



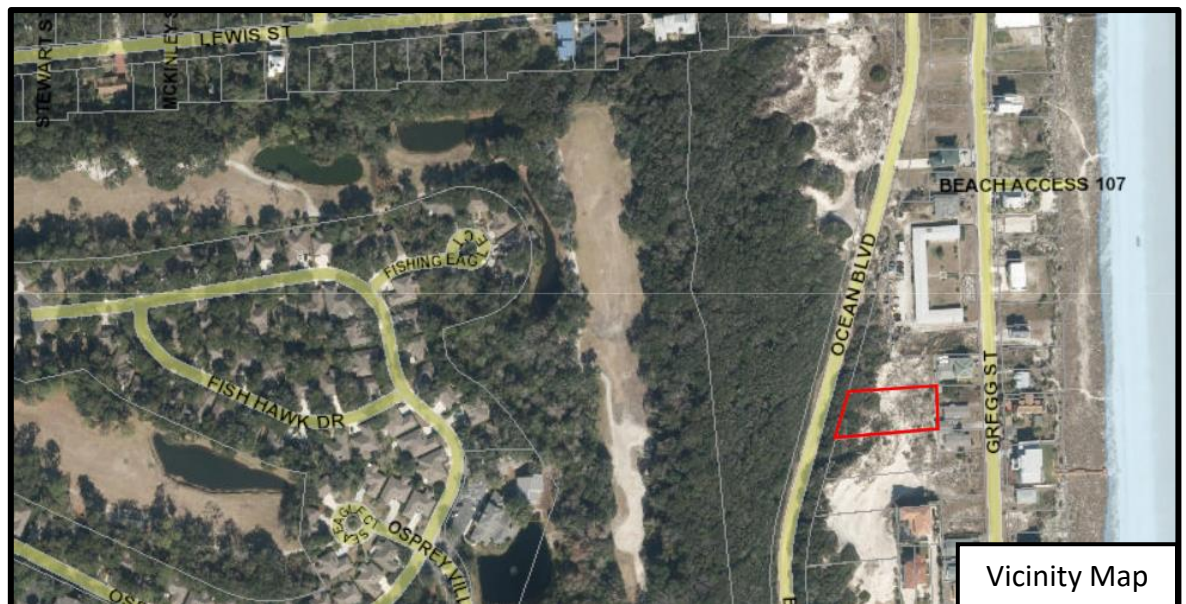
CENTRAL LITTLE NANA DUNE – STAFF RANK #13

NOMINATION

OWNER/APPLICANT:	John P and Mary Jean May
PROPERTY NAME:	Central Little Nana Dune
STAFF RANK	#13
NUMBER OF TAX PARCELS:	1
TAX PARCEL NUMBERS:	00-00-30-0437-0002-0000
LOCATION:	5620 Ocean Boulevard
TOTAL ACRES:	.51
WETLAND ACRES:	None
BASE AVG CLAM SCORE:	19.28
ADJUSTED AVG CLAM SCORE:	24.28
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	Yes
NOMINATED BY:	Owner, ATC/Margaret Kirkland, Pam Hart, Holly Kelly
WILLING SELLER:	Yes
JUSTIFIED VALUE:	\$414,200
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	Amelia Conservation

PROPERTY INFORMATION

This property is part of the Little Nana dune system located in historic American Beach. It consists of one parcel totaling .51 acre.





PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT

CLAM

Central Little Nana Dune

May 19, 2022

The CLAM Ranking Map score of 19.28 was assigned to this property with points assessed in the following categories:

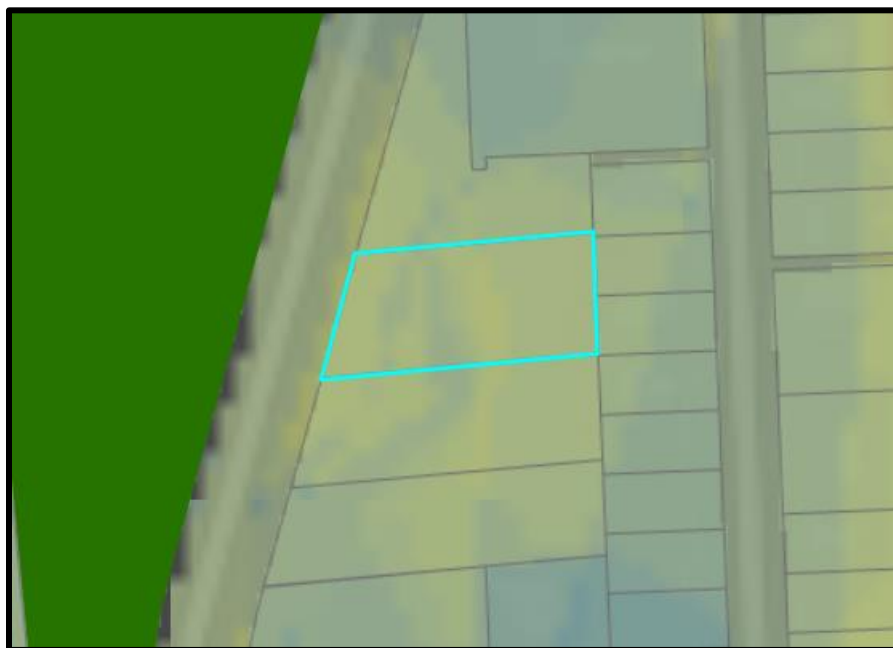
- Adjacent to Parks
- Priority Natural Community
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Preservation of Existing Dune System
- Protection from Encroaching Development
- Preservation of Habitat
- Protection of Plant Species Landward of Dune



BASE CLAM SCORE



Parcel 00-00-30-0437-002-000

Acres: .51

Base CLAM Score: 19.28



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) 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.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 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.
- 5) 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.
- 6) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 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

This property, together with the Green (staff rank #12) and Monroe (staff rank #14) properties, is part of the Little Nana dune system located within historic American Beach. Nana Dune, the tallest dune in Florida, and Little Nana offer protection from storm winds and provide substantial habitat for a variety of wildlife, primarily gopher tortoises. These properties are also home to a significant amount of maritime forest which aid in stabilizing the dunes during storm events. If acquired, these parcels will further the protection of this historic dune system currently afforded to the three southern parcels, recently acquired by the North Florida Land Trust, and Nana Dune, acquired by the National Park Service in 2007.