



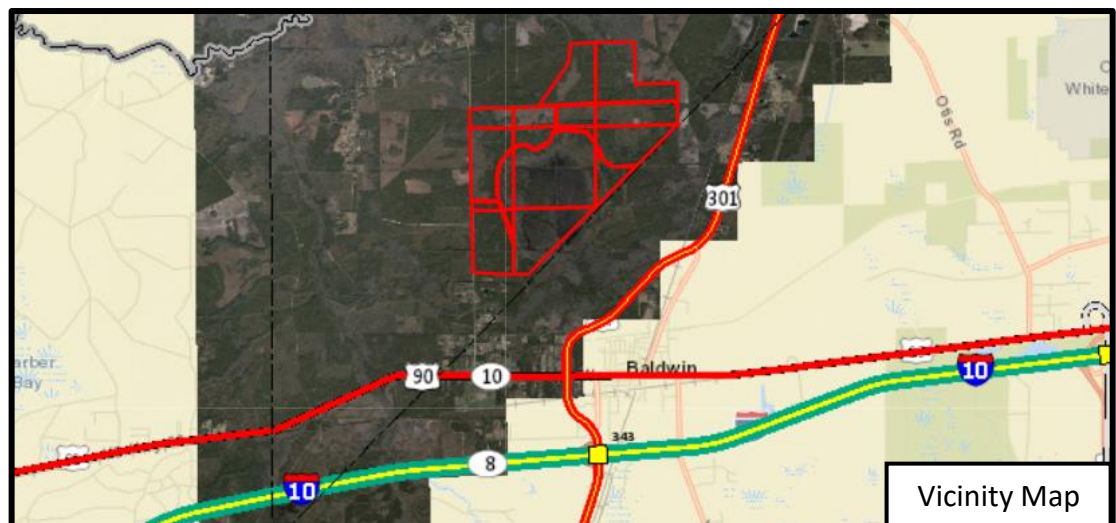
**BALDWIN BAY– STAFF RANK #7**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Baldwin Bay Investments	
<b>PROPERTY NAME:</b>	Baldwin Bay	
<b>STAFF RANK</b>	#7	
<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	
<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.



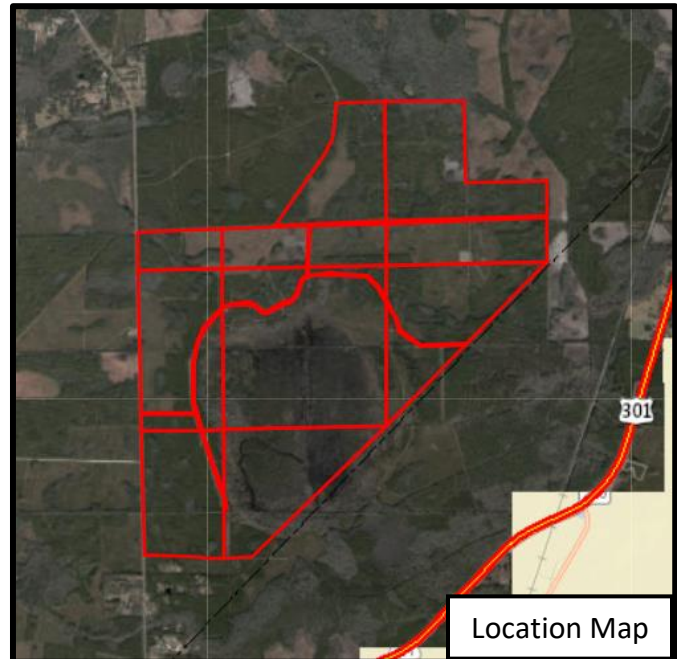


The CLAM Ranking Map score of 18.58 was assigned to this property with points assessed in the following categories:

