



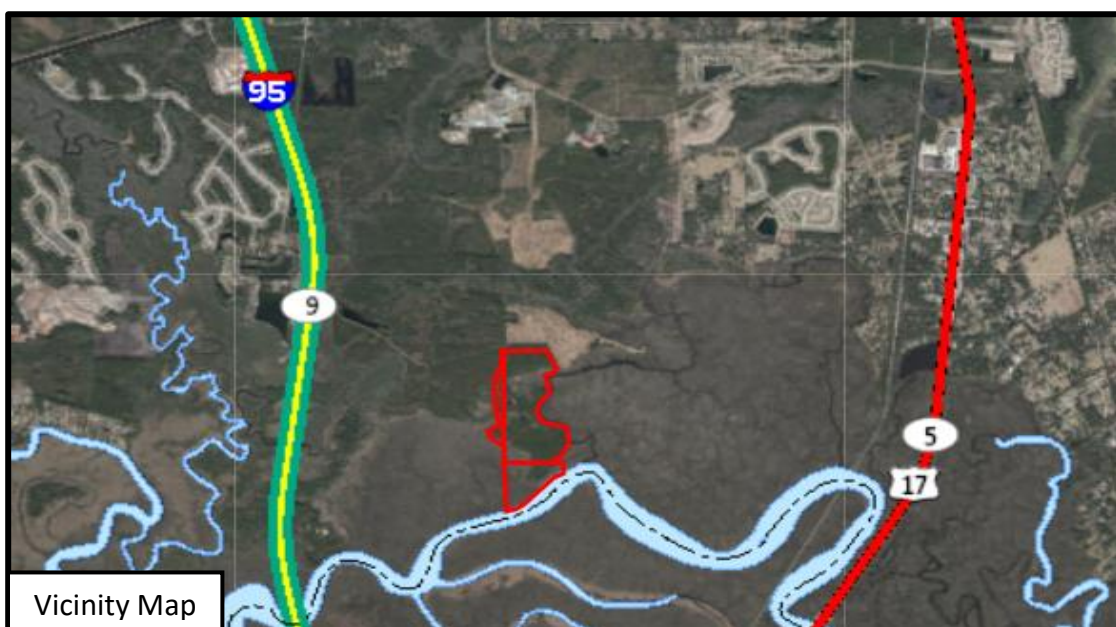
DUDLEY ISLAND – STAFF RANK #3

NOMINATION

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

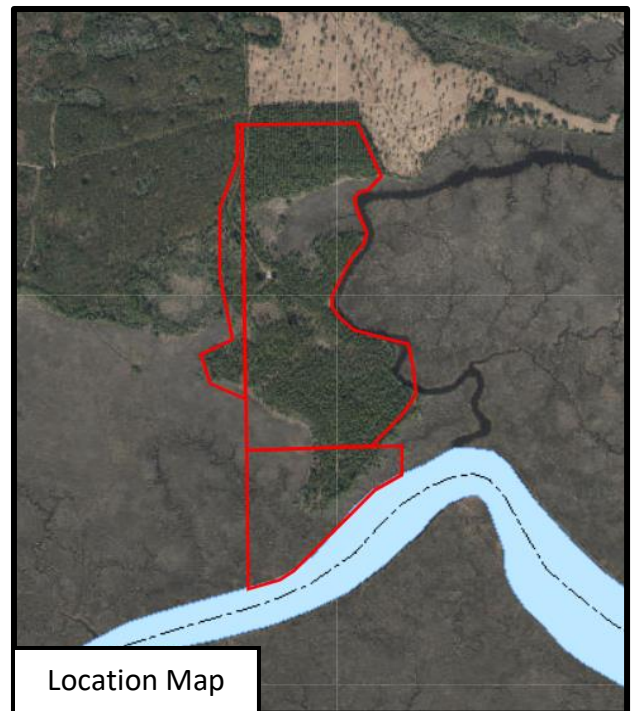


The CLAM Ranking Map score of 42.49 was assigned to this property with points assessed in the following categories:

