



AMELIA SOUTH (CUBBAGE) – STAFF RANK #22

NOMINATION

OWNER/APPLICANT:	Leslie Cubbage
PROPERTY NAME:	Amelia South (Cubbage)
STAFF RANK	#22
NUMBER OF TAX PARCELS:	1
TAX PARCEL NUMBERS:	00-00-30-0460-000B-0010
LOCATION:	First Coast Highway
TOTAL ACRES:	1.85
WETLAND ACRES:	None
BASE AVG CLAM SCORE:	20.00
ADJUSTED AVG CLAM SCORE:	25.00
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	Yes
NOMINATED BY:	Owner, ATC/Margaret Kirkland
WILLING SELLER:	Yes
JUSTIFIED VALUE:	\$69,375
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	Amelia Conservation

PROPERTY INFORMATION

This property is located on the east side of First Coast Highway approximately one mile from South Fletcher Avenue. It consists of one tax parcel totaling 1.85 acres.



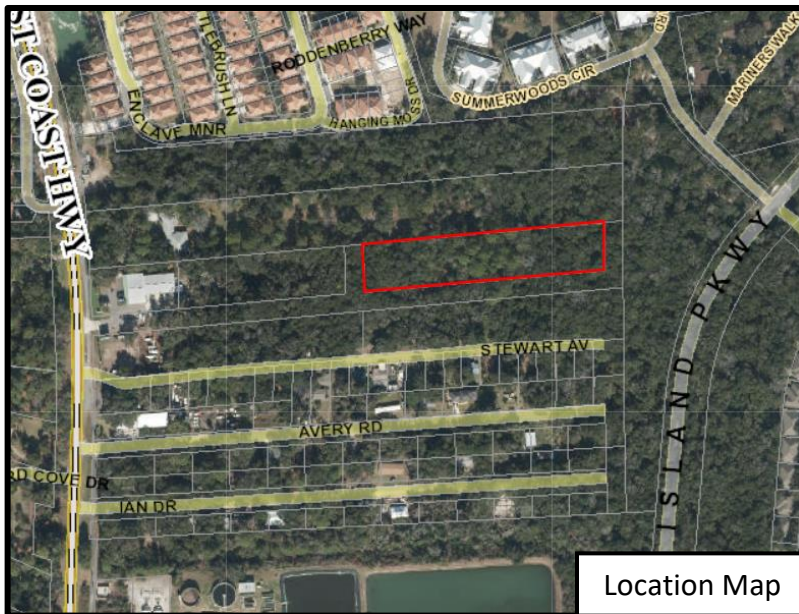


The CLAM Ranking Map score of 20.00 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Gopher Tortoise Suitability
- Most Threatened Species

The following factors were considered in the property ranking:

- Property Owner Participation
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



BASE CLAM SCORE



Parcel 00-00-30-0460-000B-0010
Acres: 1.85
Base CLAM Score: 20.00



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) 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.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 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.
- 9) 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 Jones (staff rank #19), Holliday (staff rank #20), and MPS (staff rank #21) properties, is located on First Coast Highway in an area identified in the County's Phase II Vulnerability Assessment as being an area with an unusual amount of high water events. These parcels are important for the environmental sustainability and resilience of this part of Amelia Island in that the abundant tree canopy provides a significant cooling effect. This property can also provide a critical non-motorized mobility connection linking Amelia Island Parkway to First Coast Highway.



PLANNING DEPARTMENT
NASSAU COUNTY, FLORIDA

STAFF REPORT
CLAM
Amelia South (Cabbage)
May 19, 2022