



LOFTON CREEK VIEWSHED (TYLER PLAZA WEST) – STAFF RANK #16

NOMINATION

OWNER/APPLICANT:	Tyler Plaza West LLC
PROPERTY NAME:	Lofton Creek Viewshed (Tyler Plaza West)
STAFF RANK	#16
NUMBER OF TAX PARCELS:	1
TAX PARCEL NUMBERS:	38-2N-27-0000-0001-0040
LOCATION:	SE Corner of SR 200 and Meadowfield Bluffs Road
TOTAL ACRES:	5.24
WETLAND ACRES:	1.12
BASE AVG CLAM SCORE:	32.15
ADJUSTED AVG CLAM SCORE:	32.15
EXISTING STRUCTURES:	None
OWNER PARTICIPATION:	No
NOMINATED BY:	Mary Clemmons
WILLING SELLER:	Unknown
JUSTIFIED VALUE:	\$70,248
ACQUISITION TYPE:	Fee Simple
CLAM FRAMEWORK AREA LOCATION:	East Nassau Conservation

PROPERTY INFORMATION

This property, located at the southeast corner of SR 200 and Meadow Bluffs Road, consists of one tax parcel totaling 5.24 acres.



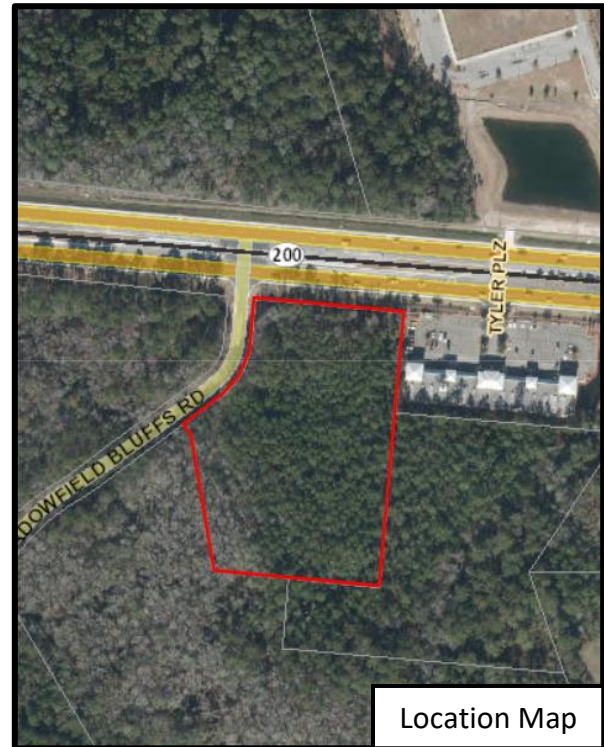


The CLAM Ranking Map score of 32.15 was assigned to this property with points assessed in the following categories:

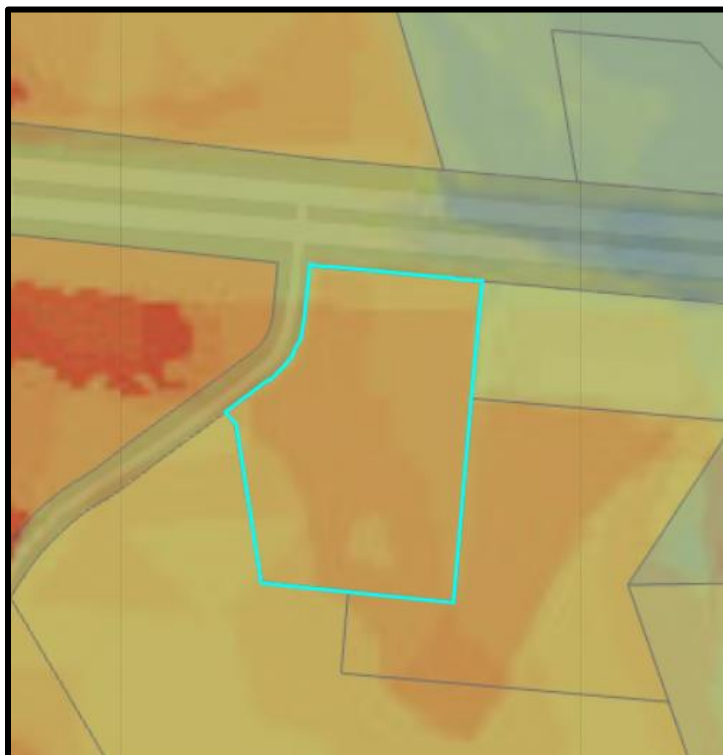
- Storm Surge and Flooding
- Underserved Area for Parks
- Wildlife Corridor

The following factors were considered in the property ranking:

- CLAM Score
- No Existing Structures
- No Significant Wetlands
- Protection of Vulnerable Properties
- Protection of Viewshed



BASE CLAM SCORE



Parcel 38-2N-27-0000-0001-0040
Acres: 5.24
Base CLAM Score: 32.15



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) SR 200 Corridor Master Plan priority actions: to acquire and/or preserve strategic viewshed protection parcels and to protect/enhance the viewshed for travelers approaching and leaving Amelia Island.
- 3) SR 200 Corridor Master Plan priority actions: to identify flood-prone areas where people and homes are most vulnerable and to recommend solutions to protect those areas.
- 4) Parcel specifically identified in SR 200 Corridor Master Plan for acquisition to advance viewshed and natural area preservation.
- 5) 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.
- 6) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 7) 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.
- 8) 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.
- 9) 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.
- 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, along with the Yulee UMC property (staff rank #17), is strategically located along SR 200 and serves as a viewshed parcel that will assist in defining transitions between natural areas and development nodes and provide for visual relief from development when traversing the SR 200 corridor. Acquisition will provide protection from storm surge and flooding and preserve existing wildlife corridors. This property also includes a proposed roadway identified in the Nassau County Mobility Report connecting Meadowfield Bluffs to Christian Way and creating a vital parallel roadway to relieve traffic congestion on SR 200.

