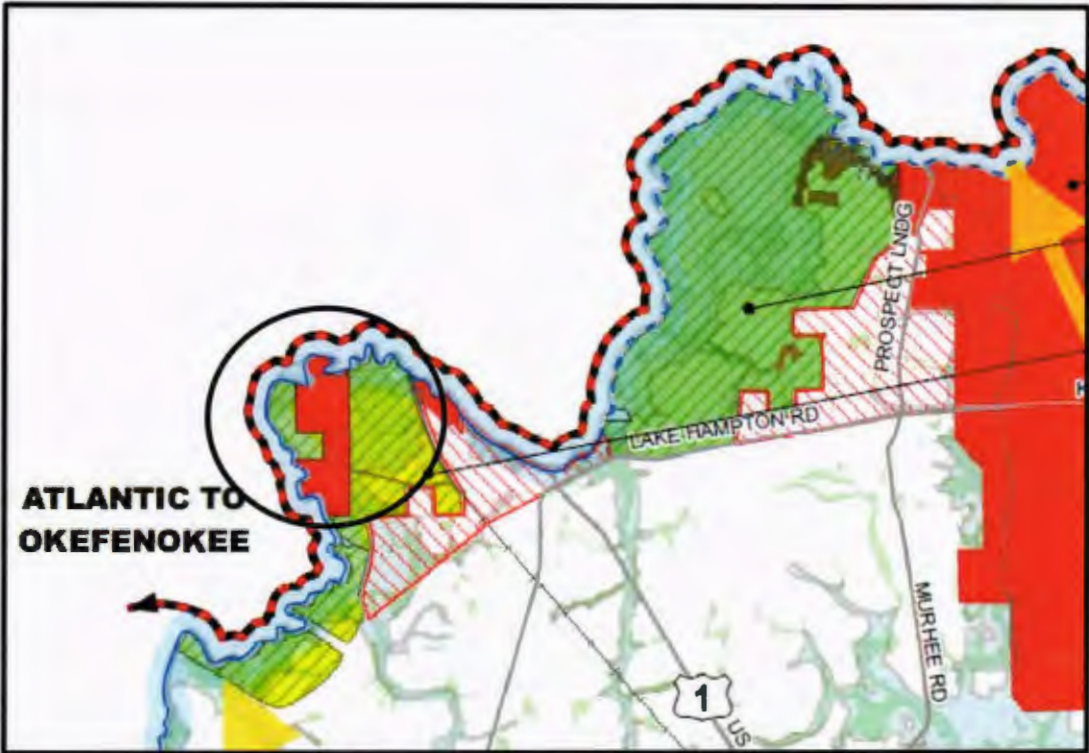
### PROPERTY'S POTENTIAL CONSERVATION USE

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In addition to protecting the naturally wild and scenic viewshed along the St. Marys River, this property together with the Schnauss property will expand the St. Marys River Ranch Conservation Area to serve as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee National Wildlife Refuge. Acquisition of the property would proactively mitigate flood issues to prevent future vulnerabilities associated with storm surge. Recreation opportunities may include non-motorized water access, viewing platforms, and walking trails.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA





**ST MARYS RIVER RANCH (SCHNAUSS)– STAFF RANK #10B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Roy H Schnauss III
<b>PROPERTY NAME:</b>	St Marys River Ranch (Schnauss)
<b>STAFF RANK</b>	#10b
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	04-4N-23-0000-0003-0000 09-4N-23-0000-0001-0000
<b>LOCATION:</b>	West of St Marys River Conservation Area
<b>TOTAL ACRES:</b>	151.81
<b>WETLAND ACRES:</b>	52.82
<b>BASE AVG CLAM SCORE:</b>	34.39
<b>ADJUSTED AVG CLAM SCORE:</b>	34.39
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$697,500
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located west of the St Marys River Ranch Conservation Area. It consists of two tax parcels on 151.81 acres.





The CLAM Ranking Map score of 34.39 was assigned to this property with points assessed in the following categories:

- Underserved Recreation Area
- Wildlife Corridor
- Strategic Habitat
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Expansion of St Marys River Ranch Conservation Area
- Connection Opportunity to Okeefenokee National Wildlife Refuge
- Protection of Vulnerable Properties



**BASE CLAM SCORES**



Parcel 04-4N-23-0000-0003-0000  
Acres: 72.14  
Base CLAM Score: 34.40



Parcel 09-4N-23-0000-0001-0000  
Acres: 79.67  
Base CLAM Score: 34.37





## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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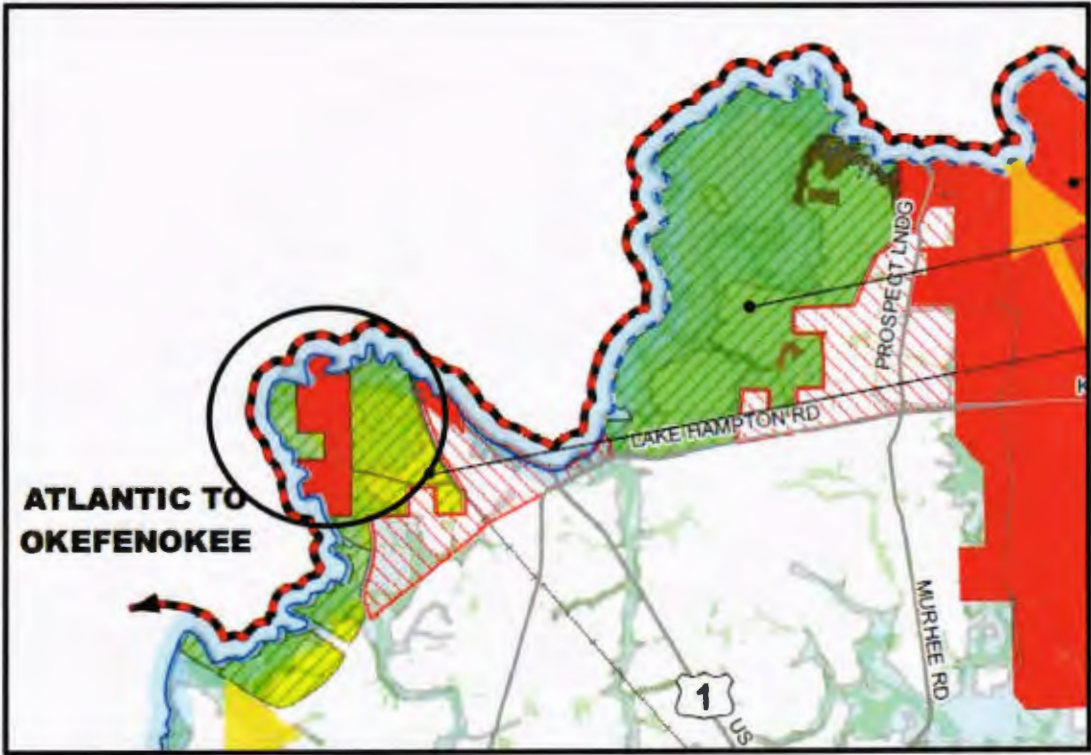
This preservation of this property is supported by the following goals, objectives, and policies:

- 1) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 7) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.



**PROPERTY'S POTENTIAL CONSERVATION USE**

In addition to protecting the naturally wild and scenic viewshed along the St. Marys River, this property together with the Hixon property will expand the St. Marys River Ranch Conservation Area to serve as a critical link in the Atlantic to Okeefenokee Corridor connecting Cumberland Island to the Okeefenokee National Wildlife Refuge. Acquisition of the property would proactively mitigate flood issues to prevent future vulnerabilities associated with storm surge. Recreation opportunities may include non-motorized water access, viewing platforms, and walking trails.





**ST MARYS RIVER RANCH (ST MARYS FARM)– STAFF RANK #10C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	St Marys Farm LLC
<b>PROPERTY NAME:</b>	St Marys River Ranch (St Marys Farm)
<b>STAFF RANK</b>	#10c
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	44-4N-23-0000-0001-0010 44-4N-23-0000-0001-0080
<b>LOCATION:</b>	South of St Marys River Conservation Area
<b>TOTAL ACRES:</b>	643.92
<b>WETLAND ACRES:</b>	108.02
<b>BASE AVG CLAM SCORE:</b>	33.65
<b>ADJUSTED AVG CLAM SCORE:</b>	28.65
<b>EXISTING STRUCTURES:</b>	Yes
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$2,267,844
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefeokee Corridor

**PROPERTY INFORMATION**

This property is located south of the St Marys River Ranch Conservation Area. It consists of two tax parcels on 643.92 acres.





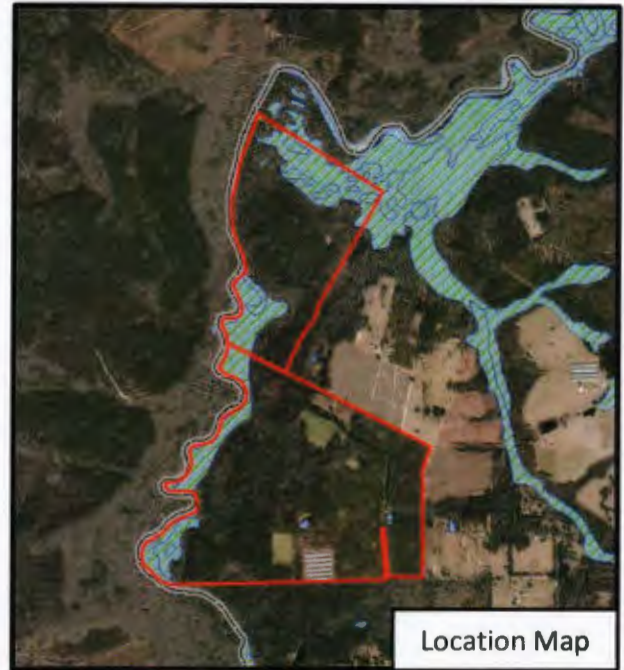
**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

The CLAM Ranking Map score of 33.65 was assigned to this property with points assessed in the following categories:

- Significant Farmland Soils
- Underserved Area for Parks
- Wildlife Corridor
- Most Threatened Habitats

The following factors were considered in the property ranking:

- Expansion of St Marys River Ranch Conservation Area
- Connection Opportunity to Okefenokee National Wildlife Refuge
- Protection of Wildlife Corridor and Most Threatened Species

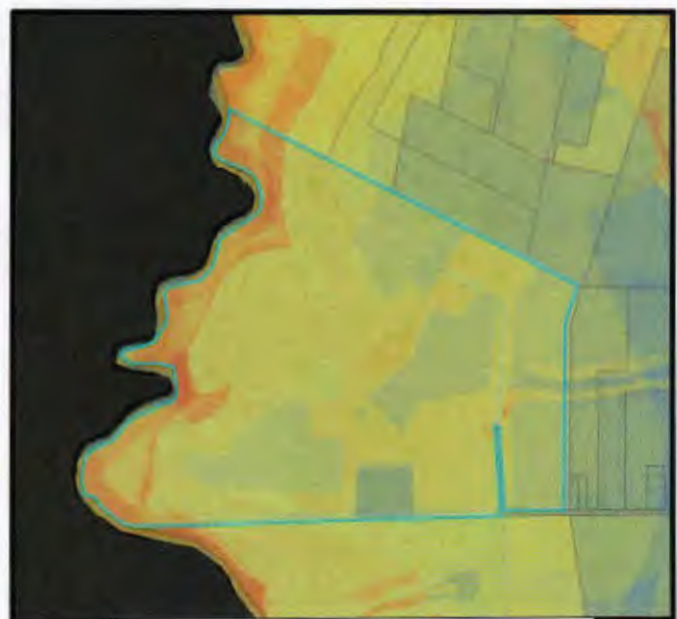


Location Map

**BASE CLAM SCORES**



Parcel 44-4N-23-0000-0001-0080  
Acres: 219  
Base CLAM Score: 33.11



Parcel 44-4N-23-0000-0001-0010  
Acres: 424.92  
Base CLAM Score: 34.19



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 7) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.



**PLANNING DEPARTMENT**

NASSAU COUNTY, FLORIDA

**PROPERTY'S POTENTIAL CONSERVATION USE**

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In addition to protecting the naturally wild and scenic viewshed along the St. Marys River, this property together will expand the St. Marys River Ranch Conservation Area to serve as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee National Wildlife Refuge. Conservation of the property will also ensure the preservation of greatest risk habitats and wildlife corridors and the protection of water quality along the St. Mary's River. Recreation opportunities may include non-motorized water access, viewing platforms, and walking trails.



**CARY STATE FOREST EXPANSION (BOSTWICK) – STAFF RANK #11A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Charles W Bostwick Rev Trust
<b>PROPERTY NAME:</b>	Cary State Forest Expansion (Bostwick)
<b>STAFF RANK</b>	#11a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	34-1N-24-0000-0002-0000
<b>LOCATION:</b>	Ponderosa Place
<b>TOTAL ACRES:</b>	283.71
<b>WETLAND ACRES:</b>	165.46
<b>BASE AVG CLAM SCORE:</b>	24.41
<b>ADJUSTED AVG CLAM SCORE:</b>	24.41
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$700,000
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway

**PROPERTY INFORMATION**

This property is located approximately ½ mile from the intersection of Ponderosa Place and US 301 along the western boundary of Cary State Forest. It consists of one tax parcel on 283.71 acres.





The CLAM Ranking Map score of 24.41 was assigned to this property with points assessed in the following categories:

- Adjacent to Park
- Wildlife Corridor
- Priority Natural Communities
- Strategic Habitat Conservation
- Most Threatened Species

The following factors were considered in the property ranking:

- Expansion of Cary State Forest
- Protection of Most Threatened Species
- Preservation of Wildlife Corridor



**BASE CLAM SCORES**



Parcel 34-1N-24-0000-0002-0000  
Acres: 283.71  
Base CLAM Score: 24.41





## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

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Acquisition of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 7) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 8) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 9) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### PROPERTY'S POTENTIAL CONSERVATION USE

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Thomas Creek feeds the headwaters of the Nassau River-St Johns River Marshes Aquatic Preserve and travels through the center of this property. Bordering Cary State Forest, this property could potentially expand the forest boundary, aiding in water quality protection along Thomas Creek and ensuring the preservation of greatest risk habitats and wildlife corridors. Potential uses include partnering with the Florida Forest Service to provide educational opportunities related to silviculture best management practices. Recreation in the form of hunting, camping, equestrian, walking and biking trails are also contemplated.



**CARY STATE FOREST EXPANSION (RAYONIER) – STAFF RANK #11B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Rayonier Forest Resources LP	
<b>PROPERTY NAME:</b>	Cary State Forest Expansion (Rayonier)	
<b>STAFF RANK</b>	#11b	
<b>NUMBER OF TAX PARCELS:</b>	3	
<b>TAX PARCEL NUMBERS:</b>	35-1N-24-0000-0001-0000	36-1N-24-0000-0002-0000
	36-1N-24-0000-0002-0010	
<b>LOCATION:</b>	Adjacent to Cary State Forest, East of US 301, North of Ford Road	
<b>TOTAL ACRES:</b>	613.64	
<b>WETLAND ACRES:</b>	132.76	
<b>BASE AVG CLAM SCORE:</b>	18.82	
<b>ADJUSTED AVG CLAM SCORE:</b>	18.82	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	North Florida Land Trust	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$1,600,000	
<b>ACQUISITION TYPE:</b>	Conservation Easement	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway	

**PROPERTY INFORMATION**

This property is located along Thomas Creek approximately two miles east of US 301. It consists of three tax parcels on 613.64 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

The CLAM Ranking Map score of 18.82 was assigned to this property with points assessed in the following categories:

- High Productivity Timberlands
- Wildlife Corridor
- Strategic Habitat Conservation
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

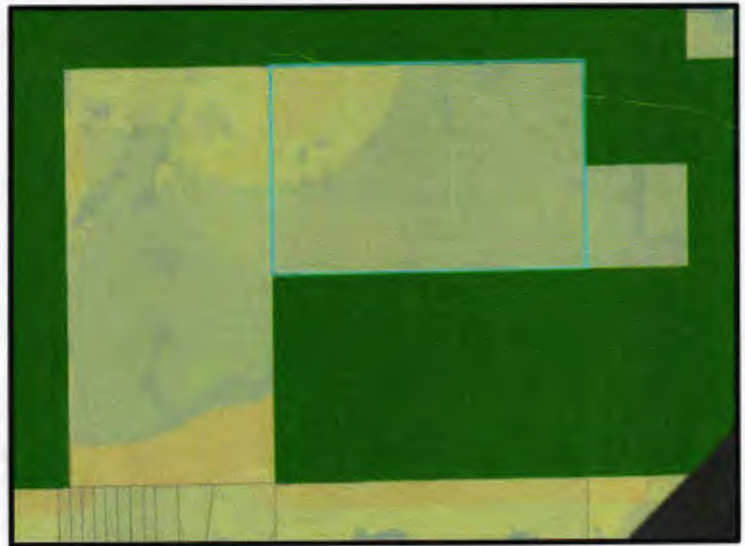
- Expansion of Cary State Forest
- Protection of Gopher Tortoise Habitat
- Preservation of Wildlife Corridor



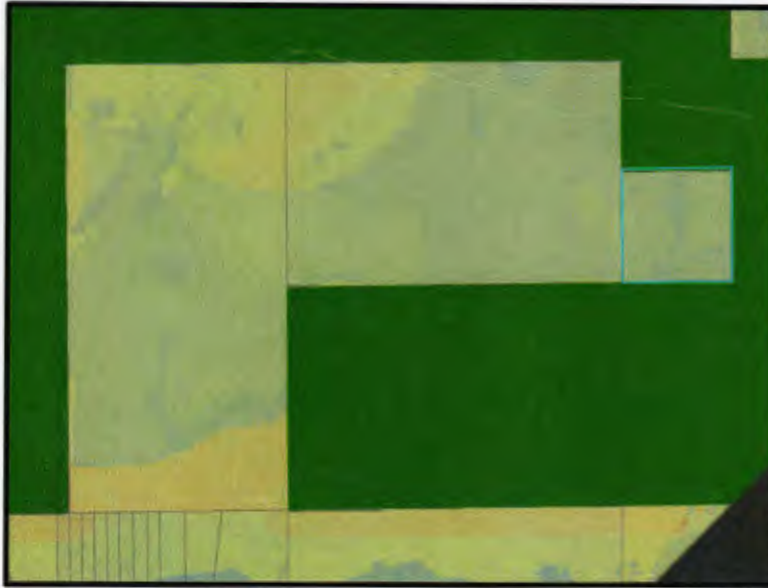
**BASE CLAM SCORES**



Parcel 35-1N-24-0000-0001-0000  
Acres: 325.33  
Base CLAM Score: 20.85



Parcel 36-1N-24-0000-0002-0000  
Acres: 247.33  
Base CLAM Score: 17.65



Parcel 36-1N-24-0000-0002-0010  
Acres: 40.98  
Base CLAM Score: 17.97

#### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

Acquisition of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.

**PLANNING DEPARTMENT**

NASSAU COUNTY, FLORIDA

- 7) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 8) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 9) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

**PROPERTY'S POTENTIAL CONSERVATION USE**

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Thomas Creek feeds the headwaters of the Nassau River-St Johns River Marshes Aquatic Preserve and forms the southern boundary of this property. Bordering Cary State Forest, this property could potentially expand the forest boundary, aiding in water quality protection along Thomas Creek and ensuring the preservation of greatest risk habitats and wildlife corridors. Potential uses include partnering with the Florida Forest Service to provide educational opportunities related to silviculture best management practices. Recreation in the form of hunting, camping, equestrian, walking and biking trails are also contemplated.



**GREENWAY TRAIL EXTENSION (MARTIN) – STAFF RANK #12A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Martin Grantor Trust
<b>PROPERTY NAME:</b>	Greenway Trail Extension (Martin)
<b>STAFF RANK</b>	#12a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1680-0029-0010
<b>LOCATION:</b>	Ocklawaha Avenue
<b>TOTAL ACRES:</b>	.22
<b>WETLAND ACRES:</b>	.22
<b>BASE AVG CLAM SCORE:</b>	19.50
<b>ADJUSTED AVG CLAM SCORE:</b>	9.50
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$9,280
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the south side of Ocklawaha Avenue, east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. It consists of one tax parcel totaling .22 acre.



