



AMELIA – CITY OF FERNANDINA CENTRAL BUSINESS DISTRICT– STAFF RANK #6

NOMINATION

OWNER/APPLICANT:	RockTenn CP LLC	
PROPERTY NAME:	Amelia - City of Fernandina Beach Central Business District Respite	
STAFF RANK	#6	
NUMBER OF TAX PARCELS:	9	
TAX PARCEL NUMBERS:	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	
LOCATION:	South of WestRock Paper Mill	
TOTAL ACRES:	40.22	
WETLAND ACRES:	8.61	
BASE AVG CLAM SCORE:	20.32	
ADJUSTED AVG CLAM SCORE:	15.32	
EXISTING STRUCTURES:	Yes	
OWNER PARTICIPATION:	No	
NOMINATED BY:	ATC/Margaret Kirkland, City of Fernandina Beach	
WILLING SELLER:	Unknown	
JUSTIFIED VALUE:	\$1,858,787	
ACQUISITION TYPE:	Fee Simple	
CLAM FRAMEWORK AREA LOCATION:	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.



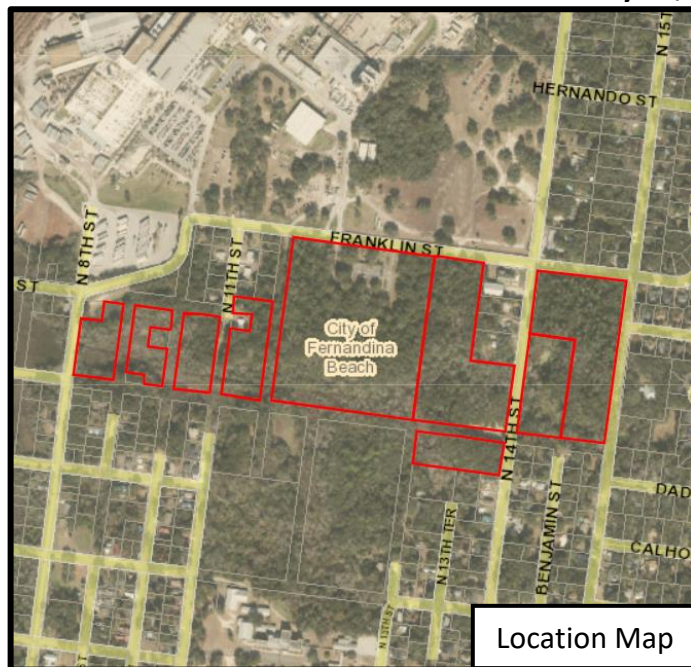


The CLAM Ranking Map score of 20.39 was assigned to this property with points assessed in the following categories:

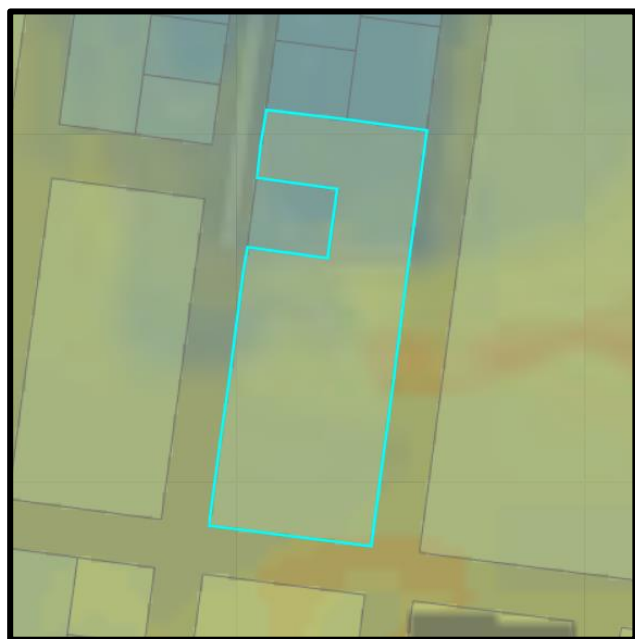
- Strategic Habitat Conservation
- Gopher Tortoise Suitability
- Underserved Recreation Area

The following factors were considered in the property ranking:

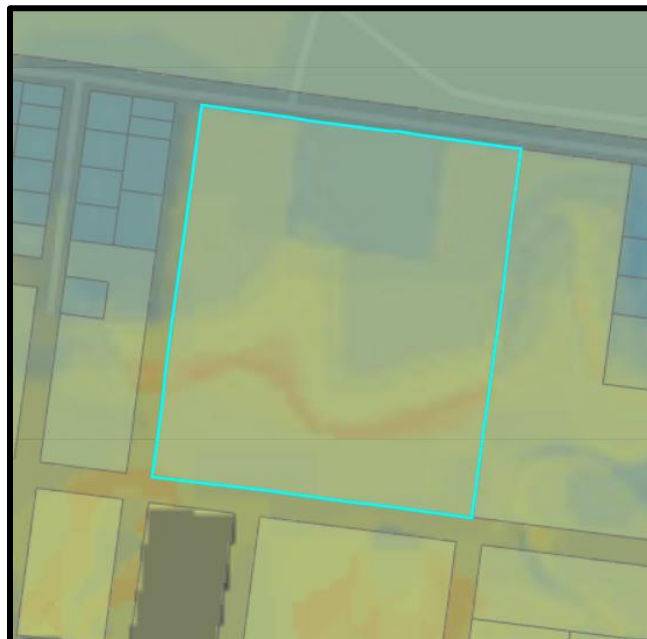
- No Significant Wetlands
- Strategic Habitat Area
- Buffering Adjacent to Industrial Facility



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



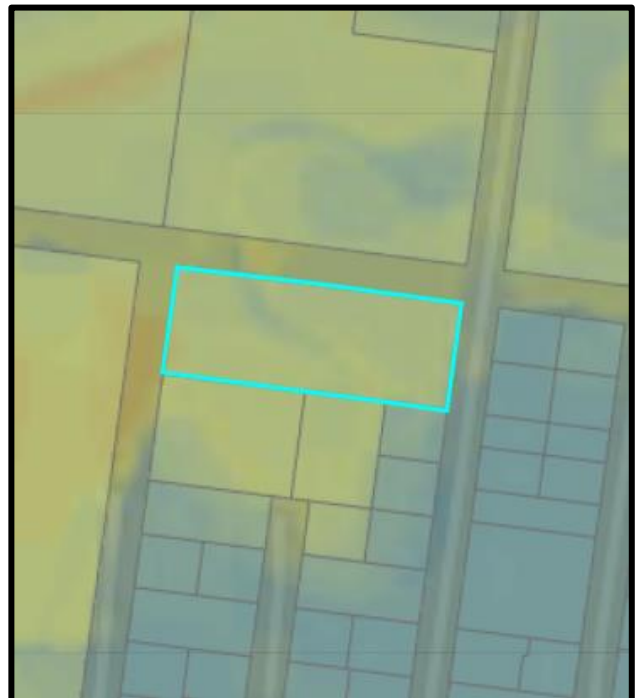
Parcel 00-00-31-1800-0246-0010
Acres: 6.91
Base CLAM Score: 21.89



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



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

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 Soo Hoo Seung Baw property (staff rank #5), 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.

