



amelia tree conservancy

***2018 Fernandina Beach Land
Conservation Recommendations:
“Short List”***

Because we live on a barrier island, our lands are sensitive and we need to maximize our canopy for physical and economic protection. The adequacy of conserved and recreation land in the City cannot be reduced to a percentage. It depends on the remaining canopy and the functionality of the environment. The Greenway is the only truly consequential conserved land in the city in terms of environmental functions and canopy. Between the golf courses, airport, barren ballfields and largely barren parks, we do not have sufficient undeveloped land to protect our future. Developers, builders & homeowners in this area have resisted utilizing more environmentally friendly methods like conservation site design, low-impact development and green building. Furthermore, a current trend is that developers, builders & homeowners are maximizing the size of buildings on lots, leaving little or no canopy and removing the environmental functions on the parcels.

There are many parcels in Fernandina Beach that should be conserved if property owners are willing to do this. It is important to conserve contiguous parcels or parcels that adjoin land already conserved wherever possible to provide wildlife corridors and to maximize the environmental functionality of the canopy. **ATC believes we should have coherent strategies for land conservation over a multi-year period.** Thus, we do not feel it is appropriate to submit a list of two or three properties, as some have requested. Instead, we feel that **we should establish goals for a two- or three-year period based on environmental criteria and update our goals periodically.** This is in line with the process outlined in the 2018-13 Land Conservation Ordinance. We need to distribute information on the program and options to a meaningful list of property owners to get the program started.

In addition to the properties listed here, ATC also supports further conservation around the **Greenway**. We did not include Greenway parcels in our original list simply because the community is already focused on the Greenway and the City has continued to make good progress in this area. We also need to look beyond the Greenway if we want to protect the future of the island. **The following list provides goals beyond the Greenway for the next couple of years. These priority areas have been organized around those that should not be utilized as passive parks and those that could or should be utilized as passive parks, therefore making them eligible for the use of Parks & Rec Impact Fees.**

To be conserved utilizing the land conservation trust fund

All of these properties are considered to be at a high level of risk for development. They are also considered to be too environmentally sensitive for use as passive parks:

Secondary Dunes & Egans Creek:

Among the most critical and sensitive forested parcels are those between the Secondary Dunes and Egans Creek south of Simmons. The most essential of these are those west of 1st Ave. Not



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only is this area among the few good examples of maritime forest in Fernandina Beach, but there is virtually no other forested land in this part of the island to divert storm winds and manage storm water. This area also serves as a major wildlife corridor. All contiguous vacant parcels in this area should be conserved quickly before it is destroyed—this area is under a high level of threat. The most urgent are the following:

1. **00-00-31-1680-0029-0010** (.22 acres): end of Ocklawaha Ave (west of Ariana Ave. ROW); adjoins City property on east side of Egans Creek; potential wetland; owned by Brad Church. (value \$9,280; sale 2016 \$3,900) **(Map 1)**
2. **00-00-31-1680-0025-0010** (.3 acres): 2620 Ocklawaha Ave.; end of Ocklawaha Ave (& Ariana Ave. ROW); across Ariana Ave. ROW from parcel #1 above and adjoins parcel 3 below; partially potential wetland; owned by John Lavender. (value \$63,560; sale 2017 \$150,000) **(Map 1)**
3. **00-00-31-1680-0025-0040** (.32 acres): 2630 Ocklawaha Ave.; end of Ocklawaha Ave (& Ariana Ave. ROW); adjoins City property on east side of Egans Creek on west and south; adjoins south side of property above; partially potential wetland; owned by John Lavender. (value \$56,000; sale 2017 \$150,000) **(Map 1)**
4. **00-00-31-1680-0020-0130** (.24 acres): corner of 1st Ave. & Manatee Ave. ROW; west side adjoins City property on east side of Egans Creek; owned by Jeffrey Burns. (value \$140,000) **(Map 1)**
5. **00-00-31-1680-0021-0010** (.23 acres): corner of 1st Ave. & Manatee Ave. ROW; west side adjoins City property on east side of Egans Creek; owned by Suzanne Masters. (value \$140,000) **(Map 1)**
6. **00-00-31-1680-0027-0090** (.28 acres): on Altoona Ave. between Manatee & Suwanee; adjoins City property on east side of Egans Creek on west and north; partially potential wetland; owned by Kyle Twenter. (value \$60,000) **(Map 1)**
7. **00-00-31-1680-0020-0110** (.23 acres): extends between 1st Ave. & Altoona Ave.; half of north side adjoins City property on east side of Egans Creek; owned by Randy & Cynthia Hatton. (value \$64,750; sale 2014 \$220,000) **(Map 1)**
8. **00-00-31-1680-0021-0170** (.17 acres): corner of Suwanee Ave. & Altoona Ave.; adjoins property above; owned by Randy & Cynthia Hatton. (value \$75,000; sale 2014 \$220,000) **(Map 1)**
9. **00-00-31-1680-0021-0120** (.17 acres): 1st Ave. south of 3533; adjoins 2 properties above; owned by Randy & Cynthia Hatton. (value \$131,250; sale 2014 \$120,000) **(Map 1)**
10. **00-00-31-1680-0021-0150** (.11 acres): corner of Suwanee Ave. & 1st Ave.; adjoins 2 properties above; owned by Deborah Solis. (value \$87,500) **(Map 1)**
11. **00-00-31-1680-0022-0220** (.29 acres): on Altoona Ave between Suwanee Ave. & Kissimmee; adjoins City property on west; owned by Phoenix Investments LLC. (value \$25,000) **(Map 1)**
12. **00-00-31-1680-0021-0170** (.17 acres): corner of Kissimmee Ave. & Altoona Ave.; adjoins property above; owned by Heike Angela Tiensch. (value \$56,000) **(Map 1)**



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13. **00-00-31-1680-0022-0130** (.23 acres): corner of 1st Ave & Kissimmee; adjoins property above; owned by Sidney Holden. (value \$175,000) (**Map 1**)

Egans Creek at Sadler: Egans Creek is critical to the health of the island. The part of the Creek south of Sadler must be cleaned up by the City, County and citizens who live there to prevent it from polluting the northern half of the Creek. Too much development has already been allowed along the edge of Egans Creek around Sadler; this development is a threat to the Creek and makes it much more difficult and costlier to clean up. The following parcels could be quickly developed and therefore need to be conserved.

1. **00-00-30-0600-0002-0121** (1.35 acres) & **00-00-30-0600-0002-0151** (.23 acres) (VACANT COM): 2270 Sadler Rd., next to the entrance to Amelia Landings and on Egans Creek. This property has been actively for sale for a number of years and is at risk for development. Either it needs to be conserved or the zoning needs to be changed. Owned by Pineland Holding Co. LLC. (value \$295,550) (**Map 2**)
2. **00-00-31-142L-000A-0000** (.74 acres): located between 2270 Sadler Rd. and the Quattlebaum parcel below; classified as "wasteland"; owned by Eric Kolar PA. (value \$13,416) (**Map 2**)

Could be conserved utilizing the land conservation trust fund or Parks & Rec Impact Fees

If these properties are purchased utilizing Parks & Rec Impact Fees, they should also have conservation easements placed on them to specify restrictions regarding use.

Parkway:

While we would prefer to see these forested parcels conserved utilizing the land conservation trust fund and not utilized as passive parks, we are afraid that they are on the verge of being developed and need to be purchased as soon as possible. The larger parcels could be utilized as passive parks. One will be adjacent to the new Simmons bike path. The latter two parcels are large enough to have great significance as wildlife habitat and corridors and the canopy provides the protections and services that are critical for us on a barrier island. Unfortunately, they will be extremely costly.

