



**AMELIA ISLAND PARKWAY – STAFF RANK #30**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	Amelia Holding LLC
<b>PROPERTY NAME:</b>	Amelia Island Parkway
<b>STAFF RANK</b>	#30
<b>NUMBER OF TAX PARCELS:</b>	3
<b>TAX PARCEL NUMBERS:</b>	00-00-30-044B-0037-0010      00-00-30-044B-0040-0000 00-00-30-044B-0036-0000
<b>LOCATION:</b>	Amelia Island Parkway at Bailey Road
<b>TOTAL ACRES:</b>	45.78
<b>WETLAND ACRES:</b>	1.89
<b>BASE AVG CLAM SCORE:</b>	28.20
<b>ADJUSTED AVG CLAM SCORE:</b>	28.20
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	No
<b>NOMINATED BY:</b>	Fletcher Doyle, Tracy Doyle, ATC/Margaret Kirkland, City of FB
<b>WILLING SELLER:</b>	Unknown
<b>JUSTIFIED VALUE:</b>	\$5,717,250
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the north and southeast corners of Amelia Island Parkway and Bailey Road. It consists of three tax parcels totaling 45.78 acres.





The CLAM Ranking Map score of 28.20 was assigned to this property with points assessed in the following categories:

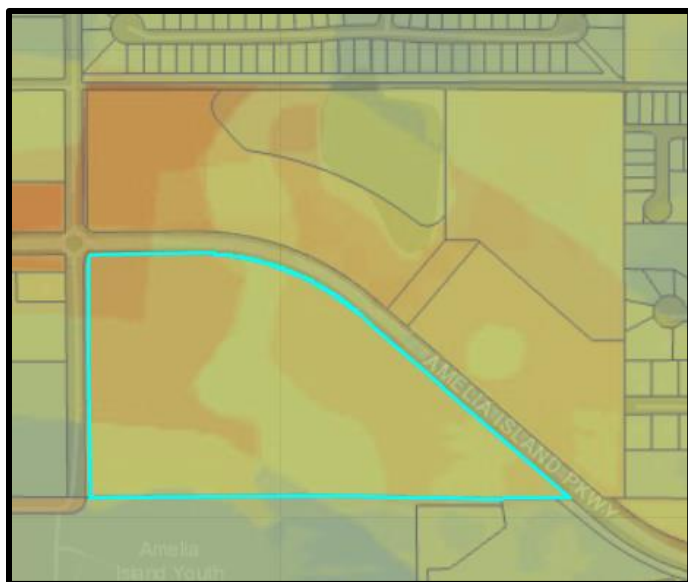
- Storm Surge and Flooding
- Proximity to Trails/Blueways
- Underserved Area for Parks

The following factors were considered in the property ranking:

- Preservation of Existing Tree Canopy
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



**BASE CLAM SCORE**



Parcel 00-00-30-044B-0037-0010  
Acres: 25.55  
Base CLAM Score: 25.30



Parcel 00-00-30-044B-0040-0000  
Acres: 11.81  
Base CLAM Score: 31.57



Parcel 00-00-30-044B-0036-0000

Acres: 8.42

Base CLAM Score: 27.75

### **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

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

- 1) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.

- 7) 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**

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This property serves as the gateway to Amelia Island's resort district and plays a critical role in the environmental sustainability and resilience of Amelia Island. The property has an abundant tree canopy which provides a significant cooling effect in a primarily developed area and also serves as a buffer to reduce noise impacts from the adjacent airport. In addition to potential public benefits including minimizing future storm surge and flooding vulnerabilities and the provision of recreational opportunities in the form walking and biking trails, 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.