Vicinity Map



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Greenway Trail Extension (Martin)**  
**September 26, 2022**

The CLAM Ranking Map score of 19.50 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Strategic Habitat Conservation

The following factors were considered in the property ranking:

- Protection of Vulnerable Properties
- Expansion of Greenway Trail System
- Preservation of Existing Tree Canopy



**BASE CLAM SCORE**



Parcel 00-00-31-1680-0029-0010  
Acres: 0.22  
Base CLAM Score: 19.50



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.



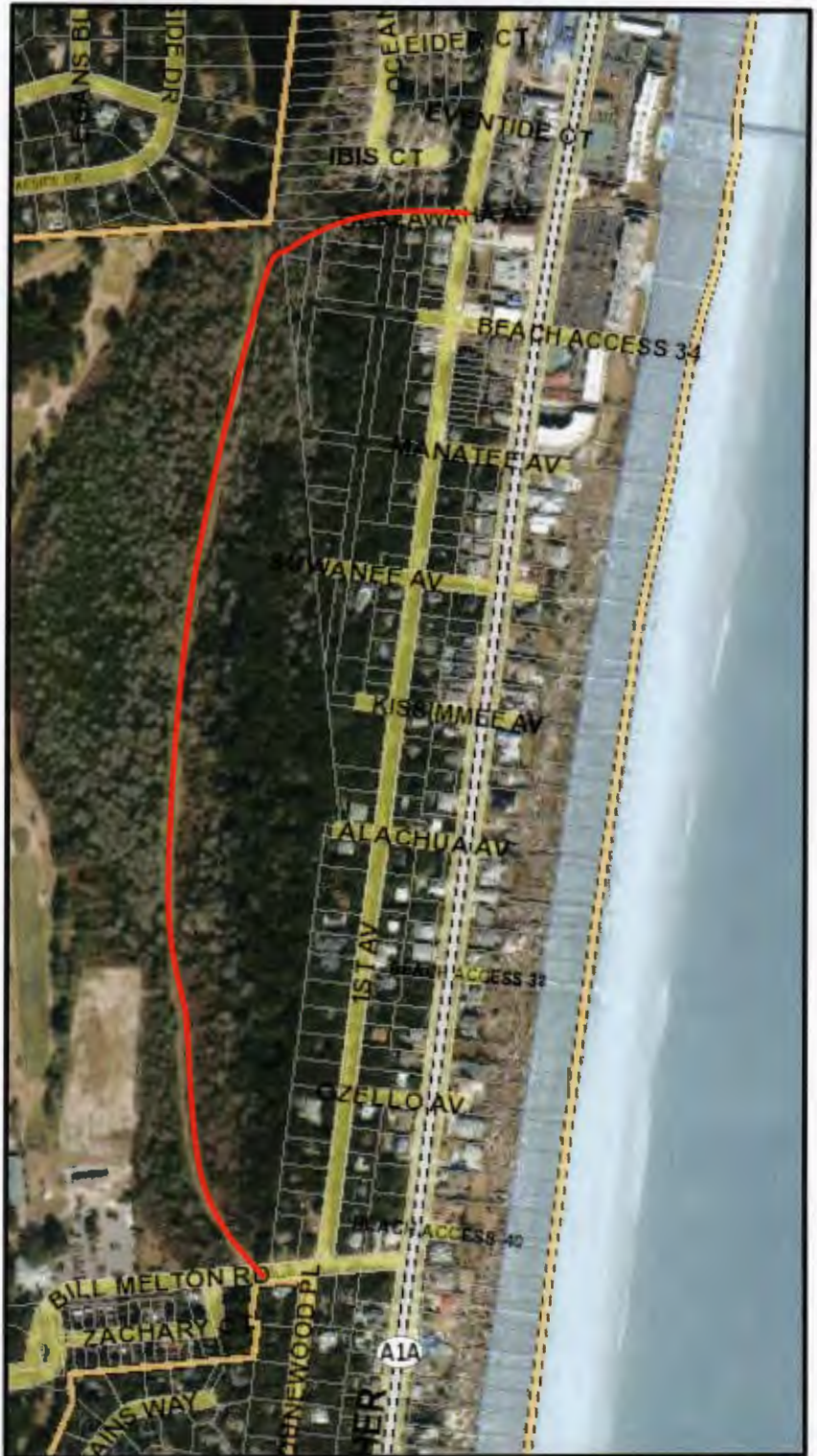


**PLANNING DEPARTMENT**

NASSAU COUNTY, FLORIDA

**PROPERTY'S POTENTIAL  
CONSERVATION USE**

The Greenway Trail properties are located east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. These parcels will protect wetlands, provide for the preservation of strategic habitat, and foster active recreational opportunities through the extension of the greenway trail system connecting Fletcher Avenue to Bill Melton Road. The abundant tree canopy on site will provide much needed shade and respite for trail users.





**GREENWAY TRAIL EXTENSION (LAVENDER) – STAFF RANK #12B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	John E Lavender
<b>PROPERTY NAME:</b>	Greenway Trail Extension (Lavender)
<b>STAFF RANK</b>	#12b
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1680-0025-0010, 00-00-31-1680-0025-0040
<b>LOCATION:</b>	Ocklawaha Avenue
<b>TOTAL ACRES:</b>	.62
<b>WETLAND ACRES:</b>	.32
<b>BASE AVG CLAM SCORE:</b>	21.24
<b>ADJUSTED AVG CLAM SCORE:</b>	11.24
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$119,560
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the south side of Ocklawaha Avenue, east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. It consists of two tax parcels totaling .62 acre.



Vicinity Map

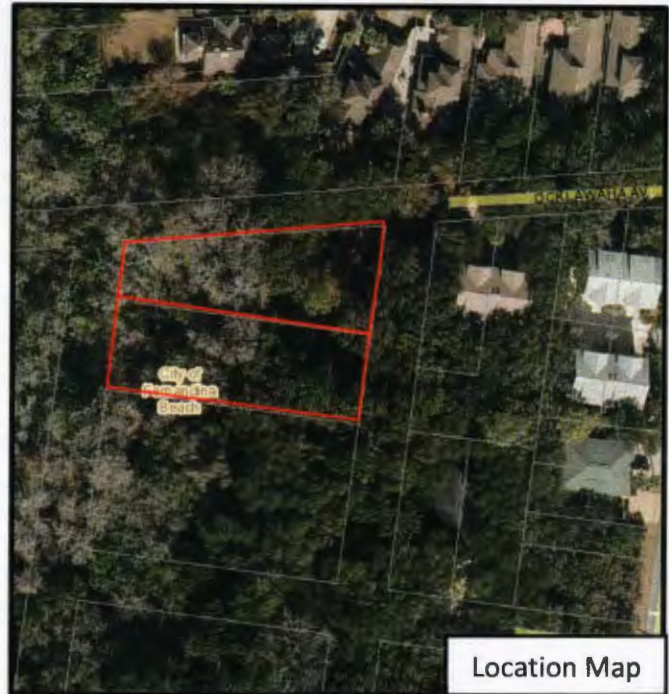


The CLAM Ranking Map score of 19.50 was assigned to this property with points assessed in the following categories:

- Underserved Area for Parks
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Most Threatened Species

The following factors were considered in the property ranking:

- Protection of Vulnerable Properties
- Habitat and Species Protection
- Expansion of Greenway Trail System
- Preservation of Existing Tree Canopy



**BASE CLAM SCORE**



Parcel 00-00-31-1680-0025-0010  
 Acres: 0.30  
 Base CLAM Score: 20.50



Parcel 00-00-31-1680-0025-0040  
 Acres: 0.32  
 Base CLAM Score: 21.97



## SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.



**PROPERTY'S POTENTIAL  
CONSERVATION USE**

The Greenway Trail properties are located east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. These parcels will protect wetlands, provide for the preservation of strategic habitat, and foster active recreational opportunities through the extension of the greenway trail system connecting Fletcher Avenue to Bill Melton Road. The abundant tree canopy on site will provide much needed shade and respite for trail users.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Greenway Trail Extension (Cedar Hill)**  
**September 26, 2022**

**GREENWAY TRAIL EXTENSION (CEDAR HILL) – STAFF RANK #12C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	165 Cedar Hill Lane LLC
<b>PROPERTY NAME:</b>	Greenway Trail Extension (Cedar Hill)
<b>STAFF RANK</b>	#12c
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1680-0020-0130
<b>LOCATION:</b>	1 <sup>st</sup> Avenue
<b>TOTAL ACRES:</b>	.24
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	15.80
<b>ADJUSTED AVG CLAM SCORE:</b>	15.80
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$232,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the northwest corner of 1<sup>st</sup> Avenue and Manatee Avenue, east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. It consists of one tax parcel totaling .24 acre.



Vicinity Map

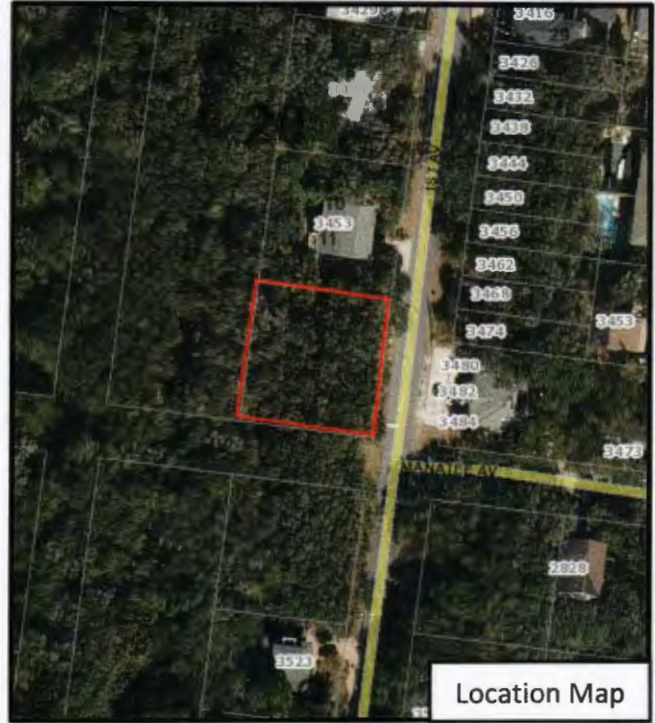


The CLAM Ranking Map score of 15.80 was assigned to this property with points assessed in the following categories:

- Underserved Area for Parks
- Gopher Tortoise Suitability
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Protection of Vulnerable Properties
- Habitat and Species Protection
- Expansion of Greenway Trail System
- Preservation of Existing Tree Canopy



Location Map

**BASE CLAM SCORE**



Parcel 00-00-31-1680-0020-0130  
Acres: 0.24  
Base CLAM Score: 15.80



## SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.





**PROPERTY'S POTENTIAL  
CONSERVATION USE**

The Greenway Trail properties are located east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. These parcels will protect wetlands, provide for the preservation of strategic habitat, and foster active recreational opportunities through the extension of the greenway trail system connecting Fletcher Avenue to Bill Melton Road. The abundant tree canopy on site will provide much needed shade and respite for trail users.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Greenway Trail Extension (Kittleson)**  
**September 26, 2022**

**GREENWAY TRAIL EXTENSION (KITTLESON) – STAFF RANK #12D**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Jeff Lee and Sharon M Kittleson
<b>PROPERTY NAME:</b>	Greenway Trail Extension (Kittleson)
<b>STAFF RANK</b>	#12d
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1680-0021-0010
<b>LOCATION:</b>	1 <sup>st</sup> Avenue
<b>TOTAL ACRES:</b>	.23
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	15.20
<b>ADJUSTED AVG CLAM SCORE:</b>	15.20
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$232,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the southwest corner of 1<sup>st</sup> Avenue and Manatee Avenue, east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. It consists of one tax parcel totaling .23 acre.



Vicinity Map



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

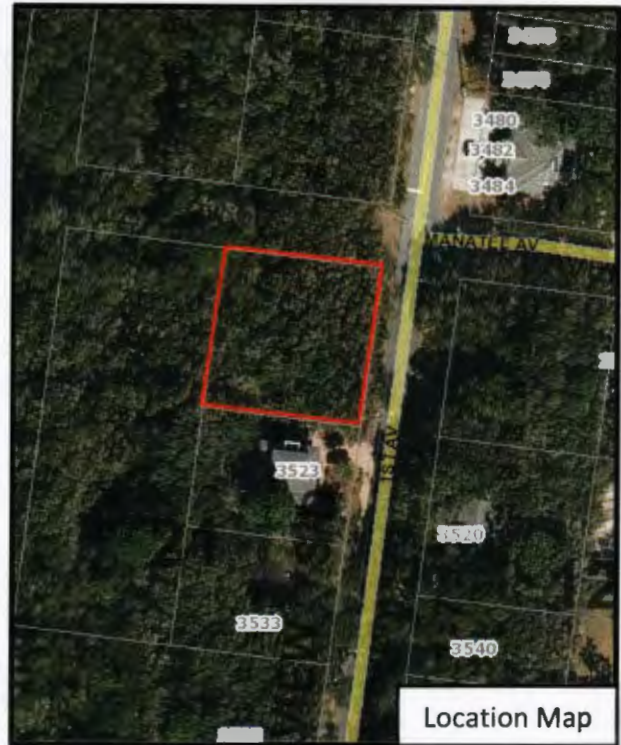
**STAFF REPORT**  
**CLAM**  
**Greenway Trail Extension (Kittleson)**  
**September 26, 2022**

The CLAM Ranking Map score of 15.20 was assigned to this property with points assessed in the following categories:

- Underserved Area for Parks
- Gopher Tortoise Suitability
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Protection of Vulnerable Properties
- Habitat and Species Protection
- Expansion of Greenway Trail System
- Preservation of Existing Tree Canopy



**BASE CLAM SCORE**



Parcel 00-00-31-1680-0020-0010  
Acres: 0.23  
Base CLAM Score: 15.20



### SUPPORTING GOALS, OBJECTIVES AND POLICIES

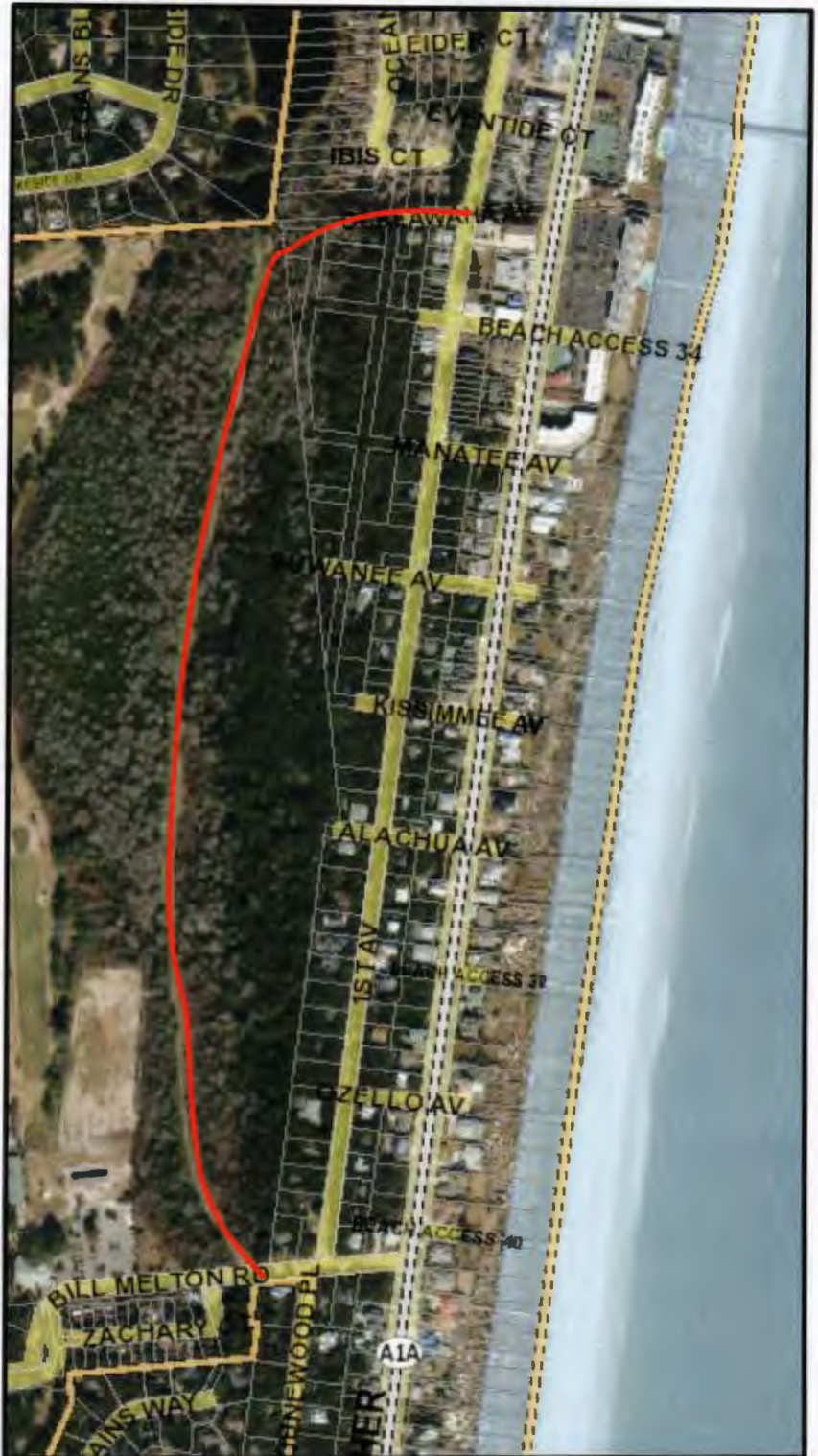
This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.



**PROPERTY'S POTENTIAL  
CONSERVATION USE**

The Greenway Trail properties are located east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. These parcels will protect wetlands, provide for the preservation of strategic habitat, and foster active recreational opportunities through the extension of the greenway trail system connecting Fletcher Avenue to Bill Melton Road. The abundant tree canopy on site will provide much needed shade and respite for trail users.





**GREENWAY TRAIL EXTENSION (TWENTER)– STAFF RANK #12E**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Kyle M Twenter
<b>PROPERTY NAME:</b>	Greenway Trail Extension (Twenter)
<b>STAFF RANK</b>	#12e
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1680-0027-0090
<b>LOCATION:</b>	Altoona Avenue
<b>TOTAL ACRES:</b>	.28
<b>WETLAND ACRES:</b>	.08
<b>BASE AVG CLAM SCORE:</b>	25.08
<b>ADJUSTED AVG CLAM SCORE:</b>	25.08
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$60,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the west side of Altoona Avenue, east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. It consists of one tax parcel totaling .28 acre.



Vicinity Map



The CLAM Ranking Map score of 25.08 was assigned to this property with points assessed in the following categories:

- Underserved Area for Parks
- Most Threatened Species
- Gopher Tortoise Suitability
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Protection of Vulnerable Properties
- Habitat and Species Protection
- Expansion of Greenway Trail System
- Preservation of Existing Tree Canopy



**BASE CLAM SCORE**



Parcel 00-00-31-1680-0027-0090  
Acres: 0.28  
Base CLAM Score: 25.08



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 12) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.





**PROPERTY'S POTENTIAL  
 CONSERVATION USE**

The Greenway Trail properties are located east of the City of Fernandina Beach Golf Club and the Egans Creek Greenway. These parcels will protect wetlands, provide for the preservation of strategic habitat, and foster active recreational opportunities through the extension of the greenway trail system connecting Fletcher Avenue to Bill Melton Road. The abundant tree canopy on site will provide much needed shade and respite for trail users.





