



ST MARYS RIVER RANCH (HIXON)– STAFF RANK #10

NOMINATION

OWNER/APPLICANT:	Joseph M. Hixon
PROPERTY NAME:	St Marys River Ranch (Hixon)
STAFF RANK	#10
NUMBER OF TAX PARCELS:	2
TAX PARCEL NUMBERS:	04-4N-23-0000-0001-0000 09-4N-23-0000-0003-0000
LOCATION:	West of St Marys River Ranch Conservation Area
TOTAL ACRES:	184.94
WETLAND ACRES:	113.04
BASE AVG CLAM SCORE:	29.46
ADJUSTED AVG CLAM SCORE:	19.46
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	No
NOMINATED BY:	Nassau County
WILLING SELLER:	Unknown
JUSTIFIED VALUE:	\$580,000
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	Atlantic to Okeefenokee Corridor

PROPERTY INFORMATION

This property is located on the north and south sides of Tracy Road abutting the St Marys River to the east. It consists of two tax parcels on 184.94 acres.



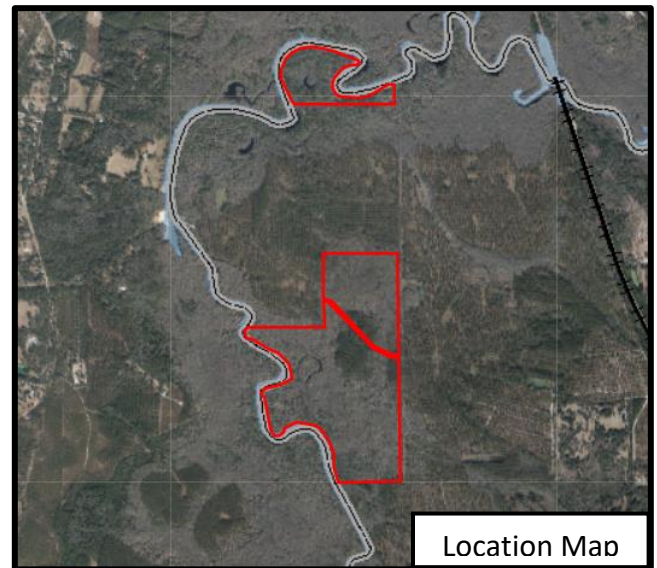


The CLAM Ranking Map score of 29.46 was assigned to this property with points assessed in the following categories:

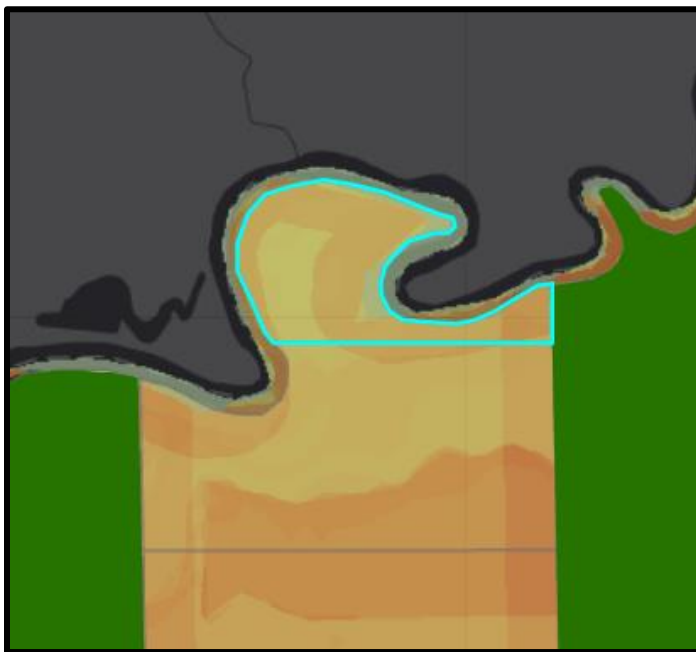
- Storm Surge and Flooding

The following factors were considered in the property ranking:

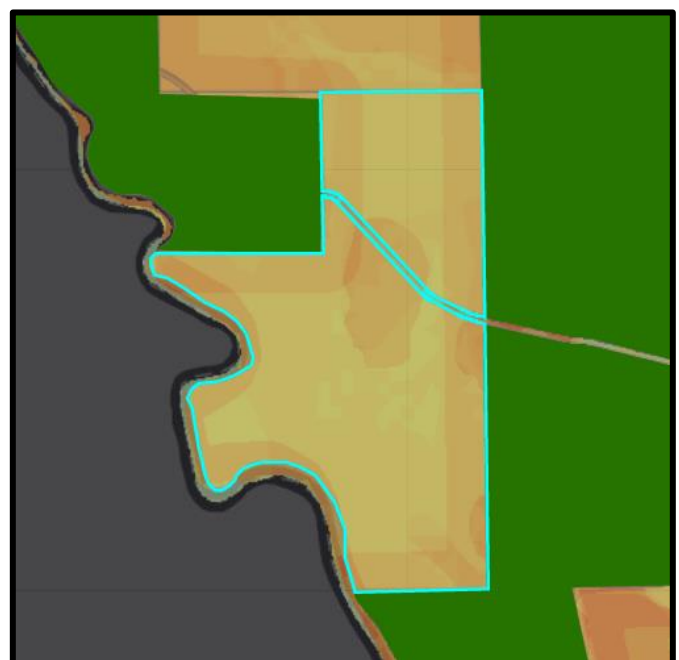
- Expansion of St Marys River Ranch Conservation Area
- Connection Opportunity to Okefenokee National Wildlife Refuge
- Protection of Vulnerable Properties



BASE CLAM SCORES



Parcel 04-4N-23-0000-0001-0000
Acres: 26.66
Base CLAM Score: 25.70



Parcel 09-4N-23-0000-0003-0000
Acres: 158.28
Base CLAM Score: 33.21



SUPPORTING GOALS, OBJECTIVES AND POLICIES

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) WNHP Plan Recreation strategies to: incorporate passive recreation opportunities into the land acquisition and conservation program, including but not limited to fishing, hunting, and horseback riding; and to acquire land around the St. Marys River for regional recreational access.
- 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) 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.
- 5) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 6) 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.
- 7) 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.
- 8) 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

In addition to protecting the naturally wild and scenic viewshed along the St. Marys River, this property together with the Schnauss property (staff rank #11) will expand the St. Marys River Ranch Conservation Area to serve as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee National Wildlife Refuge. Acquisition of the property would proactively mitigate flood issues to prevent future vulnerabilities associated with storm surge. Recreation opportunities may include non-motorized water access, viewing platforms, and walking trails.