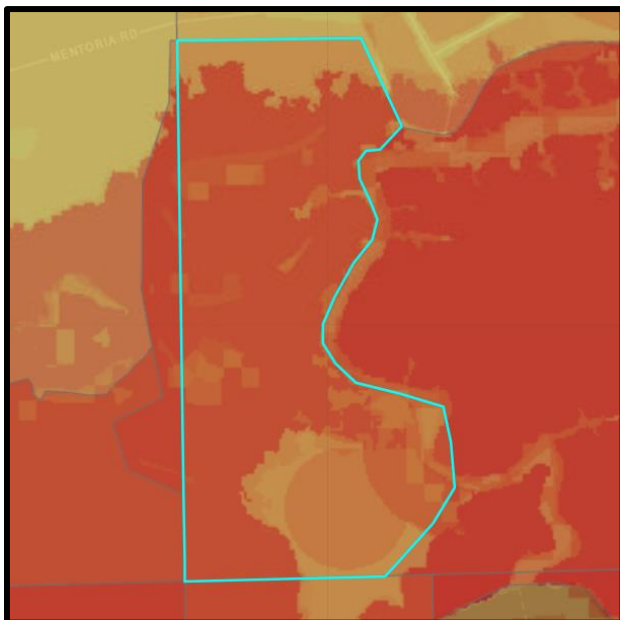
- Storm Surge and Flooding
- Wildlife Corridor
- Proximity to Trails/Blueways

The following factors were considered in the property ranking:

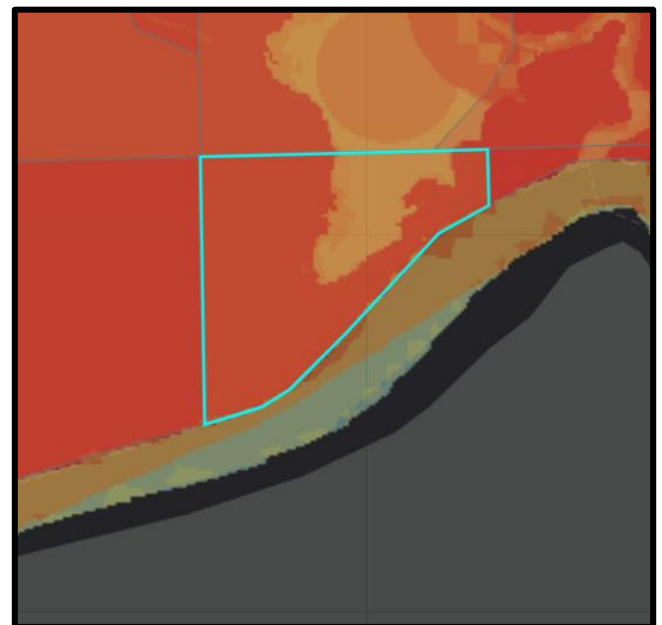
- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Waterfront
- Protection of Vulnerable Properties



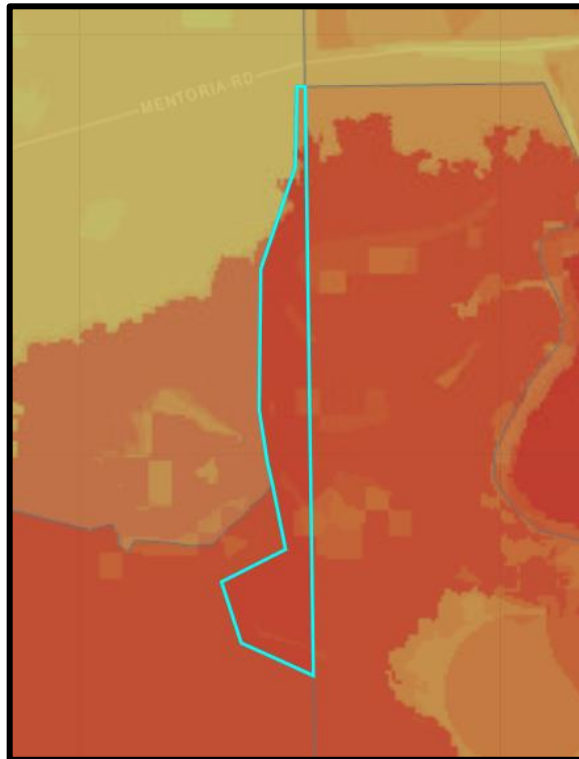
BASE CLAM SCORES



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

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.



- 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.