**LESSIE ROAD VIEWSHED (POCKET RESERVES)– STAFF RANK #13A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Pocket Reserves LLC
<b>PROPERTY NAME:</b>	Lessie Road Viewshed (Pocket Reserves)
<b>STAFF RANK</b>	#13a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	26-4N-25-0000-0007-0010
<b>LOCATION:</b>	Lessie Road
<b>TOTAL ACRES:</b>	20.82
<b>WETLAND ACRES:</b>	10.12
<b>BASE AVG CLAM SCORE:</b>	30.19
<b>ADJUSTED AVG CLAM SCORE:</b>	30.19
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$128,160
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east and west sides of Lessie Road approximately three miles from the intersection of County Road 108. It consists of one tax parcel on 20.82 acres.





The CLAM Ranking Map score of 30.19 was assigned to this property with points assessed in the following categories:

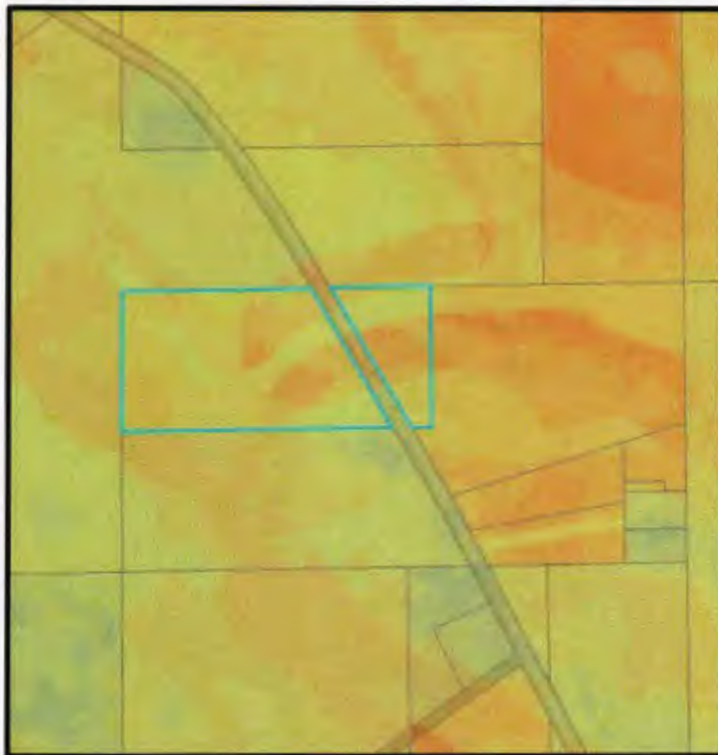
- Storm Surge and Flooding
- Wildlife Corridor
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Expansion of White Oak Conservation Area
- Protection of Wildlife Corridor
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 26-4N-25-0000-0007-0010  
Acres: 20.82  
Base CLAM Score: 30.19



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Willyoung and Brewer properties, will expand the wildlife habitat protections afforded by White Oak Conservation. A conservation easement will protect the viewshed along Lessie Road, preserve wildlife corridors and wetland systems, and proactively mitigating flood issues to prevent future vulnerabilities.



**LESSIE ROAD VIEWSHED (WILLYOUNG) – STAFF RANK #13B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Lillian A Willyoung
<b>PROPERTY NAME:</b>	Lessie Road Viewshed (Willyoung)
<b>STAFF RANK</b>	#13b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	26-4N-25-0000-0007-0070
<b>LOCATION:</b>	Lessie Road
<b>TOTAL ACRES:</b>	23.15
<b>WETLAND ACRES:</b>	5.96
<b>BASE AVG CLAM SCORE:</b>	33.42
<b>ADJUSTED AVG CLAM SCORE:</b>	33.42
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$136,380
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east side of Lessie Road approximately three miles from the intersection of County Road 108. It consists of one tax parcel on 23.15 acres.



Vicinity Map



The CLAM Ranking Map score of 33.42 was assigned to this property with points assessed in the following categories:

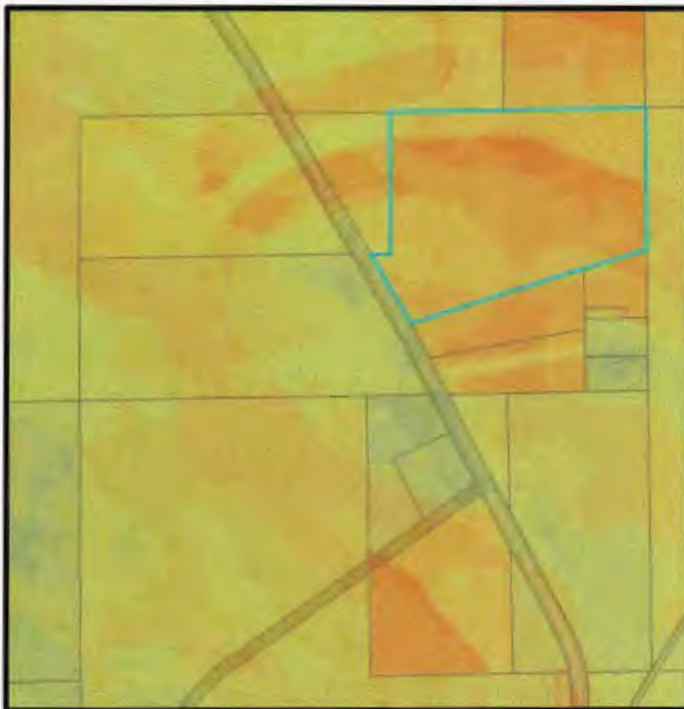
- Storm Surge and Flooding
- Wildlife Corridor
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Expansion of White Oak Conservation Area
- Protection of Wildlife Corridor
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 26-4N-25-0000-0007-0070  
Acres: 23.15  
Base CLAM Score: 33.42



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
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- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### PROPERTY'S POTENTIAL CONSERVATION USE

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This property, together with the Pocket Reserves and Brewer properties, will expand the wildlife habitat protections afforded by White Oak Conservation. A conservation easement will protect the viewshed along Lessie Road, preserve wildlife corridors and wetland systems, and proactively mitigating flood issues to prevent future vulnerabilities.



**LESSIE ROAD VIEWSHED (BREWER) – STAFF RANK #13C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Ruth A Brewer
<b>PROPERTY NAME:</b>	Lessie Road Viewshed (Brewer)
<b>STAFF RANK</b>	#13c
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	26-4N-25-0000-0007-0020
<b>LOCATION:</b>	Lessie Road
<b>TOTAL ACRES:</b>	22.30
<b>WETLAND ACRES:</b>	3.78
<b>BASE AVG CLAM SCORE:</b>	23.58
<b>ADJUSTED AVG CLAM SCORE:</b>	23.58
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$135,600
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the west side of Lessie Road approximately three miles from the intersection of County Road 108. It consists of one tax parcel on 22.30 acres.







The CLAM Ranking Map score of 23.58 was assigned to this property with points assessed in the following categories:

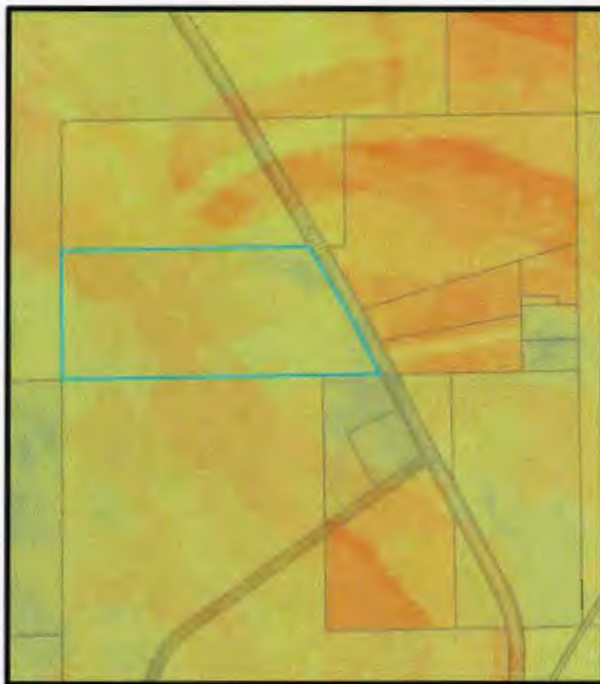
- Sustainable Forestry
- Wildlife Corridor
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Expansion of White Oak Conservation Area
- Protection of Wildlife Corridor
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 26-4N-25-0000-0007-0020  
Acres: 22.30  
Base CLAM Score: 23.58



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 7) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### PROPERTY'S POTENTIAL CONSERVATION USE

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This property, together with the Pocket Reserves and Willyoung properties, will expand the wildlife habitat protections afforded by White Oak Conservation. A conservation easement will protect the viewshed along Lessie Road, preserve wildlife corridors and wetland systems, and proactively mitigating flood issues to prevent future vulnerabilities.



**ALLIGATOR CREEK VIEWSHED (SOLOMON)– STAFF RANK #14A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Bobby G and Regina F Solomon
<b>PROPERTY NAME:</b>	Alligator Creek Viewshed/Four Creeks Expansion (Solomon)
<b>STAFF RANK</b>	#14a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	16-2N-26-0000-0001-0020
<b>LOCATION:</b>	Four Creeks Road, East of Four Creeks State Forest
<b>TOTAL ACRES:</b>	54.46
<b>WETLAND ACRES:</b>	33.01
<b>BASE AVG CLAM SCORE:</b>	36.63
<b>ADJUSTED AVG CLAM SCORE:</b>	26.63
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$213,500
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Central Nassau Conservation

**PROPERTY INFORMATION**

This property is located on the south side of Four Creeks Road along Alligator Creek. It consists of one tax parcel on 54.46 acres.





The CLAM Ranking Map score of 36.63 was assigned to this property with points assessed in the following categories:

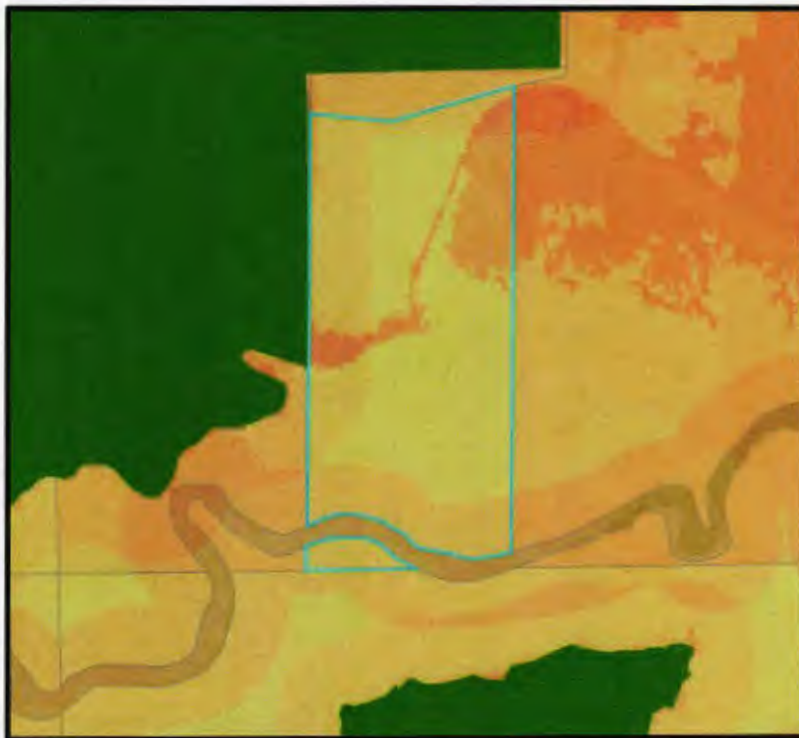
- Adjacent to Park
- Wildlife Corridor
- Strategic Habitat Conservation
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Expansion of Four Creeks State Forest
- Protection of Waterfront
- Protection of Vulnerable Properties
- Strategic Habitat Conservation



**BASE CLAM SCORES**



Parcel 16-2N-26-0000-0001-0020  
 Acres: 54.46  
 Base CLAM Score: 36.63


**SUPPORTING GOALS, OBJECTIVES AND POLICIES**


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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
  - 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
  - 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
  - 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
  - 5) Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
  - 6) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
  - 7) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
  - 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
  - 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
  - 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
  - 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
-



**PROPERTY'S POTENTIAL CONSERVATION USE**

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In addition to providing viewshed protection along Alligator Creek, this property could potentially expand the boundary of Four Creeks State Forest to ensure preservation of wildlife habitats, aid in flood mitigation and prevention, and improve water quality within the Nassau River feeder creek system. With over 1,000 feet of frontage on the creek, recreational opportunities may include non-motorized water access, viewing platforms, and walking trails.



**ALLIGATOR CREEK VIEWSHED (STUDDARD) – STAFF RANK #14B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Studdard Properties LLC
<b>PROPERTY NAME:</b>	Alligator Creek Viewshed/Four Creeks Expansion (Studdard)
<b>STAFF RANK</b>	#14b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	16-2N-26-0000-0001-0050
<b>LOCATION:</b>	Four Creeks Road, East of Four Creeks State Forest
<b>TOTAL ACRES:</b>	5.15
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	35.09
<b>ADJUSTED AVG CLAM SCORE:</b>	35.09
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$41,200
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Central Nassau Conservation

**PROPERTY INFORMATION**

This property is located on the north side of Four Creeks Road along Alligator Creek. It consists of one tax parcel on 5.15 acres.





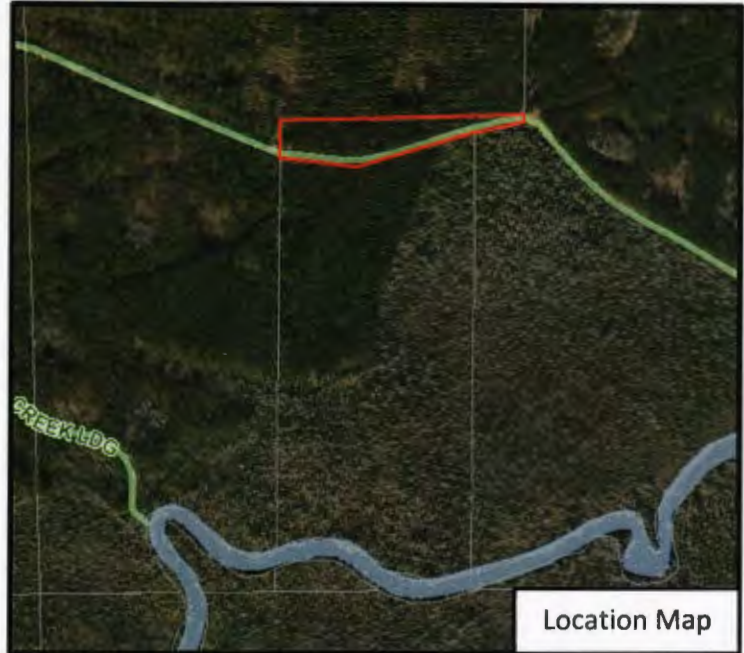
**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

The CLAM Ranking Map score of 35.09 was assigned to this property with points assessed in the following categories:

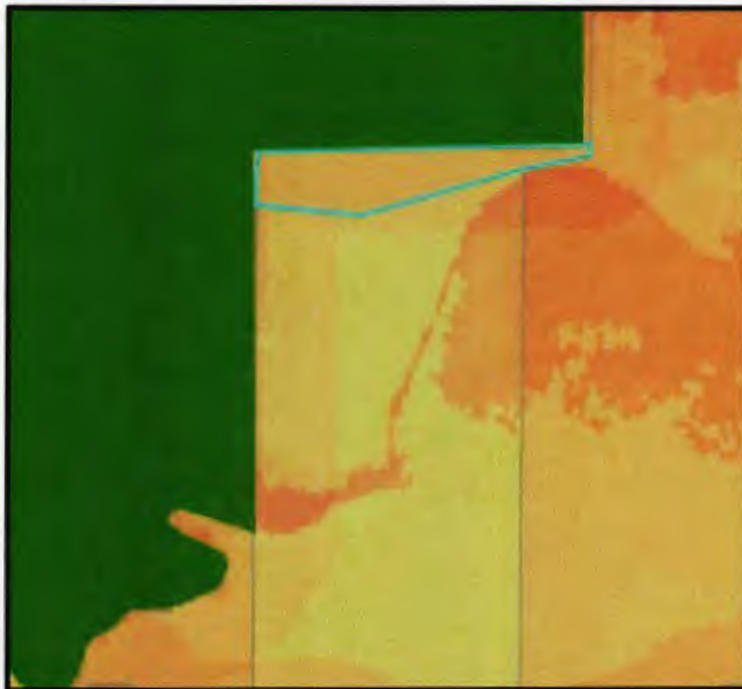
- Significant Farmland Soils
- Sustainable Forestry
- Wildlife Corridor
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Expansion of Four Creeks State Forest
- Protection of Waterfront
- Protection of Vulnerable Properties
- Strategic Habitat Conservation



**BASE CLAM SCORES**



Parcel 16-2N-26-0000-0001-0050  
Acres: 5.15  
Base CLAM Score: 35.09




**SUPPORTING GOALS, OBJECTIVES AND POLICIES**


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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
  - 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
  - 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
  - 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
  - 5) Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
  - 6) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
  - 7) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
  - 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
  - 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
  - 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
  - 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
-



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**PROPERTY'S POTENTIAL CONSERVATION USE**

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In addition to providing viewshed protection along Alligator Creek, this property, together with the Solomon property, could potentially expand the boundary of Four Creeks State Forest to ensure preservation of wildlife habitats, aid in flood mitigation and prevention, and improve water quality within the Nassau River feeder creek system. With over 1,000 feet of frontage on the creek, recreational opportunities may include non-motorized water access, viewing platforms, and walking trails.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Amelia South (Jones)**  
**September 26, 2022**

**AMELIA SOUTH (JONES) – STAFF RANK #15A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Todd Jones
<b>PROPERTY NAME:</b>	Amelia South (Jones)
<b>STAFF RANK</b>	#15a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	14-2N-28-0000-0004-0000
<b>LOCATION:</b>	5150 First Coast Highway
<b>TOTAL ACRES:</b>	5.07
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	22.00
<b>ADJUSTED AVG CLAM SCORE:</b>	27.00
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	Yes
<b>NOMINATED BY:</b>	Owner, ATC/Margaret Kirkland
<b>WILLING SELLER:</b>	Yes
<b>JUSTIFIED VALUE:</b>	\$826,875
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the east side of First Coast Highway approximately one mile from South Fletcher Avenue. It consists of one tax parcel totaling 5.07 acres.



Vicinity Map



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Amelia South (Jones)**  
**September 26, 2022**

The CLAM Ranking Map score of 22.00 was assigned to this property with points assessed in the following categories:

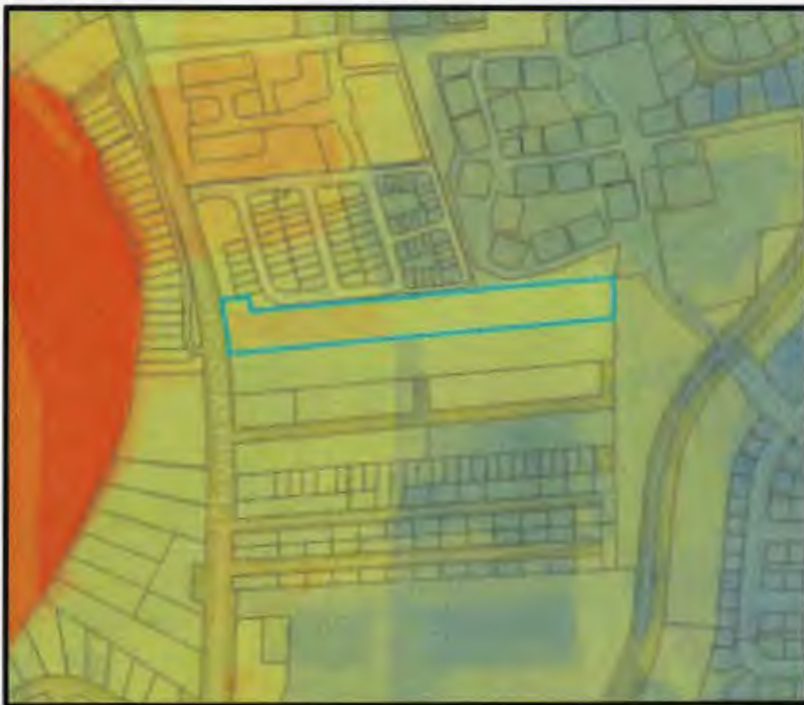
- Storm Surge and Flooding
- Underserved Area for Parks
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Property Owner Participation
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 14-2N-28-0000-0004-0000  
Acres: 5.07  
Base CLAM Score: 22.00



### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### PROPERTY'S POTENTIAL CONSERVATION USE

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This property, together with the Holliday, MPS and Cubbage properties, is located on First Coast Highway in an area identified in the County's Phase II Vulnerability Assessment as being an area with an unusual amount of high water events. These parcels are important for the environmental sustainability and resilience of this part of Amelia Island in that the abundant tree canopy provides a significant cooling effect. This property can also provide a critical non-motorized mobility connection linking Amelia Island Parkway to First Coast Highway.



