



PINEY ISLAND/AMELIA GATEWAY – STAFF RANK #1

NOMINATION

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





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

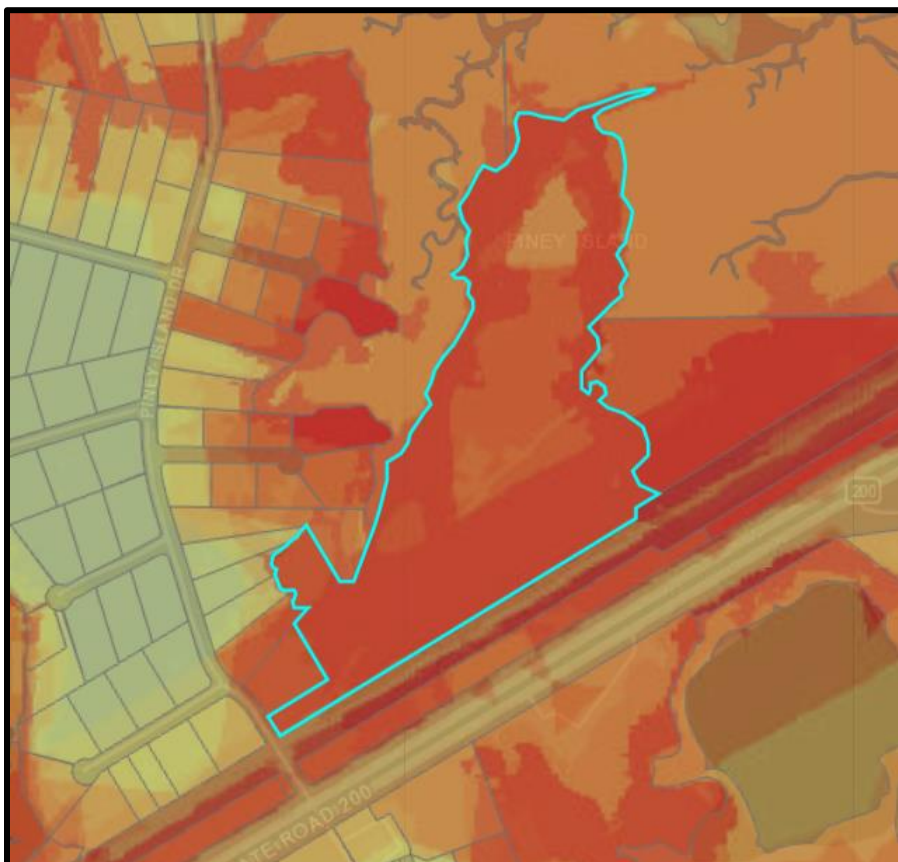
- Storm Surge and Flooding
- Underserved Area for Parks
- Priority Natural Communities
- Wildlife Corridor

The following factors were considered in the property ranking:

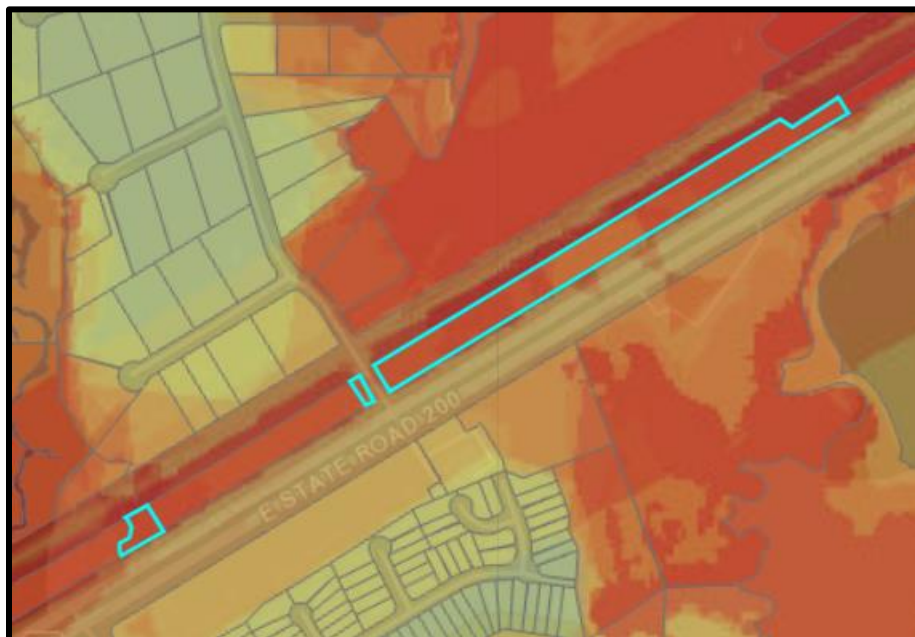
- Property Owner Participation
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Vulnerable Properties
- Protection of Viewshed



BASE CLAM SCORES



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



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

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.