1. **00-00-30-044B-0105-0002** (2.37 acres; VACANT COM): intersection of Amelia Road & Amelia Island Parkway (northeast of the intersection); adjacent to a parcel already owned by the City at the intersection of 14th & the Parkway, so it extends City property westward. (value \$258,092; sale 2017 \$250,000) (**Map 3**)



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2. **06-2N-28-0000-0001-0010** (2.65 acres; VACANT COM): on Amelia Island Parkway just west of the intersection with Amelia Rd.; zoned mixed use; owned by J.H. Cobb Properties. (value \$184,100; (may be under contract) **(Map 3)**)
3. **00-00-30-044B-0036-0000** (8.43 acres): on Amelia Island Parkway south of Aspire; zoned general commercial; owned by Amelia Holding LLC c/o Jon Lasserre. (value \$631,500) **(Map 3)**
4. **00-00-30-044B-0040-0000**(18.08 acres): between Bailey and Aspire, Isle de Mai and the Parkway; County; zoned mixed use; owned by Amelia Holding LLC c/o Jon Lasserre. (value \$1,018,690) **(Map 3)**
5. **00-00-30-044B-0037-0010** (25.5 acres): located south of the Amelia Island Parkway between Bailey and the ball fields; County; zoned mixed use; owned by Amelia Holding LLC c/o Jon Lasserre. (value \$1,437,190) **(Map 3)**

Salt Marsh Wetlands South of Franklin St.:

These lands could be purchased with Parks & Rec Impact fees and utilized as a passive park similar to the Greenway. This area already has the vestiges of a trail system. A number of the properties in this area belong to WestRock. The City should negotiate with WestRock to achieve the highest level of protection possible. If the parcels cannot be purchased or donated, perhaps conservation zoning and conservation easements could be negotiated. WestRock might even be willing to partner with the City in creating a passive park protected by conservation easements. This could be a win-win arrangement.

While all of the properties around this salt marsh (north and south of it) should be conserved and limited to passive park use, we feel that the following properties are the most urgent acquisitions due to the pressure of development.

1. **00-00-31-1800-0257-0040** (6.35 acres): between 14th & 15th, Franklin & the Dade St. ROW; mostly beautiful uplands with development encroaching around it; owned by **RockTenn.** (value \$228,600) **(Map 4)**
2. **00-00-31-1800-0257-0010** (2.78 acres): beside the property above on 14th St.; owned by **RockTenn.** (value \$98,280) **(Map 4)**
3. **00-00-31-1800-0245-0050** (1.82 acres): on 14th St., south of Dade St. ROW (south of #3); owned by **RockTenn.** (value \$44,946) **(Map 4)**
4. **00-00-31-1800-0229-0010** (9.08 acres): on 13th St., between the Dade St. ROW & Broome St. ROW; house in southeast quarter (could split); owned by Soo Hoo Seung Baw L/E. (value entire property \$339,707) **(Map 4)**
5. **00-00-31-1800-0217-0060 (1.58 acres)**: on 12th at intersection with Dade ROW (west of #6); “wasteland”; owned by Floyd Garrett. (value \$43) **(Map 4)**
6. **00-00-31-1800-0217-0040** (1.6 acres): on 11th St, between Dade St. ROW & Calhoun (west of #9); owned by **RockTenn.** (value \$4,861) **(Map 4)**



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7. **00-00-31-1800-0217-0010** (5.48 acres): at 11th & Broome (south of #9); owned by the Episcopal Church. (value \$211,640) **(Map 4)**
8. **00-00-31-1800-0082-0020** (.65 acres): 10th St at Dade ROW; owned by Joseph Simmons. (value \$16,500) **(Map 4)**

In addition to our list, “opportunities” have been brought forward by property owners and should also be considered in relation to our goals. Unfortunately, we don’t currently have access to all of this information.

- The Boner property should be conserved if the Fontaine parcel, which adjoins the Greenway, can be conserved in some way.
- Additional acquisitions expanding the Greenway to Citrona, like the Boner and Dodd properties would help control the increasing traffic issues on Citrona.
- The Phoenix Investments parcel on Altoona is included in the list above.

We would also encourage all to review our criteria and original report, where properties and areas are ranked on several scales. We are happy to work with the City in any way possible to achieve the goal of land conservation.