**AMELIA SOUTH (HOLLIDAY) – STAFF RANK #15B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	John F Holliday
<b>PROPERTY NAME:</b>	Amelia South (Holliday)
<b>STAFF RANK</b>	#15b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	14-2N-28-0000-0005-0000
<b>LOCATION:</b>	5162 First Coast Highway
<b>TOTAL ACRES:</b>	4.97
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	20.25
<b>ADJUSTED AVG CLAM SCORE:</b>	25.25
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	Yes
<b>NOMINATED BY:</b>	Owner, ATC/Margaret Kirkland
<b>WILLING SELLER:</b>	Yes
<b>JUSTIFIED VALUE:</b>	\$1,056,396
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the east side of First Coast Highway approximately one mile from South Fletcher Avenue. It consists of one tax parcel totaling 4.97 acres.



Vicinity Map



**PLANNING DEPARTMENT**  
 NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Amelia South (Holliday)**  
**September 26, 2022**

The CLAM Ranking Map score of 20.25 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Gopher Tortoise Suitability

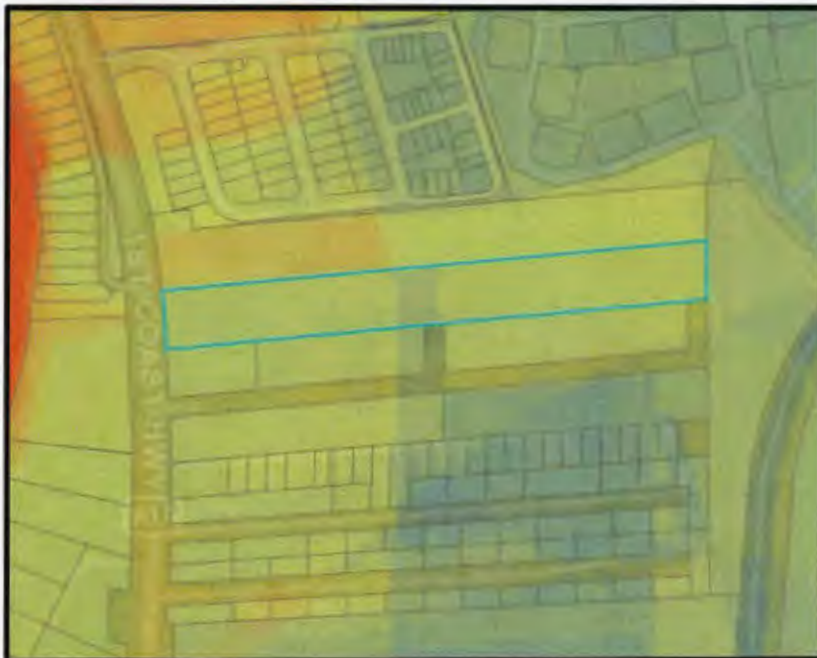
The following factors were considered in the property ranking:

- Property Owner Participation
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



Location Map

**BASE CLAM SCORE**



Parcel 14-2N-28-0000-0005-0000  
 Acres: 4.97  
 Base CLAM Score: 20.25



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### PROPERTY'S POTENTIAL CONSERVATION USE

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This property, together with the Jones, MPS and Cabbage properties, is located on First Coast Highway in an area identified in the County's Phase II Vulnerability Assessment as being an area with an unusual amount of high-water events. These parcels are important for the environmental sustainability and resilience of this part of Amelia Island in that the abundant tree canopy provides a significant cooling effect. This property can also provide a critical non-motorized mobility connection linking Amelia Island Parkway to First Coast Highway.





**AMELIA SOUTH (MPS) – STAFF RANK #15C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	MPS Properties	
<b>PROPERTY NAME:</b>	Amelia South	
<b>STAFF RANK</b>	#15c	
<b>NUMBER OF TAX PARCELS:</b>	2	
<b>TAX PARCEL NUMBERS:</b>	14-2N-28-0000-0006-0000	00-00-30-0460-000A-0061
<b>LOCATION:</b>	First Coast Highway	
<b>TOTAL ACRES:</b>	3.26	
<b>WETLAND ACRES:</b>	None	
<b>BASE AVG CLAM SCORE:</b>	20.50	
<b>ADJUSTED AVG CLAM SCORE:</b>	25.50	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	Yes	
<b>NOMINATED BY:</b>	Owner, ATC/Margaret Kirkland	
<b>WILLING SELLER:</b>	Yes	
<b>JUSTIFIED VALUE:</b>	\$495,187	
<b>ACQUISITION TYPE:</b>	Fee Simple	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation	

**PROPERTY INFORMATION**

This property is located on the east side of First Coast Highway approximately one mile from South Fletcher Avenue. It consists of two tax parcels totaling 3.26 acres.



Vicinity Map



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

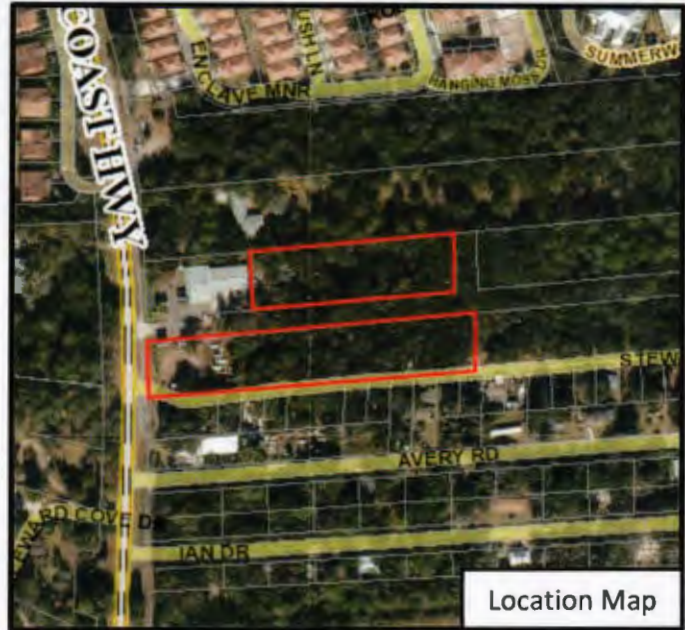
**STAFF REPORT**  
**CLAM**  
**Amelia South (MPS)**  
**September 26, 2022**

The CLAM Ranking Map score of 20.50 was assigned to this property with points assessed in the following categories:

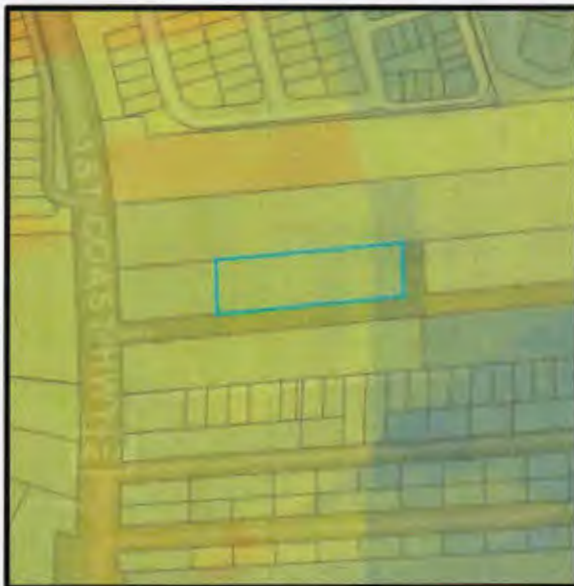
- Storm Surge and Flooding
- Underserved Area for Parks
- Strategic Habitat Conservation
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

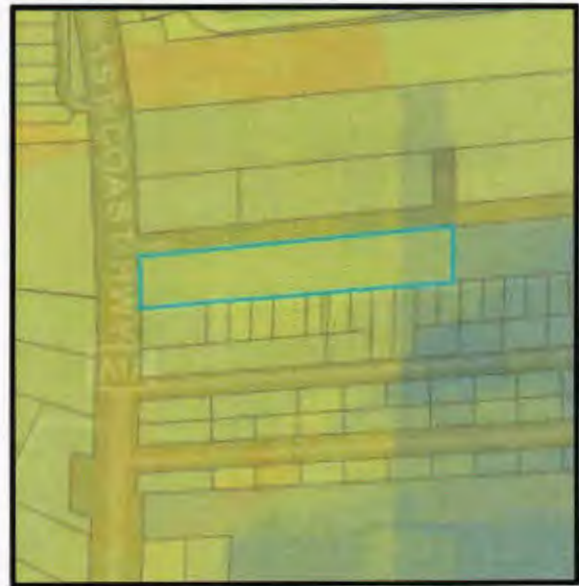
- Property Owner Participation
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



**BASE CLAM SCORES**



Parcel 00-00-30-0460-000A-0061  
Acres: 1.28  
Base CLAM Score: 19.5



Parcel 14-2N-28-0000-0006-0000  
Acres: 1.98  
Base CLAM Score: 21.50



### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 9) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Jones, Holliday and Cabbage properties, is located on First Coast Highway in an area identified in the County's Phase II Vulnerability Assessment as being an area with an unusual amount of high-water events. These parcels are important for the environmental sustainability and resilience of this part of Amelia Island in that the abundant tree canopy provides a significant cooling effect. This property can also provide a critical non-motorized mobility connection linking Amelia Island Parkway to First Coast Highway.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Amelia South (Cubbage)**  
**September 26, 2022**

**AMELIA SOUTH (CUBBAGE) – STAFF RANK #15D**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Leslie Cubbage
<b>PROPERTY NAME:</b>	Amelia South (Cubbage)
<b>STAFF RANK</b>	#15d
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-0460-000B-0010
<b>LOCATION:</b>	First Coast Highway
<b>TOTAL ACRES:</b>	1.85
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	20.00
<b>ADJUSTED AVG CLAM SCORE:</b>	25.00
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	Yes
<b>NOMINATED BY:</b>	Owner, ATC/Margaret Kirkland
<b>WILLING SELLER:</b>	Yes
<b>JUSTIFIED VALUE:</b>	\$69,375
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the east side of First Coast Highway approximately one mile from South Fletcher Avenue. It consists of one tax parcel totaling 1.85 acres.



Vicinity Map



The CLAM Ranking Map score of 20.00 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Gopher Tortoise Suitability
- Most Threatened Species

The following factors were considered in the property ranking:

- Property Owner Participation
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



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**BASE CLAM SCORE**



Parcel 00-00-30-0460-000B-0010  
Acres: 1.85  
Base CLAM Score: 20.00



### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 9) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

This property, together with the Jones, Holliday, and MPS properties, is located on First Coast Highway in an area identified in the County's Phase II Vulnerability Assessment as being an area with an unusual amount of high-water events. These parcels are important for the environmental sustainability and resilience of this part of Amelia Island in that the abundant tree canopy provides a significant cooling effect. This property can also provide a critical non-motorized mobility connection linking Amelia Island Parkway to First Coast Highway.

## ELIGIBLE PROJECTS



**NE FLORIDA TIMBERLANDS TO OSCEOLA (WILLIAMS) – STAFF RANK #16A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Kent A and Debbie P Williams
<b>PROPERTY NAME:</b>	NE Florida Timberlands to Osceola Connector (Williams)
<b>STAFF RANK</b>	#16a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	06-2S-23-0000-0001-0000
<b>LOCATION:</b>	D Fouraker Road
<b>TOTAL ACRES:</b>	369.93
<b>WETLAND ACRES:</b>	179.62
<b>BASE AVG CLAM SCORE:</b>	29.32
<b>ADJUSTED AVG CLAM SCORE:</b>	29.32
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	North Florida Land Trust
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$900,850
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway

**PROPERTY INFORMATION**

This property is located on the western border of Nassau County, approximately 1.5 miles west of County Road 121. It consists of one tax parcel on 369.93 acres.



Vicinity Map





The CLAM Ranking Map score of 29.32 was assigned to this property with points assessed in the following categories:

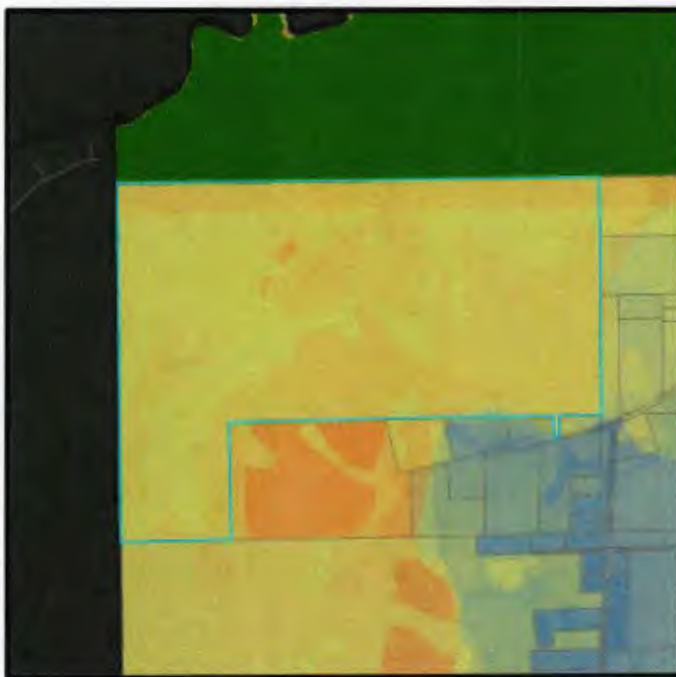
- Significant Farmland Soils
- Underserved Area for Parks
- Wildlife Corridor
- Most Threatened Habitats
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Adjacent to boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest
- Habitat Protection
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 06-2S-23-0000-0001-0000  
 Acres: 369.93  
 Base CLAM Score: 29.32



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved
- 7) through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, along with the Fouraker, Horton, JMC, and Braddock properties, abuts the western boundary of Nassau County along Deep Creek. Proximate to the Northeast Florida Timberlands and Watershed Reserve Florida Forever priority project, acquisition and/or conservation of these properties will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping. A partnership with the Florida Forest Service to provide educational opportunities related to silviculture best management practices may also be contemplated.



**NE FLORIDA TIMBERLANDS TO OSCEOLA (FOURAKER) – STAFF RANK #16B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Joann Fouraker L/E
<b>PROPERTY NAME:</b>	NE Florida Timberlands to Osceola Connector (Fouraker)
<b>STAFF RANK</b>	#16b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	06-2S-23-0000-0002-0000
<b>LOCATION:</b>	D Fouraker Road
<b>TOTAL ACRES:</b>	59.51
<b>WETLAND ACRES:</b>	11.07
<b>BASE AVG CLAM SCORE:</b>	33.39
<b>ADJUSTED AVG CLAM SCORE:</b>	33.39
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	North Florida Land Trust
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$248,895
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway

**PROPERTY INFORMATION**

This property is located on the western border of Nassau County, approximately 1.5 miles west of County Road 121. It consists of one tax parcel on 59.51 acres.





The CLAM Ranking Map score of 33.39 was assigned to this property with points assessed in the following categories:

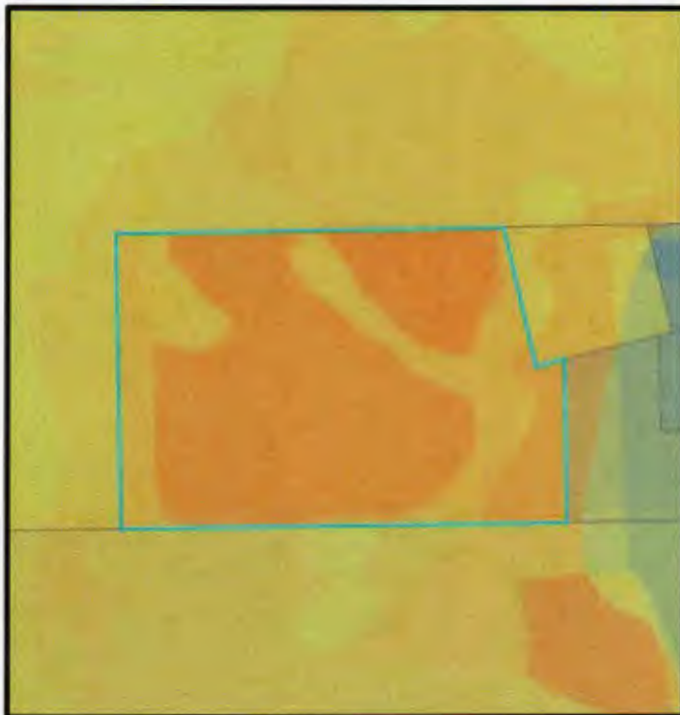
- Underserved Area for Parks
- Wildlife Corridor
- Most Threatened Habitats
- Gopher Tortoise Suitability
- Storm Surge and Flooding

The following factors were considered in the property ranking:

- Adjacent to boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest
- Habitat Protection
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 06-2S-23-0000-0002-0000  
 Acres: 59.51  
 Base CLAM Score: 33.39



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved
- 7) through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, along with the Williams, Horton, JMC, and Braddock properties, abuts the western boundary of Nassau County along Deep Creek. Proximate to the Northeast Florida Timberlands and Watershed Reserve Florida Forever priority project, acquisition and/or conservation of these properties will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping. A partnership with the Florida Forest Service to provide educational opportunities related to silviculture best management practices may also be contemplated.



**NE FLORIDA TIMBERLANDS TO OSCEOLA (HORTON) – STAFF RANK #16C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Julie Ann Horton
<b>PROPERTY NAME:</b>	NE Florida Timberlands to Osceola Connector (Horton)
<b>STAFF RANK</b>	#16c
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	06-2S-23-0000-0002-0010
<b>LOCATION:</b>	653 D Fouraker Road
<b>TOTAL ACRES:</b>	11.60
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	19.92
<b>ADJUSTED AVG CLAM SCORE:</b>	19.92
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$228,508
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway

**PROPERTY INFORMATION**

This property is located on the western border of Nassau County, approximately 1.5 miles west of County Road 121. It consists of one tax parcel on 11.6 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**NE Florida Timberlands to Osceola (Horton)**  
**September 26, 2022**

The CLAM Ranking Map score of 19.92 was assigned to this property with points assessed in the following categories:

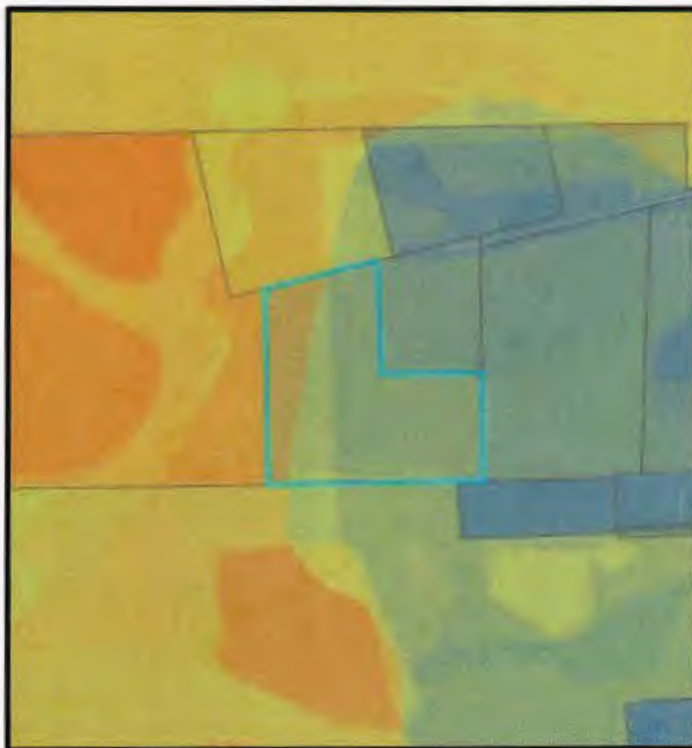
- Significant Farmland Soils
- Underserved Area for Parks
- Wildlife Corridor
- Most Threatened Habitats
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Adjacent to boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest
- Habitat Protection
- Flood Mitigation and Prevention



**BASE CLAM SCORES**



Parcel 06-2S-23-0000-0002-0010  
Acres: 11.60  
Base CLAM Score: 19.92



## SUPPORTING GOALS, OBJECTIVES AND POLICIES

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved
- 7) through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

## PROPERTY'S POTENTIAL CONSERVATION USE

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This property, along with the Williams, Fouraker, JMC, and Braddock properties, abuts the western boundary of Nassau County along Deep Creek. Proximate to the Northeast Florida Timberlands and Watershed Reserve Florida Forever priority project, acquisition and/or conservation of these properties will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping. A partnership with the Florida Forest Service to provide educational opportunities related to silviculture best management practices may also be contemplated.