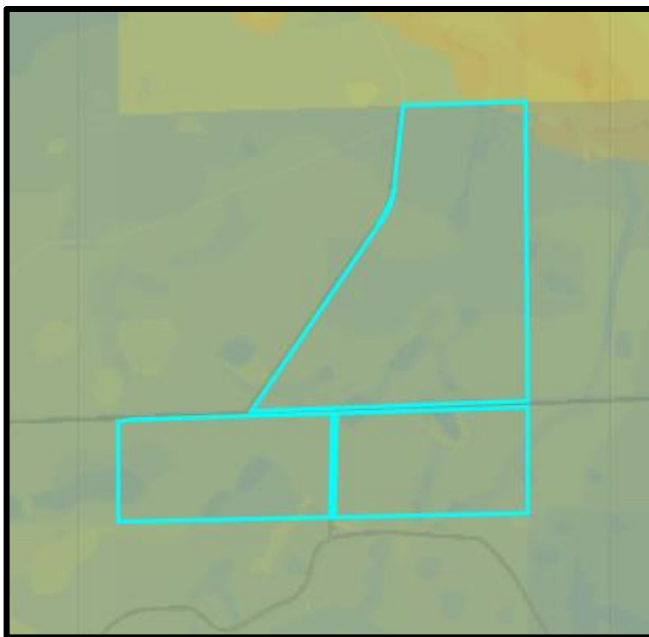
- Wildlife Corridor
- Significant Farmland Soils
- Underserved Recreation Area

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



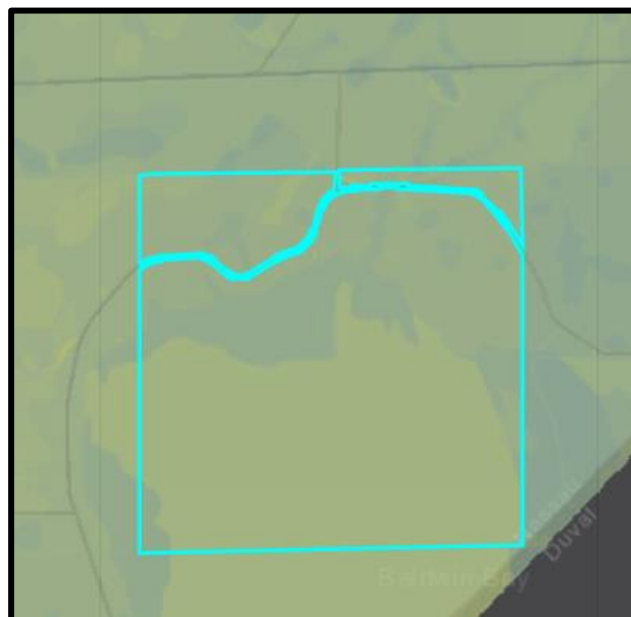
Parcel 03-2S-23-0000-0001-0010  
Acres: 401  
Base CLAM Score: 18.94



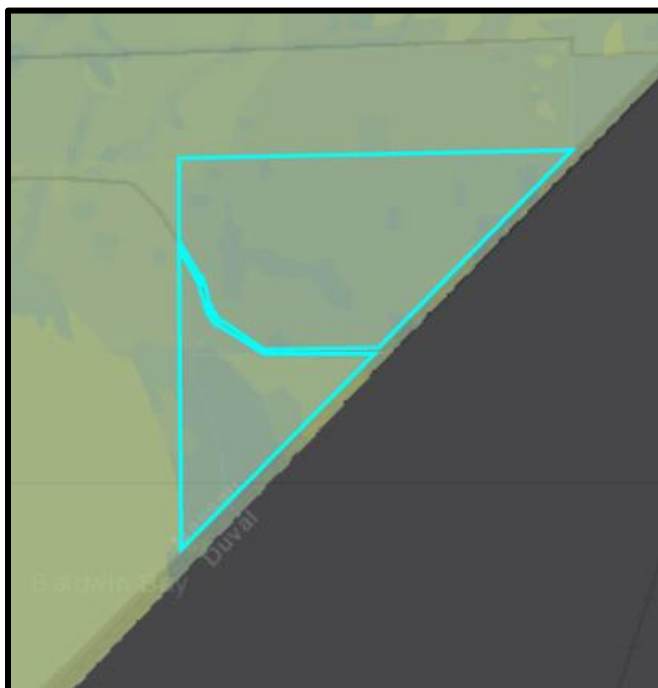
Parcel 02-2S-23-0000-0002-0000  
Acres: 480  
Base CLAM Score: 20.93



