



AMELIA ISLAND STATE PARK EXPANSION – STAFF RANK #23

NOMINATION

OWNER/APPLICANT:	Riverstone Properties LLC
PROPERTY NAME:	Amelia Island State Park Expansion
STAFF RANK	#23
NUMBER OF TAX PARCELS:	1
TAX PARCEL NUMBERS:	39-1N-29-0000-0001-0000
LOCATION:	9300 First Coast Highway
TOTAL ACRES:	49.86
WETLAND ACRES:	.29
BASE AVG CLAM SCORE:	31.15
ADJUSTED AVG CLAM SCORE:	31.15
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	No
NOMINATED BY:	ATC/Margaret Kirkland
WILLING SELLER:	Unknown
JUSTIFIED VALUE:	\$44,304,000
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	Amelia Conservation

PROPERTY INFORMATION

This property is located on the southern end of Amelia Island north of Amelia Island State Park. It consists of one tax parcel totaling 49.86 acres.





The CLAM Ranking Map score of 31.15 was assigned to this property with points assessed in the following categories:

- Priority Natural Communities
- Proximity to Trails/Blueways
- Adjacent to Parks
- Gopher Tortoise Suitability

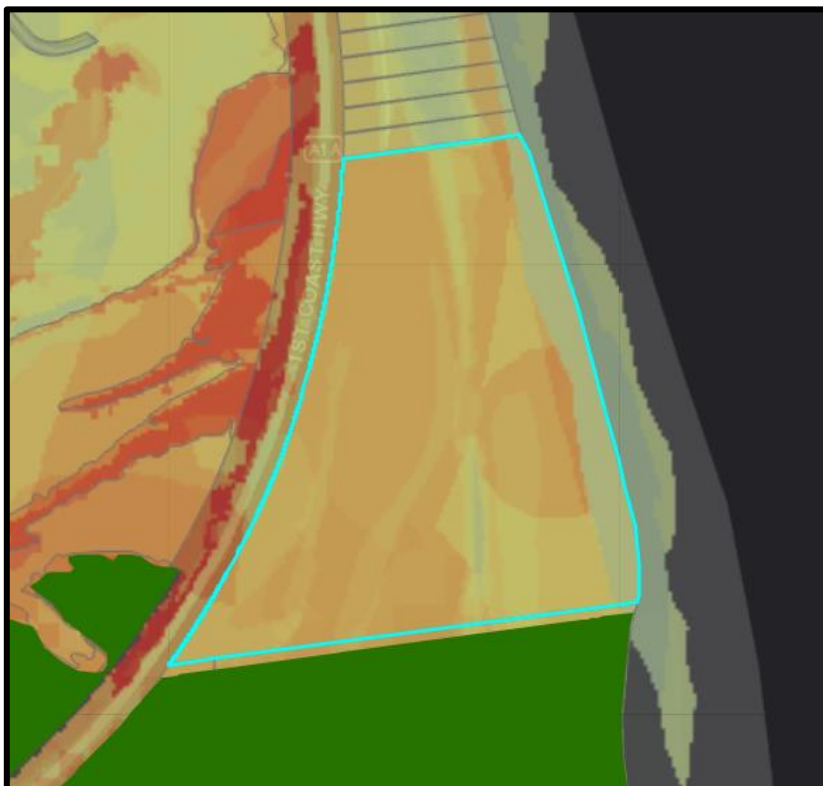
The following factors were considered in the property ranking:

- Preservation of Existing Tree Canopy
- Access to Waterfront
- Expansion of State Park
- Protection of Property from Encroaching Development



Location Map

BASE CLAM SCORE



Parcel 39-1N-29-0000-0001-0000
Acres: 49.86
Base CLAM Score: 31.15



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.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.
- 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) 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, the largest remaining undeveloped parcel on the island, is adjacent to Amelia Island State Park and is of a quality equivalent to a national or state forest. It includes almost 2,000 feet of beachfront access and rare maritime hammock, providing protection from storm events and ensuring long-term environmental sustainability. The property is also home to substantial habitat for a variety of wildlife, including those habitats at greatest risk of loss. Adjacent to the Amelia Island Trail, this property has the potential to provide an abundance of outdoor educational and recreational opportunities including hunting, fishing, equestrian trails, camping, and water access. This property can also be utilized as a regional offsite mitigation area (ROMA) to serve the Nassau River Mitigation Banking Basin, which currently has no available credits.