



ORANGE BLUFF TO RES CONNECTOR (DIXIE) – STAFF RANK #26

NOMINATION

OWNER/APPLICANT:	Dixie Timberlands LLC
PROPERTY NAME:	Orange Bluff to RES Connector (Dixie)
STAFF RANK	#26
NUMBER OF TAX PARCELS:	1
TAX PARCEL NUMBERS:	04-4N-24-0000-0001-0030
LOCATION:	Prospect Landing Road
TOTAL ACRES:	273.23
WETLAND ACRES:	None
BASE AVG CLAM SCORE:	21.96
ADJUSTED AVG CLAM SCORE:	21.96
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	No
NOMINATED BY:	Nassau County
WILLING SELLER:	Unknown
JUSTIFIED VALUE:	\$679,675
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	Atlantic to Okeefenokee Corridor

PROPERTY INFORMATION

This property is located on the east side of Prospect Landing Road, east of Ralph E Simmons State Forest and south of the St. Marys River. It consists of one tax parcel on 273.23 acres.





The CLAM Ranking Map score of 21.96 was assigned to this property with points assessed in the following categories:

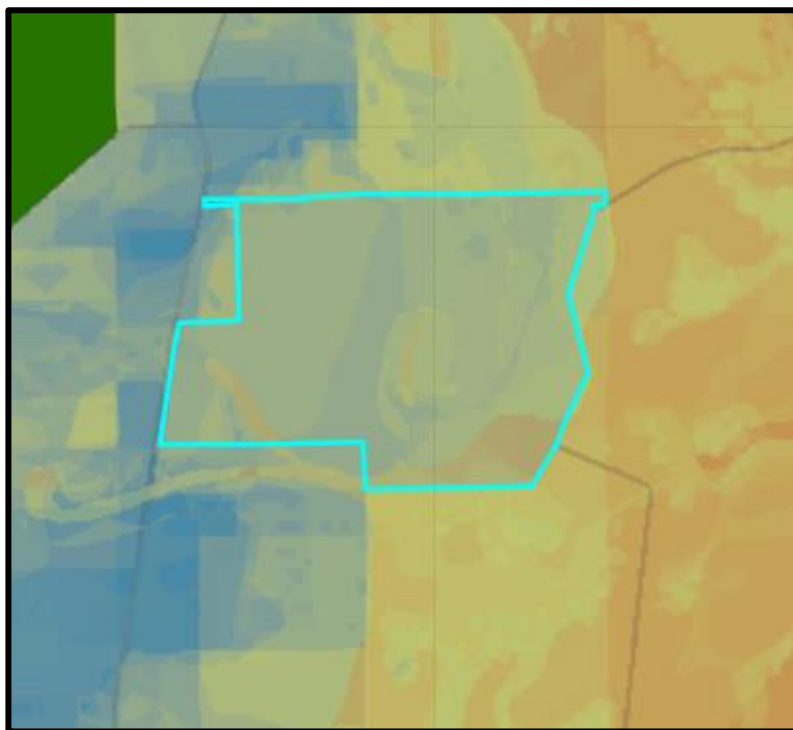
- Working Lands
- Strategic Habitat Conservation
- Wildlife Corridor
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- No Existing Structures
- No Significant Wetlands
- Expansion of Ralph E. Simmons State Park
- Protection of Significant Species Habitat



BASE CLAM SCORES



Parcel 04-4N-24-0000-0001-0030
Acres: 273.23
Base CLAM Score: 21.96



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 (WNHP) 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) 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.
- 3) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 4) 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.
- 5) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 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.
- 9) 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.
- 10) 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

This property, together with the Powell (staff rank #24), Smith (staff rank #25), Vanzant (staff rank #27), and Koons (staff rank #28) properties, includes nearly 3,500 feet of frontage on the St. Marys River. This property has the potential to provide an abundance of outdoor recreational and educational opportunities equal to those within the Four Creeks and Ralph E. Simmons State Forests and the Okefenokee National Wildlife



Refuge, including hunting, fishing, equestrian trails, camping, and water access. In the greater context, this property serves as a critical link in the Atlantic to Okefenokee Corridor connecting Cumberland Island to the Okefenokee by way of the ENCPA Conservation Habitat Network, White Oak Conservation, Orange Bluff, Ralph E. Simmons State Forest, and St. Marys River Ranch Conservation Area.