**NE FLORIDA TIMBERLANDS TO OSCEOLA (JMC) – STAFF RANK #16D**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	JMC Worth County Properties
<b>PROPERTY NAME:</b>	NE Florida Timberlands to Osceola Connector (JMC)
<b>STAFF RANK</b>	#16d
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	06-25-23-0000-0003-0020
<b>LOCATION:</b>	Horseshoe Circle
<b>TOTAL ACRES:</b>	216.93
<b>WETLAND ACRES:</b>	100.60
<b>BASE AVG CLAM SCORE:</b>	21.44
<b>ADJUSTED AVG CLAM SCORE:</b>	21.44
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	North Florida Land Trust
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$403,218
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway

**PROPERTY INFORMATION**

This property is located on the western border of Nassau County, approximately 1.5 miles west of County Road 121. It consists of one tax parcel on 216.93 acres.





The CLAM Ranking Map score of 21.44 was assigned to this property with points assessed in the following categories:

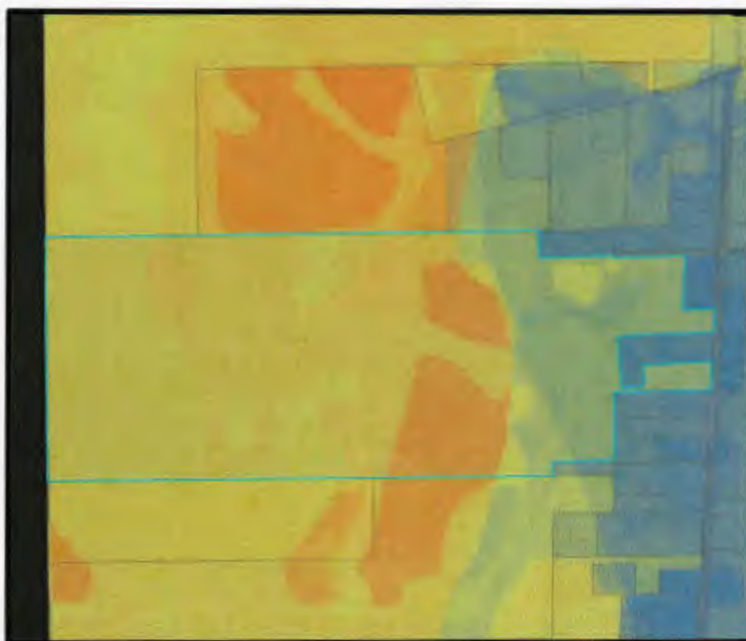
- Significant Farmland Soils
- Underserved Area for Parks
- Wildlife Corridor
- Most Threatened Habitats
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Adjacent to boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest
- Habitat Protection
- Flood Mitigation and Prevention



### BASE CLAM SCORES



Parcel 06-2S-23-0000-0003-0020  
Acres: 216.93  
Base CLAM Score: 21.44



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved
- 7) through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, along with the Williams, Fouraker, Horton, and Braddock properties, abuts the western boundary of Nassau County along Deep Creek. Proximate to the Northeast Florida Timberlands and Watershed Reserve Florida Forever priority project, acquisition and/or conservation of these properties will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping. A partnership with the Florida Forest Service to provide educational opportunities related to silviculture best management practices may also be contemplated.



**NE FLORIDA TIMBERLANDS TO OSCEOLA (BRADDOCK) – STAFF RANK #16E**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Dwight C and Joan D Braddock	
<b>PROPERTY NAME:</b>	NE Florida Timberlands to Osceola Connector (Braddock)	
<b>STAFF RANK</b>	#16e	
<b>NUMBER OF TAX PARCELS:</b>	3	
<b>TAX PARCEL NUMBERS:</b>	07-2S-23-0000-0001-0040	07-2S-23-0000-0002-0000
	07-2S-23-0000-0003-0000	
<b>LOCATION:</b>	6156 Horseshoe Circle	
<b>TOTAL ACRES:</b>	204.26	
<b>WETLAND ACRES:</b>	102.74	
<b>BASE AVG CLAM SCORE:</b>	26.39	
<b>ADJUSTED AVG CLAM SCORE:</b>	16.39	
<b>EXISTING STRUCTURES:</b>	None	
<b>OWNER PARTICIPATION:</b>	No	
<b>NOMINATED BY:</b>	Nassau County	
<b>WILLING SELLER:</b>	Unknown	
<b>JUSTIFIED VALUE:</b>	\$904,655	
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement	
<b>CLAM FRAMEWORK AREA LOCATION:</b>	NE Florida Timberlands to Osceola Greenway	

**PROPERTY INFORMATION**

This property is located on the western border of Nassau County, approximately 1.5 miles west of County Road 121. It consists of three tax parcels on 204.26 acres.





The CLAM Ranking Map score of 26.39 was assigned to this property with points assessed in the following categories:

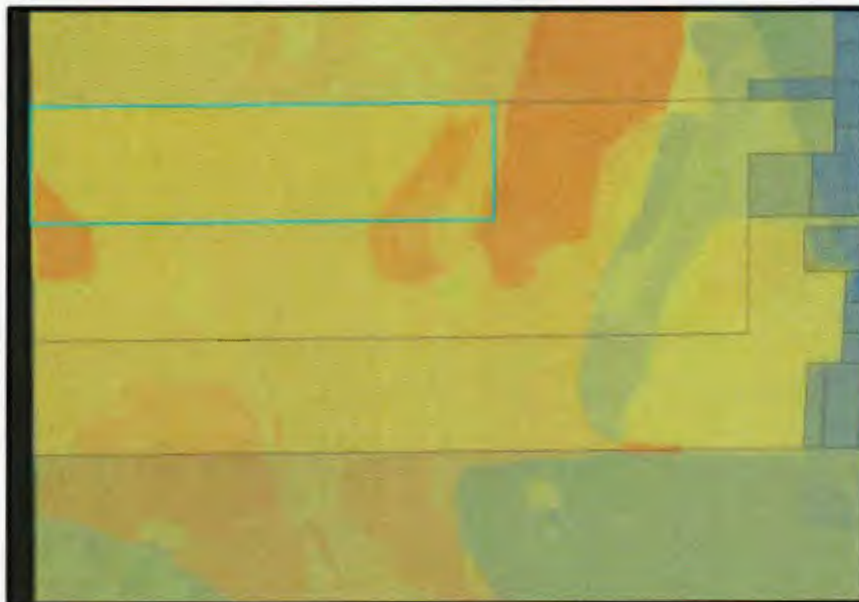
- Sustainable Forestry
- Priority Natural Communities
- Most Threatened Habitats
- Wildlife Corridor
- Strategic Habitat Conservation

The following factors were considered in the property ranking:

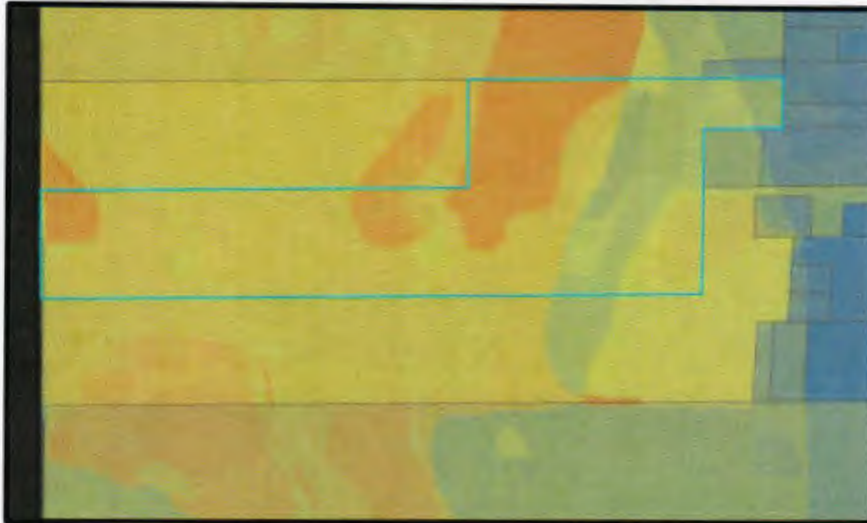
- Adjacent to boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest
- Habitat Protection
- Flood Mitigation and Prevention



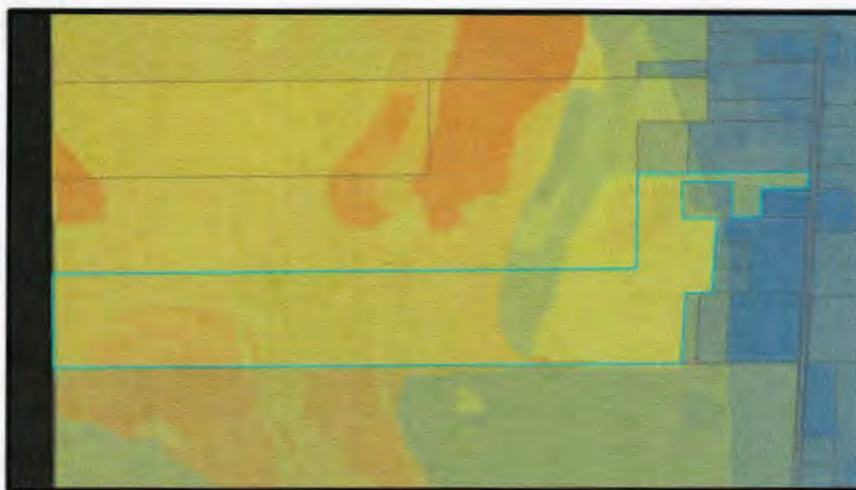
**BASE CLAM SCORES**



Parcel 07-2S-23-0000-0001-0040  
 Acres: 40.14  
 Base CLAM Score: 31.00



Parcel 07-2S-23-0000-0002-0000  
Acres: 87.57  
Base CLAM Score: 24.98



Parcel 07-2S-23-0000-0003-0000  
Acres: 76.55  
Base CLAM Score: 23.19

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.



- 2) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 3) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved
- 7) through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.

#### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, along with the Williams, Fouraker, Horton, and JMC properties, abuts the western boundary of Nassau County along Deep Creek. Proximate to the Northeast Florida Timberlands and Watershed Reserve Florida Forever priority project, acquisition and/or conservation of these properties will ensure the preservation of greatest risk habitats, protection of wildlife corridors, and protection of areas that are susceptible to storm surge and flooding. This property is ideally situated to provide a significant corridor link from Cary State Forest to Osceola National Forest and a possible future connection to the Florida Scenic Trail. Potential uses include hunting, fishing, equestrian trails, walking and biking trails, and camping. A partnership with the Florida Forest Service to provide educational opportunities related to silviculture best management practices may also be contemplated.



**AMELIA ISLAND STATE PARK EXPANSION – STAFF RANK #17**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Riverstone Properties LLC
<b>PROPERTY NAME:</b>	Amelia Island State Park Expansion
<b>STAFF RANK</b>	#17
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	39-1N-29-0000-0001-0000
<b>LOCATION:</b>	9300 First Coast Highway
<b>TOTAL ACRES:</b>	49.86
<b>WETLAND ACRES:</b>	.29
<b>BASE AVG CLAM SCORE:</b>	31.15
<b>ADJUSTED AVG CLAM SCORE:</b>	31.15
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	ATC/Margaret Kirkland
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$44,304,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the southern end of Amelia Island north of Amelia Island State Park. It consists of one tax parcel totaling 49.86 acres.







The CLAM Ranking Map score of 31.15 was assigned to this property with points assessed in the following categories:

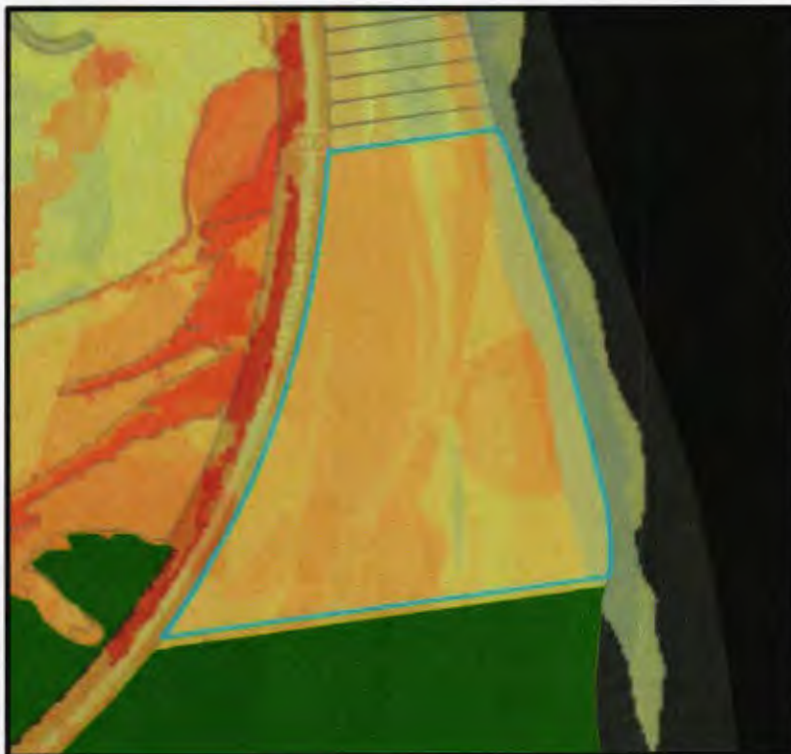
- Priority Natural Communities
- Proximity to Trails/Blueways
- Adjacent to Parks
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Preservation of Existing Tree Canopy
- Access to Waterfront
- Expansion of State Park
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 39-1N-29-0000-0001-0000  
Acres: 49.86  
Base CLAM Score: 31.15



### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 5) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 6) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 9) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

### PROPERTY'S POTENTIAL CONSERVATION USE

This property, the largest remaining undeveloped parcel on the island, is adjacent to Amelia Island State Park and is of a quality equivalent to a national or state forest. It includes almost 2,000 feet of beachfront access and rare maritime hammock, providing protection from storm events and ensuring long-term environmental sustainability. The property is also home to substantial habitat for a variety of wildlife, including those habitats at greatest risk of loss. Adjacent to the Amelia Island Trail, this property has the potential to provide an abundance of outdoor educational and recreational opportunities including hunting, fishing, equestrian trails, camping, and water access. This property can also be utilized as a regional offsite mitigation area (ROMA) to serve the Nassau River Mitigation Banking Basin, which currently has no available credits.



**AMELIA ISLAND PARKWAY – STAFF RANK #18**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Amelia Holding LLC
<b>PROPERTY NAME:</b>	Amelia Island Parkway
<b>STAFF RANK</b>	#18
<b>NUMBER OF TAX PARCELS:</b>	3
<b>TAX PARCEL NUMBERS:</b>	00-00-30-044B-0037-0010      00-00-30-044B-0040-0000 00-00-30-044B-0036-0000
<b>LOCATION:</b>	Amelia Island Parkway at Bailey Road
<b>TOTAL ACRES:</b>	45.78
<b>WETLAND ACRES:</b>	1.89
<b>BASE AVG CLAM SCORE:</b>	28.20
<b>ADJUSTED AVG CLAM SCORE:</b>	28.20
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Fletcher Doyle, Tracy Doyle, ATC/Margaret Kirkland, City of FB
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$5,717,250
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the north and southeast corners of Amelia Island Parkway and Bailey Road. It consists of three tax parcels totaling 45.78 acres.





The CLAM Ranking Map score of 28.20 was assigned to this property with points assessed in the following categories:

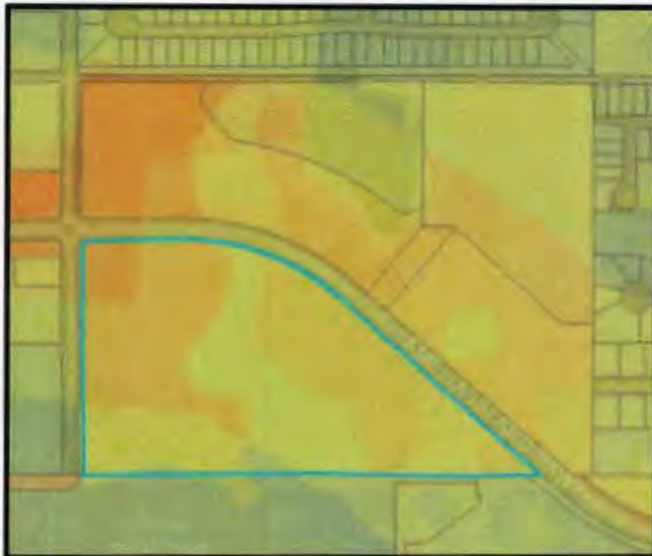
- Storm Surge and Flooding
- Proximity to Trails/Blueways
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Preservation of Existing Tree Canopy
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 00-00-30-044B-0037-0010  
 Acres: 25.55  
 Base CLAM Score: 25.30



Parcel 00-00-30-044B-0040-0000  
 Acres: 11.81  
 Base CLAM Score: 31.57



Parcel 00-00-30-044B-0036-0000

Acres: 8.42

Base CLAM Score: 27.75

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 2) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 3) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 4) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 5) Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique



sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

- 7) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island’s existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community’s existing native tree canopy and vegetative understory.

#### **PROPERTY’S POTENTIAL CONSERVATION USE**

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This property serves as the gateway to Amelia Island’s resort district and plays a critical role in the environmental sustainability and resilience of Amelia Island. The property has an abundant tree canopy which provides a significant cooling effect in a primarily developed area and also serves as a buffer to reduce noise impacts from the adjacent airport. In addition to potential public benefits including minimizing future storm surge and flooding vulnerabilities and the provision of recreational opportunities in the form walking and biking trails, this property can also be utilized as a regional offsite mitigation area (ROMA) to serve the Nassau River Mitigation Banking Basin, which currently has no available credits.



