



THOMAS CREEK – STAFF RANK #29

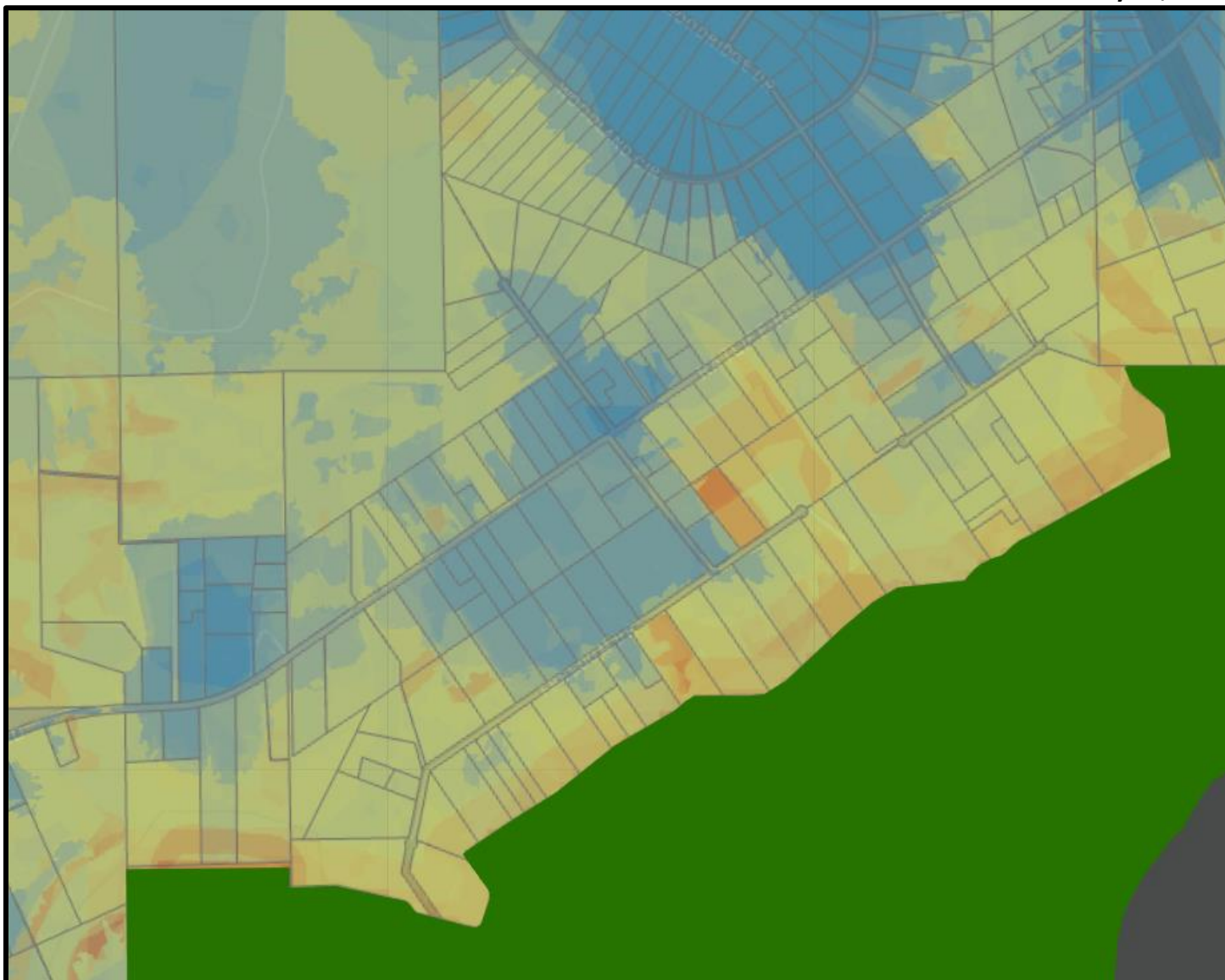
NOMINATION

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|--------------------------------------|---|
| OWNER/APPLICANT: | Multiple Property Owners |
| PROPERTY NAME: | Thomas Creek/Woodland |
| STAFF RANK | #29 |
| NUMBER OF TAX PARCELS: | 98 +/- |
| TAX PARCEL NUMBERS: | Multiple |
| LOCATION: | South of Ratliff Road, West of US Hwy 1 |
| TOTAL ACRES: | 500 +/- |
| WETLAND ACRES: | Unknown |
| BASE AVG CLAM SCORE: | Unknown |
| ADJUSTED AVG CLAM SCORE: | Unknown |
| EXISTING STRUCTURES: | Multiple |
| OWNER PARTICIPATION: | No |
| NOMINATED BY: | Nassau County |
| WILLING SELLER: | Unknown |
| JUSTIFIED VALUE: | Unknown |
| ACQUISITION TYPE: | Fee Simple |
| CLAM FRAMEWORK AREA LOCATION: | Western Nassau Conservation |

PROPERTY INFORMATION

This property is located in western Nassau County, south of the Town of Callahan, along Thomas Creek. It includes approximately 98 parcels on approximately 500 acres. The flood prone areas in proximity to Thomas Creek have been problematic for a number of years. Despite spending approximately \$3.3 million in county and federal funding to de-snag approximately 6 miles of the creek, property owners continue to experience flooding to their properties and homes. Over the past two years, Nassau County has worked with the US Army Corp of Engineers to analyze the Thomas Creek drainage basin and propose a long-term solution to the problem. In short, the only viable long-term solution is to remove man-made improvements from the historic floodplain and re-establish the natural function of the wetland system. Thomas Creek feeds the headwaters of the Nassau River/Marshes of the St. Johns River Aquatic Preserve. Restoring the floodplain and naturally occurring ecological functions along with removing manmade improvements, such as septic tanks, will have a positive impact on water quality and reduce flood impacts on private property.





CLAM Ranking Map scores range from 9 to nearly 30 with most points assessed in the category of storm surge and flooding.



SUPPORTING GOALS, OBJECTIVES AND POLICIES

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

- 1) WNHP Plan 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) Parks, Recreation, and Open Space Master Plan intent: to acquire properties that provide access to navigable waterways.
- 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) 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

Acquisition of this property would proactively mitigate flood issues to prevent future vulnerabilities associated with storm surge and flooding. It would remove septic tanks and residential wells from flood prone areas and eliminate or reduce the damage to residential property and the disruption to life caused by repeated flooding. 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.