



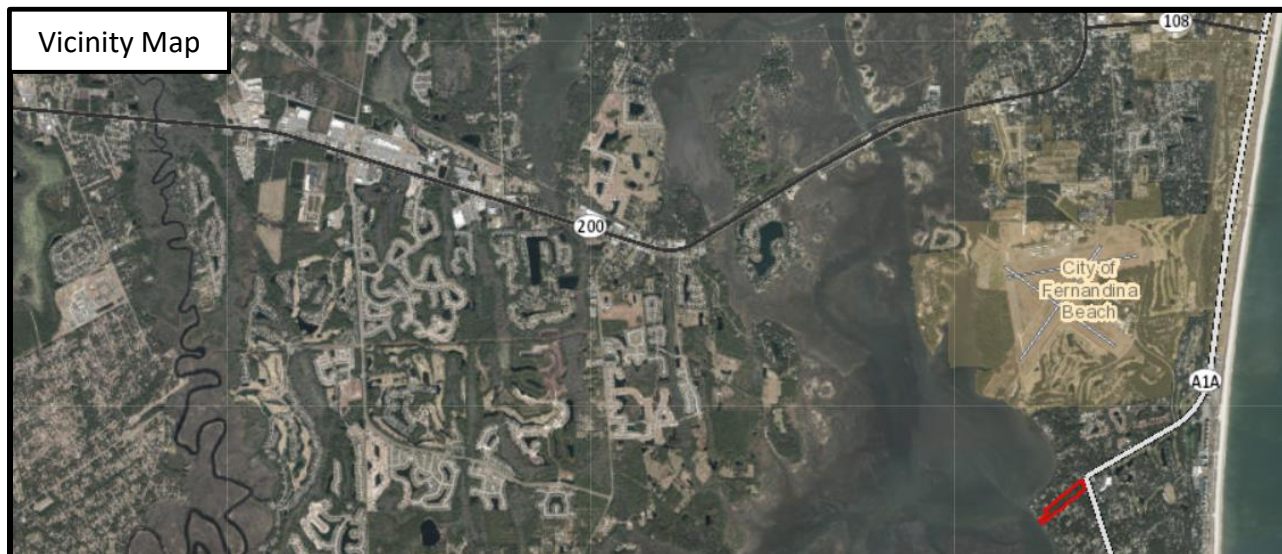
AMELIA SOUTH-GERBING – STAFF RANK #4

NOMINATION

OWNER/APPLICANT:	Terry Walger
PROPERTY NAME:	Amelia South - Gerbing
STAFF RANK	#4
NUMBER OF TAX PARCELS:	1
TAX PARCEL NUMBERS:	00-00-30-0760-0013-0000
LOCATION:	1358 Gerbing Road
TOTAL ACRES:	12.5
WETLAND ACRES:	None
BASE AVG CLAM SCORE:	24.32
ADJUSTED AVG CLAM SCORE:	24.32
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	No
NOMINATED BY:	Amelia Tree Conservancy/Margaret Kirkland, Pam Hart
WILLING SELLER:	Unknown
JUSTIFIED VALUE:	\$5,478,444
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	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

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.