**THOMAS CREEK – STAFF RANK #19**

**NOMINATION**

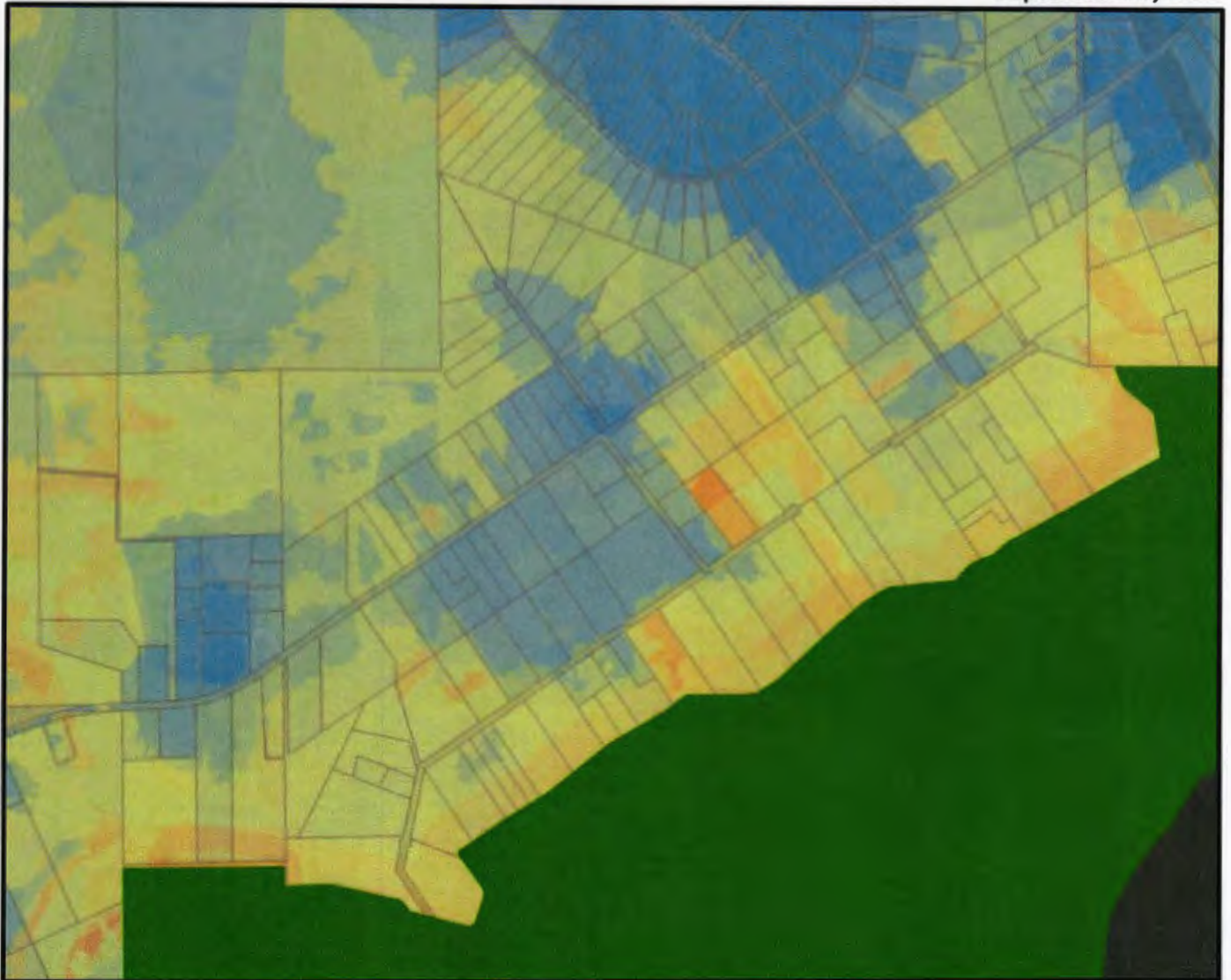
<b>OWNER/APPLICANT:</b>	Multiple Property Owners
<b>PROPERTY NAME:</b>	Thomas Creek/Woodland
<b>STAFF RANK</b>	#19
<b>NUMBER OF TAX PARCELS:</b>	98 +/-
<b>TAX PARCEL NUMBERS:</b>	Multiple
<b>LOCATION:</b>	South of Ratliff Road, West of US Hwy 1
<b>TOTAL ACRES:</b>	500 +/-
<b>WETLAND ACRES:</b>	Unknown
<b>BASE AVG CLAM SCORE:</b>	Unknown
<b>ADJUSTED AVG CLAM SCORE:</b>	Unknown
<b>EXISTING STRUCTURES:</b>	Multiple
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	Unknown
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Western Nassau Conservation

**PROPERTY INFORMATION**

This property is located in western Nassau County, south of the Town of Callahan, along Thomas Creek. It includes approximately 98 parcels on approximately 500 acres. The flood prone areas in proximity to Thomas Creek have been problematic for a number of years. Despite spending approximately \$3.3 million in county and federal funding to de-snag approximately 6 miles of the creek, property owners continue to experience flooding to their properties and homes. Over the past two years, Nassau County has worked with the US Army Corp of Engineers to analyze the Thomas Creek drainage basin and propose a long-term solution to the problem. In short, the only viable long-term solution is to remove man-made improvements from the historic floodplain and re-establish the natural function of the wetland system. Thomas Creek feeds the headwaters of the Nassau River-St. Johns River Marshes Aquatic Preserve. Restoring the floodplain and naturally occurring ecological functions along with removing manmade improvements, such as septic tanks, will have a positive impact on water quality and reduce flood impacts on private property.







CLAM Ranking Map scores range from 9 to nearly 30 with most points assessed in the category of storm surge and flooding.



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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Acquisition of this property is supported by the following goals, objectives, and policies:

- 1) WNHP Plan Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 5) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 6) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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Acquisition of this property would proactively mitigate flood issues to prevent future vulnerabilities associated with storm surge and flooding. It would remove septic tanks and residential wells from flood prone areas and eliminate or reduce the damage to residential property and the disruption to life caused by repeated flooding. This property can also be utilized as a regional offsite mitigation area (ROMA) to serve the Nassau River Mitigation Banking Basin, which currently has no available credits.



**AMELIA RIVER MARSH – STAFF RANK #20**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Bordan Development LLC
<b>PROPERTY NAME:</b>	Amelia River Marsh
<b>STAFF RANK</b>	#20
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-31-1800-0203-0000
<b>LOCATION:</b>	1467 S 14 <sup>th</sup> Street
<b>TOTAL ACRES:</b>	5.4
<b>WETLAND ACRES:</b>	.04
<b>BASE AVG CLAM SCORE:</b>	34.67
<b>ADJUSTED AVG CLAM SCORE:</b>	34.67
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	ATC/Margaret Kirkland, City of Fernandina Beach, Thomas Grimes
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$572,250
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located west of Clinch Drive and east of the Amelia River. It consists of one tax parcel totaling 5.4 acres.



Vicinity Map



The CLAM Ranking Map score of 34.67 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Sea Level Rise Adaptation
- Surface Water Buffering

The following factors were considered in the property ranking:

- No Existing Structures
- Protection of Vulnerable Properties
- Flood Mitigation and Prevention
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 00-00-31-1800-0203-0000  
Acres: 5.4  
Base CLAM Score: 34.67



### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 7) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 8) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 9) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

### **PROPERTY'S POTENTIAL CONSERVATION USE**

This property is in an area identified in the County's Vulnerability Assessment as being an area with an unusual number of high-water events. It has been the subject of recent development proposals. Preservation of this parcel is important for the environmental sustainability and resilience of this part of Amelia Island to protect the marshes and shoreline of the Amelia River and the considerable bird and wildlife habitat found along the river corridor. This property can be utilized as waterfront community park in an area that is currently underserved.



**MIDDLE ROAD VIEWSHED (HICKS) – STAFF RANK #21A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Cynthia Hicks		
<b>PROPERTY NAME:</b>	Middle Road Viewshed (Hicks)		
<b>STAFF RANK</b>	#21a		
<b>NUMBER OF TAX PARCELS:</b>	4		
<b>TAX PARCEL NUMBERS:</b>	28-4N-25-0000-0005-0040	28-4N-25-0000-0005-0050	
	33-4N-25-4210-0001-0000	33-4N-25-4210-0002-0000	
<b>LOCATION:</b>	Middle Road		
<b>TOTAL ACRES:</b>	69.47		
<b>WETLAND ACRES:</b>	14.02		
<b>BASE AVG CLAM SCORE:</b>	28.30		
<b>ADJUSTED AVG CLAM SCORE:</b>	28.30		
<b>EXISTING STRUCTURES:</b>	No		
<b>OWNER PARTICIPATION:</b>	No		
<b>NOMINATED BY:</b>	Nassau County		
<b>WILLING SELLER:</b>	Unknown		
<b>JUSTIFIED VALUE:</b>	\$465,850		
<b>ACQUISITION TYPE:</b>	Conservation Easement		
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor		

**PROPERTY INFORMATION**

This property is located on the east side of Middle Road approximately 2.3 miles from the intersection of County Road 108. It consists of four parcels on 69.47 acres.





The CLAM Ranking Map score of 28.30 was assigned to this property with points assessed in the following categories:

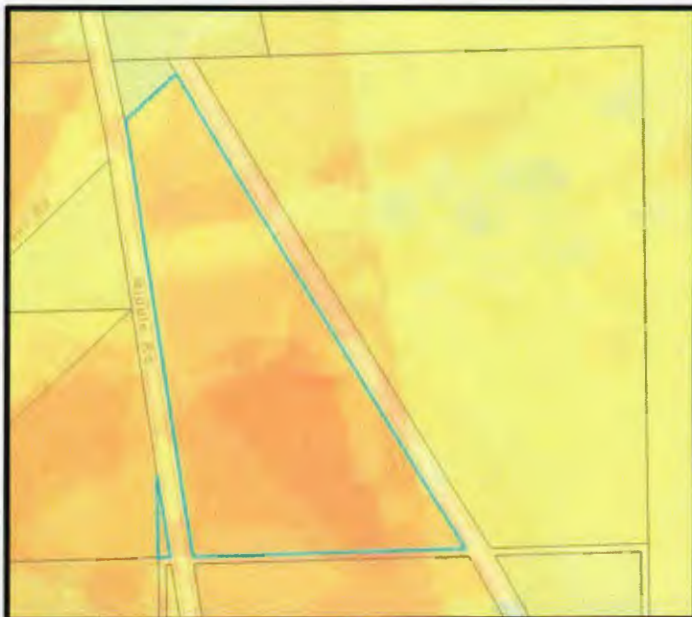
- High Productivity Timberlands
- Sustainable Forestry
- Storm Surge and Flooding
- Strategic Habitat Conservation
- Wildlife Corridor
- Underserved Area for Parks

The following factors were considered in the property ranking:

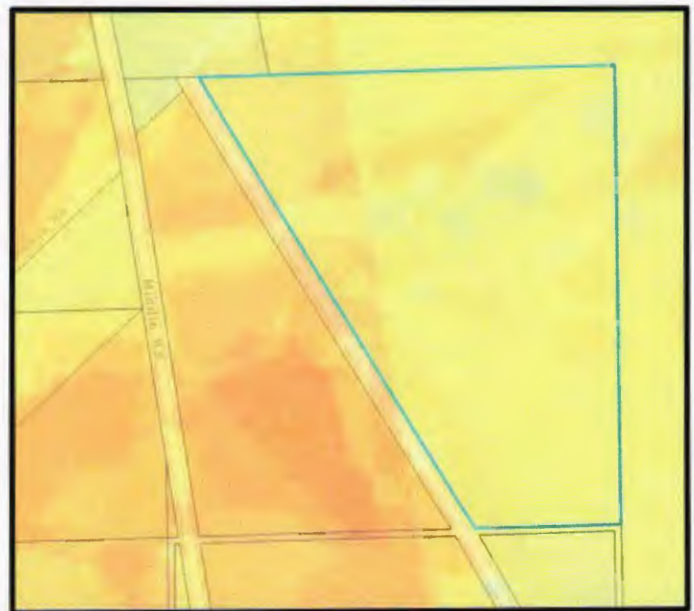
- CLAM Score
- Expansion of White Oak Conservation Area
- Protection of Vulnerable Properties
- Protection of Working Lands
- Protection of Strategic Habitat



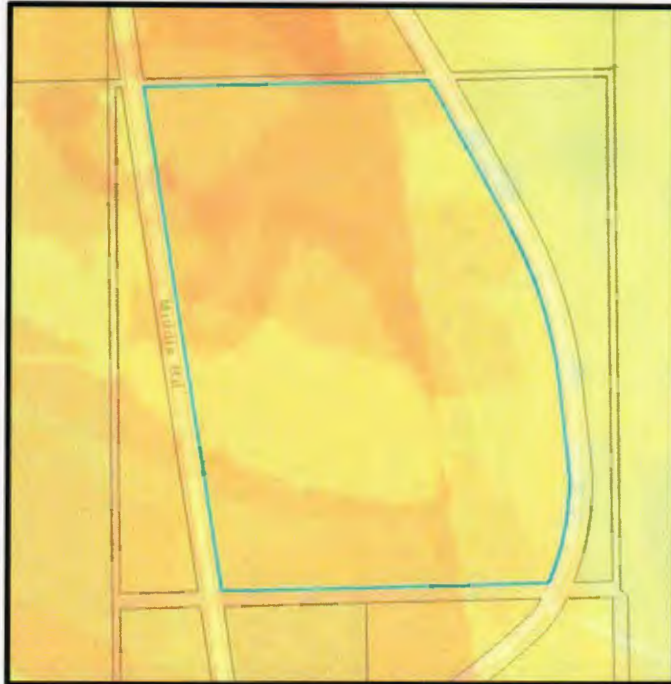
**BASE CLAM SCORES**



Parcel 28-4N-25-0000-0005-0050  
Acres: 13.01  
Base CLAM Score: 32.26



Parcel 28-4N-25-0000-0005-0040  
Acres: 25.07  
Base CLAM Score: 28.39



Parcel 33-4N-25-4210-0002-0000  
Acres: 27  
Base CLAM Score: 28.65



Parcel 33-4N-25-4210-0001-0000  
Acres: 4.39  
Base CLAM Score: 23.90

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.



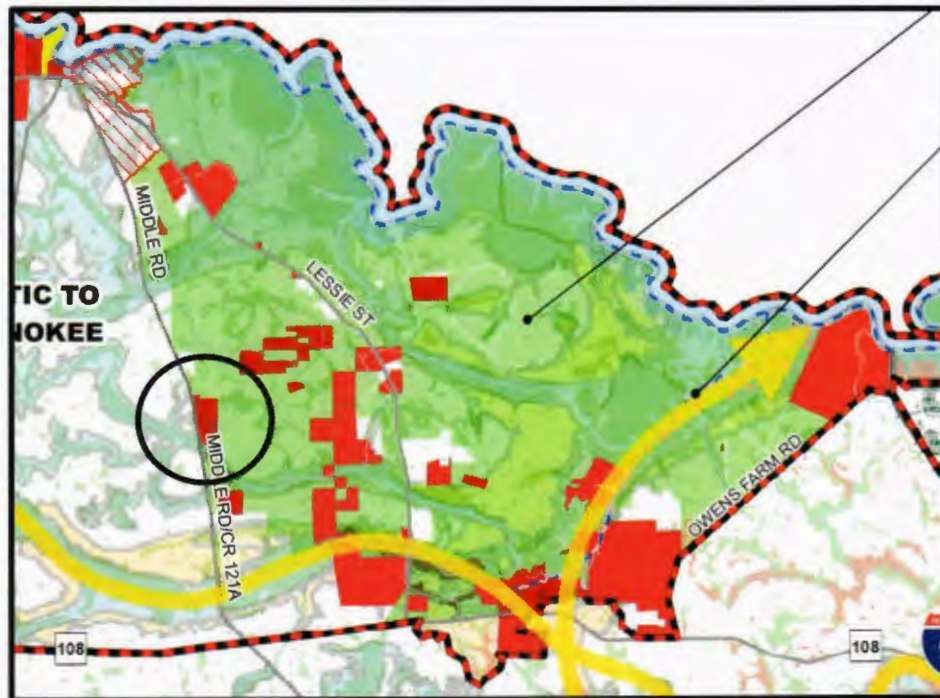


- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

#### **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Ephesus Church and Raydient properties, offers a significant viewshed along Middle Road to ensure protection of the rural aesthetic in western Nassau County while complementing conservation lands within the White Oak Conservation area. Opportunities for the provision of agriculture-related educational opportunities in coordination with 4-H and the University of Florida's Institute of Food and Agricultural Sciences (IFAS) are contemplated under a conservation easement that would ensure the protection of working lands, wildlife corridors, and strategic habitats.





**MIDDLE ROAD VIEWSHED (EPHESUS BAPTIST) – STAFF RANK #21B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Ephesus Missionary Baptist Church Inc
<b>PROPERTY NAME:</b>	Middle Road Viewshed (Ephesus Baptist)
<b>STAFF RANK</b>	#21b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	28-4N-25-0000-0001-0010
<b>LOCATION:</b>	Middle Road
<b>TOTAL ACRES:</b>	2.01
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	25.00
<b>ADJUSTED AVG CLAM SCORE:</b>	25.00
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$23,000
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefeenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east side of Middle Road approximately 2.3 miles from the intersection of County Road 108. It consists of one tax parcel on 2.01 acres.



Vicinity Map



**PLANNING DEPARTMENT**  
 NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Middle Road Viewshed (Ephesus Baptist)**  
**September 26, 2022**

The CLAM Ranking Map score of 25.00 was assigned to this property with points assessed in the following categories:

- Sustainable Forestry
- Storm Surge and Flooding
- Wildlife Corridor
- Underserved Area for Parks

The following factors were considered in the property ranking:

- CLAM Score
- Expansion of White Oak Conservation Area
- Protection of Vulnerable Properties
- Protection of Working Lands
- Protection of Strategic Habitat



**BASE CLAM SCORES**



Parcel 28-4N-25-0000-0001-0010  
 Acres: 2.01  
 Base CLAM Score: 25.00



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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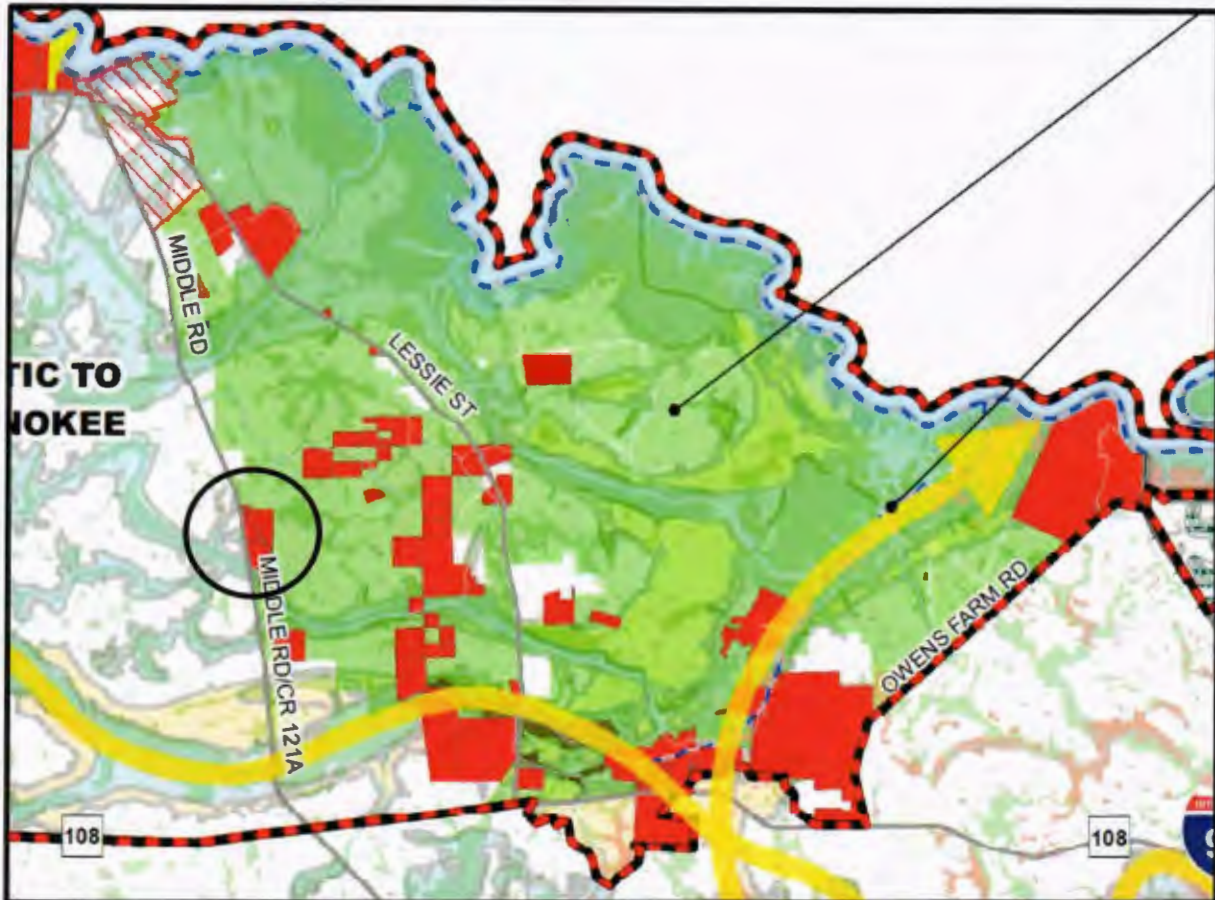
This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Hicks and Raydient properties, offers a significant viewshed along Middle Road to ensure protection of the rural aesthetic in western Nassau County while complementing conservation lands within the White Oak Conservation area. Opportunities for the provision of agriculture-related educational opportunities in coordination with 4-H and the University of Florida's Institute of Food and Agricultural Sciences (IFAS) are contemplated under a conservation easement that would ensure the protection of working lands, wildlife corridors, and strategic habitats.





