



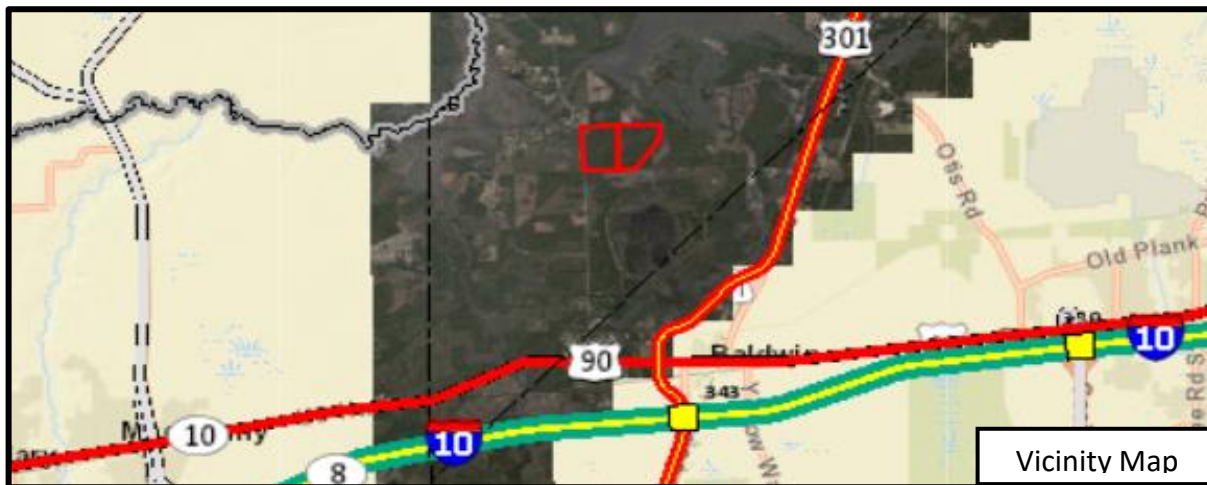
BALDWIN BAY– STAFF RANK #8

NOMINATION

OWNER/APPLICANT:	Nassau Management LLC
PROPERTY NAME:	Baldwin Bay
STAFF RANK	#8
NUMBER OF TAX PARCELS:	2
TAX PARCEL NUMBERS:	03-2S-23-0000-0001-0000 04-2S-23-0000-0001-0040
LOCATION:	CR 121
TOTAL ACRES:	515.41
WETLAND ACRES:	53.79
BASE AVG CLAM SCORE:	25.61
ADJUSTED AVG CLAM SCORE:	25.61
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	No
NOMINATED BY:	Nassau County
WILLING SELLER:	Unknown
JUSTIFIED VALUE:	\$1,238,900
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	NE Florida Timberlands to Osceola Greenway

PROPERTY INFORMATION

This property is located on the east side of CR 121 approximately four miles south of the intersection of CR 119. It consists of two tax parcels on 515.41 acres.



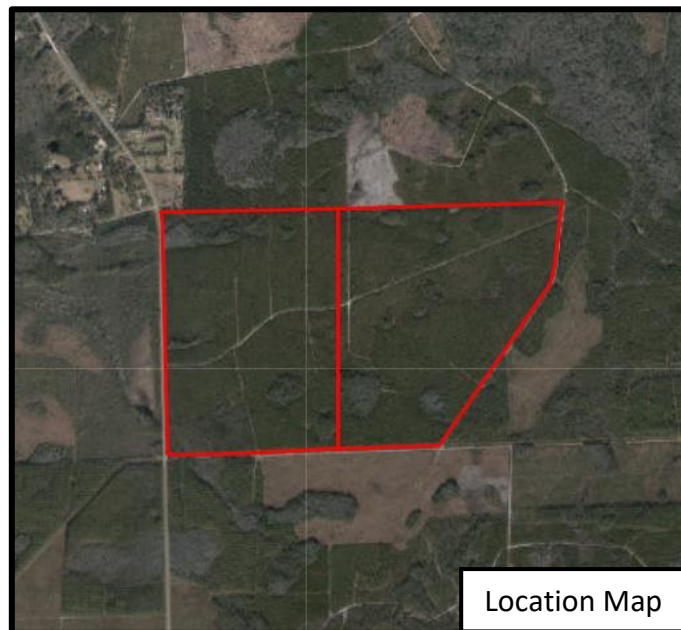


The CLAM Ranking Map score of 25.61 was assigned to this property with points assessed in the following categories:

- Priority Natural Community
- Wildlife Corridor
- Sustainable Forestry
- Underserved Recreation Area
- Proximity to Trails/Blueways

The following factors were considered in the property ranking:

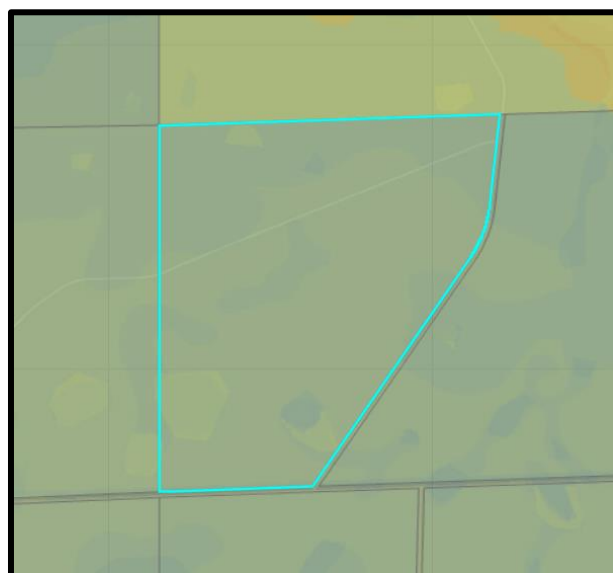
- Adjacent and within boundary of NE FL Timberlands and Watershed Reserve Florida Forever Project
- Connection Opportunity to Osceola Forest



BASE CLAM SCORES



Parcel 04-2S-23-0000-0001-0040
Acres: 256.56
Base CLAM Score: 18.04



Parcel 03-2S-23-0000-0001-0000
Acres: 258.85
Base CLAM Score: 33.17



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 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.
- 7) 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.
- 8) 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

This property, along with the Baldwin Bay Investments property (staff rank #7) 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.