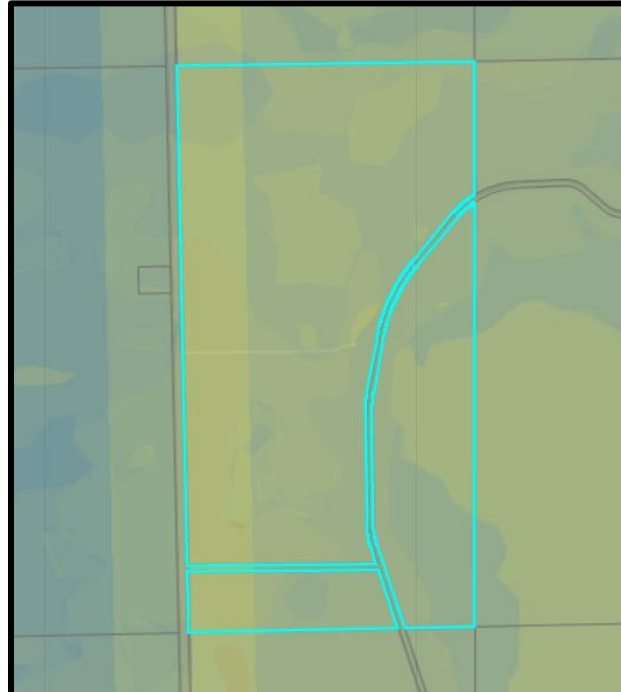
Parcel 04-2S-23-0000-0001-0030  
Acres: 97  
Base CLAM Score: 17.59



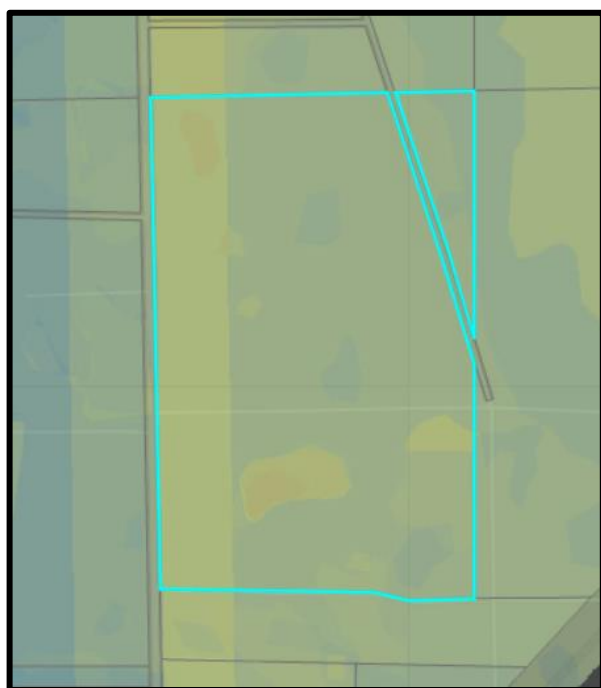
Parcel 10-2S-23-0000-0001-0000  
Acres: 640  
Base CLAM Score: 18.29



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



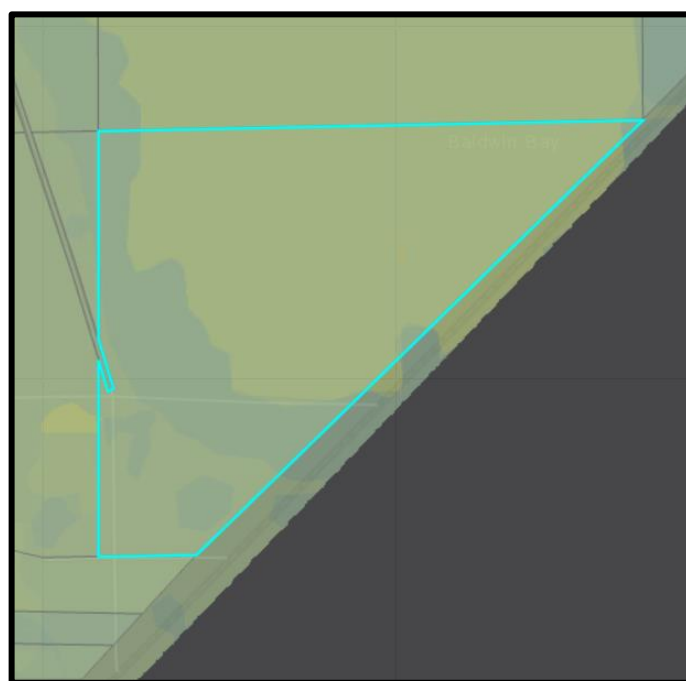
Parcel 09-2S-23-0000-0001-0000  
Acres: 351  
Base CLAM Score: 19.10



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**

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This property, along with the Nassau Management LLC property (staff rank #8) 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.