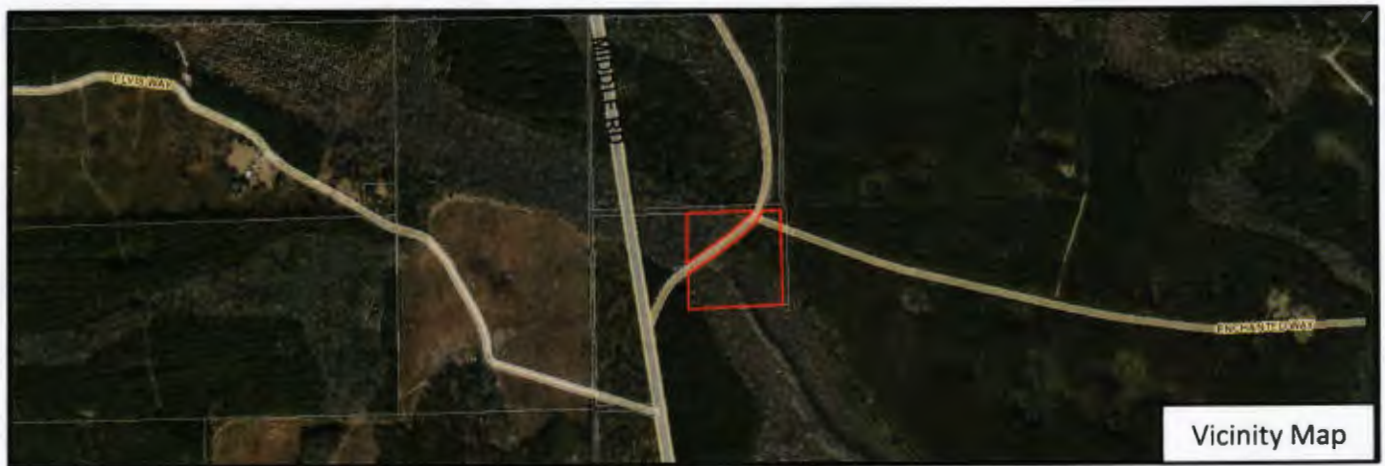
**MIDDLE ROAD VIEWSHED (RAYDIENT) – STAFF RANK #21C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Raydient LLC
<b>PROPERTY NAME:</b>	Middle Road Viewshed (Raydient)
<b>STAFF RANK</b>	#21c
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	33-4N-25-4210-0013-0000 33-4N-25-4210-0014-0000
<b>LOCATION:</b>	Hunt Club Road
<b>TOTAL ACRES:</b>	8.82
<b>WETLAND ACRES:</b>	8.07
<b>BASE AVG CLAM SCORE:</b>	26.67
<b>ADJUSTED AVG CLAM SCORE:</b>	16.67
<b>EXISTING STRUCTURES:</b>	No
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$95,000
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property is located on the east side of Middle Road approximately 2.3 miles from the intersection of County Road 108. It consists of two tax parcels on 8.82 acres.



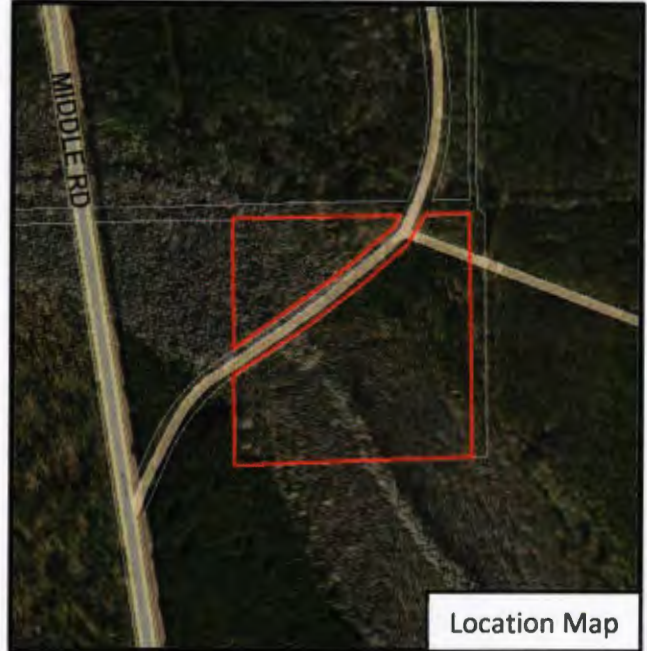


The CLAM Ranking Map score of 26.67 was assigned to this property with points assessed in the following categories:

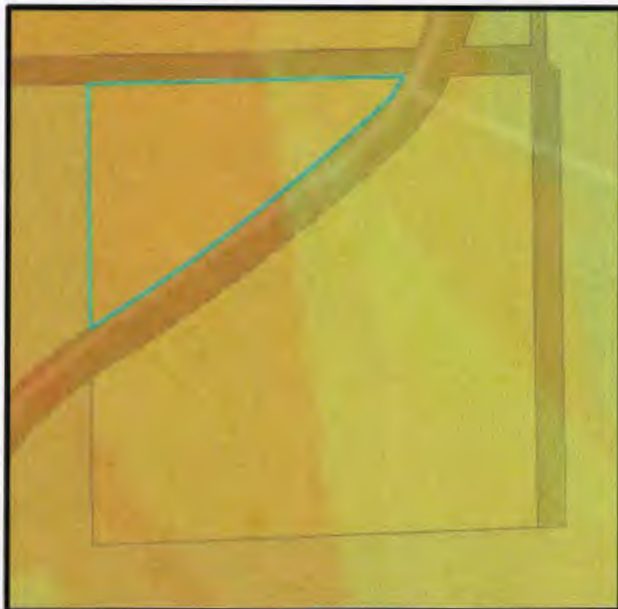
- Storm Surge and Flooding
- Wildlife Corridor
- Underserved Area for Parks

The following factors were considered in the property ranking:

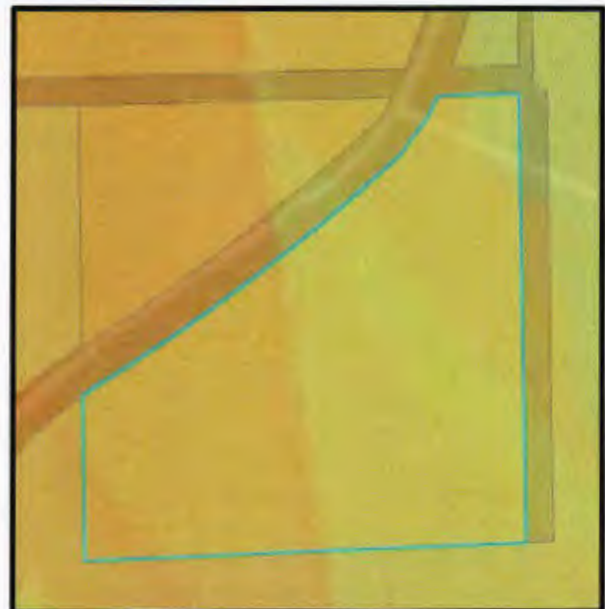
- CLAM Score
- Expansion of White Oak Conservation Area
- Protection of Vulnerable Properties
- Protection of Working Lands
- Protection of Strategic Habitat



**BASE CLAM SCORES**



Parcel 33-4N-25-4210-0014-0000  
Acres: 2.02  
Base CLAM Score: 25.52



Parcel 33-4N-25-4210-013-0000  
Acres: 6.80  
Base CLAM Score: 27.82



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

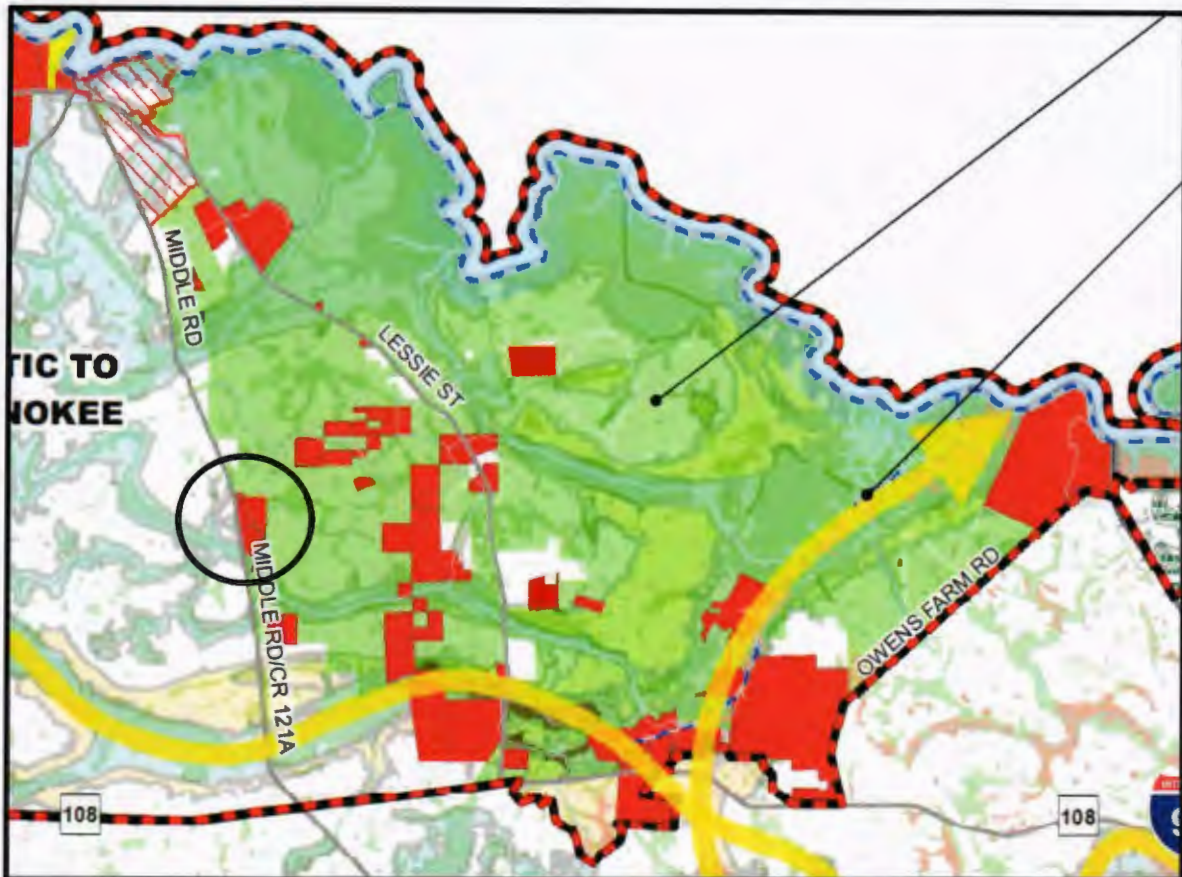
- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 5) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 6) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Hicks and Ephesus Baptist properties, offers a significant viewshed along Middle Road to ensure protection of the rural aesthetic in western Nassau County while complementing conservation lands within the White Oak Conservation area. Opportunities for the provision of agriculture-related educational opportunities in coordination with 4-H and the University of Florida's Institute of Food and Agricultural Sciences (IFAS) are contemplated under a conservation easement that would ensure the protection of working lands, wildlife corridors, and strategic habitats.







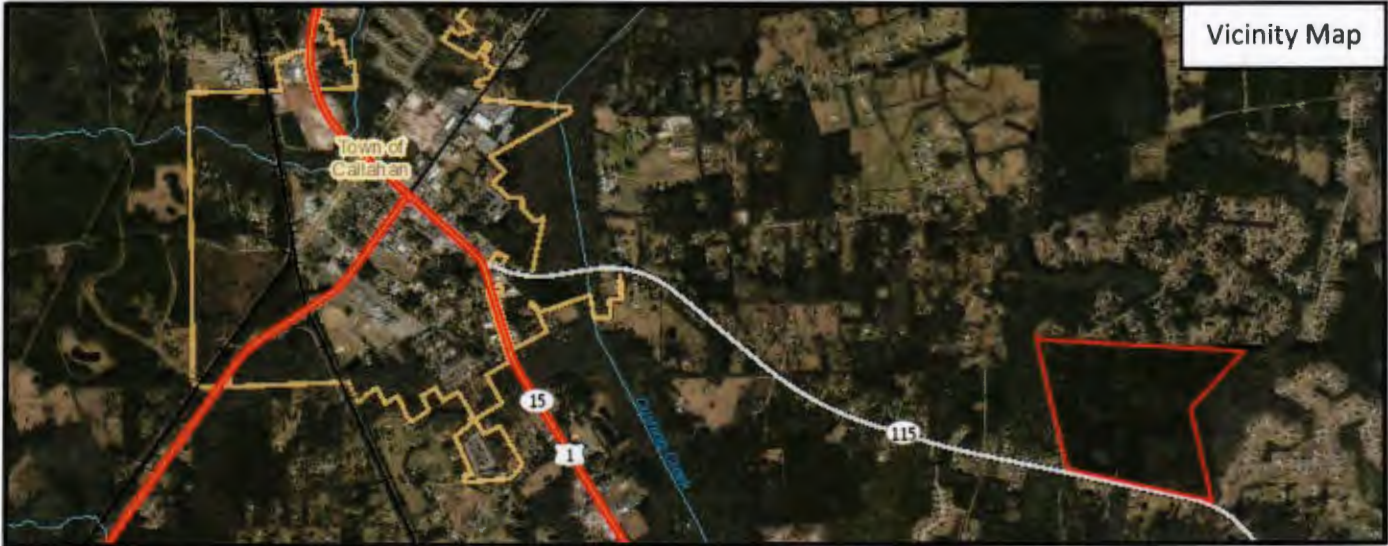
**LEM TURNER VIEWSHED – STAFF RANK #22**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	A Founding Florida Family Limited Partnership
<b>PROPERTY NAME:</b>	Lem Turner Viewshed
<b>STAFF RANK</b>	#22
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	46-2N-25-0000-0009-0000
<b>LOCATION:</b>	Lem Turner Road
<b>TOTAL ACRES:</b>	165.45
<b>WETLAND ACRES:</b>	16.19
<b>BASE AVG CLAM SCORE:</b>	11.47
<b>ADJUSTED AVG CLAM SCORE:</b>	11.47
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$365,540
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Central Nassau Conservation

**PROPERTY INFORMATION**

This property, located on the north side of Lem Turner Road approximately 2.5 miles from US 301, consists of one tax parcel totaling 165.45 acres.





The CLAM Ranking Map score of 11.47 was assigned to this property with points assessed in the following categories:

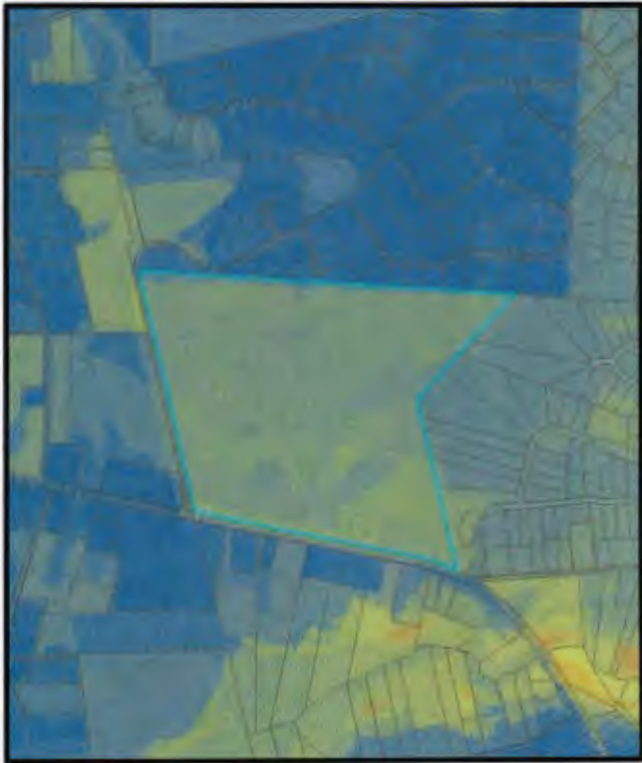
- Wildlife Corridor
- Priority Natural Communities
- Gopher Tortoise Suitability
- High Productivity Timberlands

The following factors were considered in the property ranking:

- Protection of Vulnerable Properties
- Protection of Viewshed
- Protection of Greatest Risk Habitats
- Preservation of Wildlife Corridors



**BASE CLAM SCORE**



Parcel 46-2N-25-0000-0009-0000  
Acres: 165.45  
Base CLAM Score: 11.47



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 4) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 5) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property offers viewshed protection along Lem Turner Road and Spring Lake Drive in a transitioning suburban corridor. The southeast portion of the property contains significant tree canopy while the remainder of the parcel is utilized for silvicultural activities. Potential public benefits include protection of greatest risk habitats and wildlife corridors, agriculture-related educational opportunities, and the provision of walking trails.



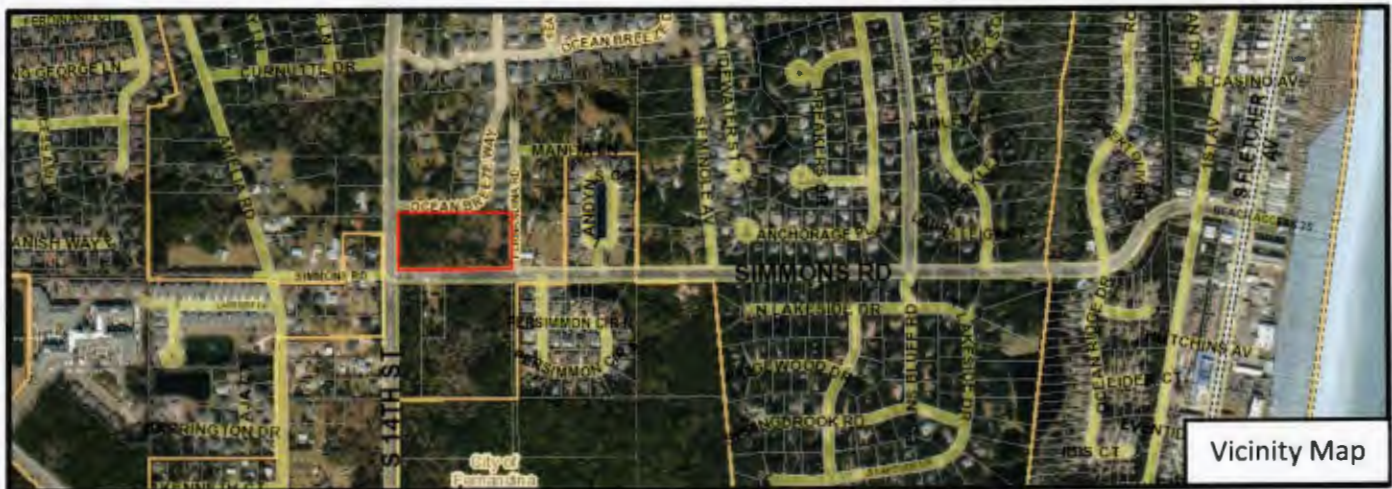
**14<sup>TH</sup> STREET VIEWSHED (ABUNDANT LIFE) – STAFF RANK #23A**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	
<b>PROPERTY NAME:</b>	14 <sup>th</sup> Street Viewshed (Abundant Life)
<b>STAFF RANK</b>	#23a
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-044A-0011-0000
<b>LOCATION:</b>	Simmons Road
<b>TOTAL ACRES:</b>	4.51
<b>WETLAND ACRES:</b>	.01
<b>BASE AVG CLAM SCORE:</b>	21.00
<b>ADJUSTED AVG CLAM SCORE:</b>	21.00
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$453,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located at the northeast corner of Simmons Road and South 14<sup>th</sup> Street. It consists of one tax parcel totaling 4.51 acres.





The CLAM Ranking Map score of 21.00 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Viewshed Protection along Simmons Road and 14<sup>th</sup> Street
- Protection of Vulnerable Properties
- Flood Mitigation and Prevention
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 00-00-30-044A-0011-0000  
Acres: 4.51  
Base CLAM Score: 21.00



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.
- 9) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.

### PROPERTY'S POTENTIAL CONSERVATION USE

This property (along with the Morris and Montgomery properties to the south) is adjacent to the City of Fernandina Beach, north of the municipal airport, in an area that is primarily developed. These properties have significant tree canopy which serves to buffer noise impacts from the airport while providing viewshed protection along Simmons Road and 14<sup>th</sup> Street. The properties are immediately adjacent to the Amelia River-to-Sea Trail and can be utilized as a rest/recharge area for trail users and for outdoor recreation opportunities to include trails and exercise stations.



**14<sup>TH</sup> STREET VIEWSHED (MORRIS) – STAFF RANK # 23B**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Robert Glenn Morris II and Robert Glenn Morris
<b>PROPERTY NAME:</b>	14 <sup>th</sup> Street Viewshed (Morris)
<b>STAFF RANK</b>	#23b
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-044A-0009-0010
<b>LOCATION:</b>	1456 Simmons Road
<b>TOTAL ACRES:</b>	6.42
<b>WETLAND ACRES:</b>	2.63
<b>BASE AVG CLAM SCORE:</b>	21.86
<b>ADJUSTED AVG CLAM SCORE:</b>	21.86
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$573,300
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on Simmons Road east of South 14<sup>th</sup> Street. It consists of one tax parcel totaling 6.42 acres.



Vicinity Map





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**14<sup>th</sup> Street Viewshed (Morris)**  
**September 26, 2022**

The CLAM Ranking Map score of 21.86 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Viewshed Protection along Simmons Road and 14<sup>th</sup> Street
- Protection of Vulnerable Properties
- Flood Mitigation and Prevention
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 00-00-30-044A-0009-0010  
Acres: 6.42  
Base CLAM Score: 21.86



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.
- 9) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.

### PROPERTY'S POTENTIAL CONSERVATION USE

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This property (along with the Abundant Life and Montgomery properties) is adjacent to the City of Fernandina Beach, north of the municipal airport, in an area that is primarily developed. These properties have significant tree canopy which serves to buffer noise impacts from the airport while providing viewshed protection along Simmons Road and 14<sup>th</sup> Street. The properties are immediately adjacent to the Amelia River-to-Sea Trail and can be utilized as a rest/recharge area for trail users and for outdoor recreation opportunities to include trails and exercise stations.



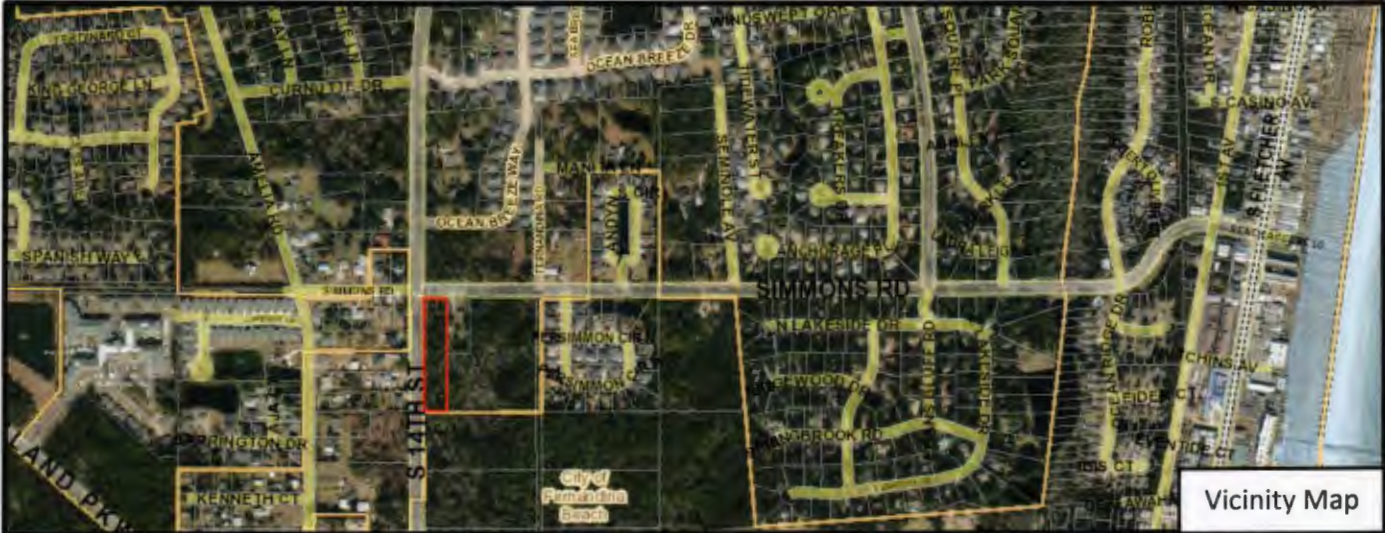
**14<sup>TH</sup> STREET VIEWSHED (MONTGOMERY) – STAFF RANK #23C**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Delois Montgomery
<b>PROPERTY NAME:</b>	14 <sup>th</sup> Street Viewshed (Montgomery)
<b>STAFF RANK</b>	#23c
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	00-00-30-044A-0009-0030
<b>LOCATION:</b>	1420 Simmons Road
<b>TOTAL ACRES:</b>	1.89
<b>WETLAND ACRES:</b>	.19
<b>BASE AVG CLAM SCORE:</b>	19.00
<b>ADJUSTED AVG CLAM SCORE:</b>	19.00
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	City of Fernandina Beach
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$134,000
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located at the southeast corner of Simmons Road and South 14<sup>th</sup> Street. It consists of one tax parcel totaling 1.89 acres.





The CLAM Ranking Map score of 19.00 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Viewshed Protection along Simmons Road and 14<sup>th</sup> Street
- Protection of Vulnerable Properties
- Flood Mitigation and Prevention
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 00-00-30-044A-0009-0030  
Acres: 1.89  
Base CLAM Score: 19.00



## PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

### SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 8) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.
- 9) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.

### PROPERTY'S POTENTIAL CONSERVATION USE

This property (along with the Abundant Life and Morris properties) is adjacent to the City of Fernandina Beach, north of the municipal airport, in an area that is primarily developed. These properties have significant tree canopy which serves to buffer noise impacts from the airport while providing viewshed protection along Simmons Road and 14<sup>th</sup> Street. The properties are immediately adjacent to the Amelia River-to-Sea Trail and can be utilized as a rest/recharge area for trail users and for outdoor recreation opportunities to include trails and exercise stations.



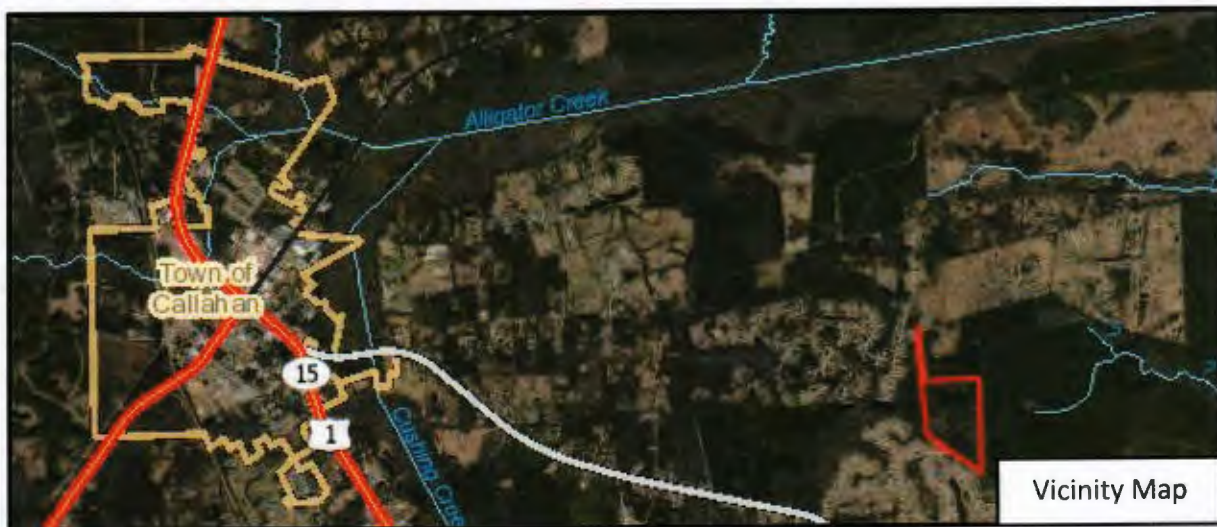
**BIG BOAR FOUR CREEKS STATE FOREST EXPANSION – STAFF RANK #24**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Bayland Drive LLC
<b>PROPERTY NAME:</b>	Big Boar Four Creeks State Forest Expansion
<b>STAFF RANK</b>	#24
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	46-2N-25-0000-0007-0000
<b>LOCATION:</b>	54400 Bayland Drive
<b>TOTAL ACRES:</b>	64.52
<b>WETLAND ACRES:</b>	17.51
<b>BASE AVG CLAM SCORE:</b>	17.25
<b>ADJUSTED AVG CLAM SCORE:</b>	17.25
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$228,962
<b>ACQUISITION TYPE:</b>	Fee Simple/Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Central Nassau Conservation

**PROPERTY INFORMATION**

This property is located north of the Clear Lake Estates subdivision, bordering the western boundary of Four Creeks State Forest. It consists of one tax parcel on 64.52 acres.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**

**Big Boar Four Creeks State Forest Expansion**  
**September 26, 2022**

The CLAM Ranking Map score of 17.25 was assigned to this property with points assessed in the following categories:

- Adjacent to Park
- Wildlife Corridor
- Priority Natural Communities
- Most Threatened Habitats

The following factors were considered in the property ranking:

- Expansion of Four Creeks State Forest
- Protection of Greatest Risk Habitats
- Protection of Wildlife Corridors



**BASE CLAM SCORES**



Parcel 46-2N-25-0000-0007-0000  
Acres: 64.52  
Base CLAM Score: 17.25



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 2) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 6) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 7) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 8) Comprehensive Plan Policy ROS.02.08: the County shall consider greenways to link existing and proposed nature reserves, parks, cultural and historic sites with each other. Greenways may include pedestrian and/or bike trails.
- 9) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.





**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**PROPERTY'S POTENTIAL CONSERVATION USE**

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This property will expand the boundary of the Four Creeks State Forest, ensuring conservation of greatest risk habitats, preservation of tree canopy, and protection of wildlife corridors. Recreational opportunities may include camping, biking trails, and walking trails.



**WILD CREEK – STAFF RANK #25**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Wild Creek Holdings LLC
<b>PROPERTY NAME:</b>	Wild Creek
<b>STAFF RANK</b>	#25
<b>NUMBER OF TAX PARCELS:</b>	1
<b>TAX PARCEL NUMBERS:</b>	41-4N-26-0000-0002-0000
<b>LOCATION:</b>	68619 Wild Creek Lane
<b>TOTAL ACRES:</b>	493.30
<b>WETLAND ACRES:</b>	306.88
<b>BASE AVG CLAM SCORE:</b>	39.00
<b>ADJUSTED AVG CLAM SCORE:</b>	29.00
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Nassau County
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$4,677,933
<b>ACQUISITION TYPE:</b>	Conservation Easement
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Atlantic to Okeefenokee Corridor

**PROPERTY INFORMATION**

This property, located west of US 17 on the southern boundary of the St. Marys River. It consists of one tax parcel consisting of 493.30 acres.





The CLAM Ranking Map score of 39.00 was assigned to this property with points assessed in the following categories:

- Wildlife Corridor
- Sustainable Forestry
- Underserved Area for Parks
- Strategic Habitat Conservation

The following factors were considered in the property ranking:

- CLAM Score
- Protection of Waterfront
- Water Quality Protection



### BASE CLAM SCORES



Parcel 41-4N-26-0000-0002-0000  
Acres: 493.30  
Base CLAM Score: 39.00



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Western Nassau Heritage Preservation Plan (WNHP) Natural Resource objectives: to reduce flood risks, promote open space preservation, preserve wildlife habitat, and connect wildlife corridors in order to minimize habitat fragmentation.
- 2) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) Vision 32 strategy: to identify existing outdoor recreation, open space, and natural areas of local and regional significance and, using the Vision 2032 Plan and other data sources, develop a plan for an interconnected network of these features for incorporation into the Comprehensive Plan.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 6) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 7) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 8) Comprehensive Plan Policy ROS.03.04: conservation areas, including wetlands shall be reviewed for inclusion in a greenway system if they would provide a link to nature reserves, parks, cultural or historic sites or extensive floodplains, wetlands, lakes or waterways.
- 9) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 10) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 11) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

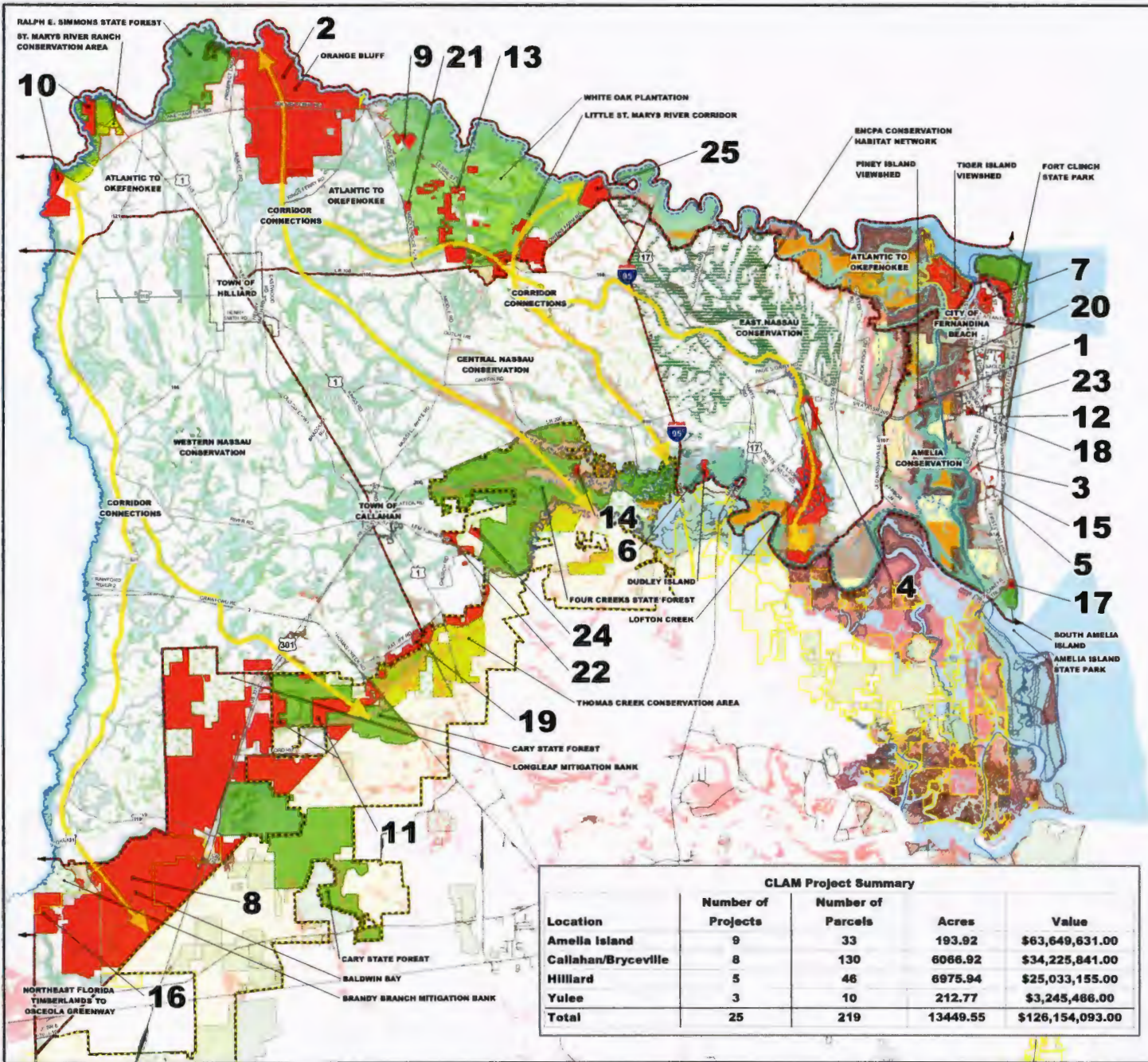
**STAFF REPORT**  
**CLAM**  
**Wild Creek**  
**September 26, 2022**

**PROPERTY'S POTENTIAL CONSERVATION USE**

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This property has approximately one mile of frontage along the St. Marys River and offers significant viewshed protection along US 17. A conservation easement would protect the river from secondary impacts (chemical pesticide runoff and leaking septic tanks) providing water quality protection along the river and its feeder creek system. In the greater context, this property also serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Ralph E. Simmons State Forest, and the St. Marys River Ranch Conservation Area.

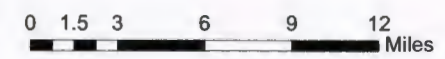
# Nassau County Conservation Land Acquisition and Management (CLAM)



- Legend**
- Potential Land Conservation
  - Conservation Network Extension
  - Northeast Florida Timberlands and Watershed Reserve
  - Florida Forever Projects
  - Explore Future Connections
  - ENCPA Conservation Habitat Network
  - Florida Managed Areas
  - Mitigation Banks Florida
  - Florida Audubon Society
  - State of Florida TIITF
  - Murphy Act Lands
  - White Oak Plantation
  - Conservation Area
  - State Park
  - NWI - Wetlands
  - Outstanding Florida Waters
  - FNAI Rare Species Habitat**
  - Priority 1- HIGHEST
  - Priority 2
  - Priority 3
  - Priority 4
  - Flood Zone**
  - Flood Zone A
  - Flood Zone AE
  - Flood Zone AO
  - Flood Zone VE
  - Flood Zone X
  - Blueways**
  - Existing Blueway
  - Proposed Blueway Expansion
  - Major Roads
  - Municipal Boundary
  - County Boundary

**CLAM Project Summary**

Location	Number of Projects	Number of Parcels	Acres	Value
Amelia Island	9	33	193.92	\$63,649,631.00
Callahan/Bryceville	8	130	6066.92	\$34,225,841.00
Hilliard	5	46	6975.94	\$25,033,155.00
Yulee	3	10	212.77	\$3,245,486.00
<b>Total</b>	<b>25</b>	<b>219</b>	<b>13448.55</b>	<b>\$126,154,093.00</b>



Resolution 2022-179