

**Lee County Board of County Commissioners**

**Agenda Item Summary**

**Blue Sheet No. 20020401**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the purchase of Parcel 195, in Section 35, Township 43 South, Range 27 East, located south of Tuckahoe Road and east of Joel Boulevard off of Edwards Drive in Alva, for the Conservation 2020 Land Acquisition Program, Project No. 8800, in the amount of \$700,000.00, pursuant to the terms and conditions as set forth in the Agreement for Purchase and Sale of Real Estate; authorize the Chairman on behalf of the Board of County Commissioners to sign the Purchase Agreement; authorize payment of necessary fees and costs to close, authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

**WHY ACTION IS NECESSARY:** The Board must formally accept all real estate conveyances to Lee County.

**WHAT ACTION ACCOMPLISHES:** The acquisition of one of the properties recommended by the Conservation Land Acquisition and Stewardship Advisory Committee and approved for acquisition on Blue Sheet No. 20011332 for Conservation 2020 Program.

**2. DEPARTMENTAL CATEGORY:** 06  
**COMMISSION DISTRICT #:** 5 Alva

**3. MEETING DATE:**  
 05-28-2002

<p><b>4. AGENDA:</b></p> <p><input checked="" type="checkbox"/> CONSENT ADMINISTRATIVE</p> <p><input type="checkbox"/> APPEALS</p> <p><input type="checkbox"/> PUBLIC</p> <p><input type="checkbox"/> WALK ON</p> <p>TIME REQUIRED:</p>	<p><b>5. REQUIREMENT/PURPOSE:</b></p> <p>(Specify)</p> <p><input type="checkbox"/> STATUTE</p> <p><input checked="" type="checkbox"/> ORDINANCE 96-12</p> <p><input type="checkbox"/> ADMIN.</p> <p><input checked="" type="checkbox"/> OTHER Blue Sheet No. 20011332</p>	<p><b>6. REQUESTOR OF INFORMATION</b></p> <p>A. COMMISSIONER _____</p> <p>B. DEPARTMENT Independent</p> <p>C. DIVISION County Lands <i>W. Forsyth</i></p> <p>BY: Karen L. W. Forsyth, Director <i>K. Forsyth</i></p>
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**7. BACKGROUND:** This acquisition consists of the fee interest in Parcel 195, further identified as STRAP No. 35-43-27-00-00019.0010. This 170 ± acre parcel is located south of Tuckahoe Road and east of Joel Boulevard off of Edwards Drive in Alva, and is zoned AG-2.

The owner of Parcel 195, Paul G. Irmer, Trustee, has agreed to sell the subject parcel to the County for \$700,000.00. The County is responsible for a survey, an environmental audit, and recording of the deed. The Seller, at their expense, is to pay documentary stamps, title insurance fees, real estate broker and attorney fees, if any.

A copy of the appraisal dated February 26, 2002, performed by W. Michael Maxwell & Associates, Inc., and one dated April 9, 2002, performed by Woodward S. Hanson, MAI, CRE, CCIM of Integra Realty Resources, are attached.

Considering the recommendation of this parcel by CLASAC, staff recommends the Board approve Requested Motion.

<p>Funds are available in Account No. 20880030103.506110</p> <ul style="list-style-type: none"> <li>20 - Capital Projects</li> <li>8800 - Conservation 2020</li> <li>301 - Capital Improvements</li> <li>03 - Conservation 2020</li> <li>506110 - Land and Court Registry</li> </ul>	<p><b>ATTACHMENTS</b></p> <ul style="list-style-type: none"> <li>Purchase Agreement</li> <li>Title Commitment</li> <li>Public Records Name Search</li> <li>Two Appraisal Cover Letters</li> <li>Sales History</li> <li>Property Appraiser Map</li> </ul>
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**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	RISK	GC	
<i>K. Forsyth</i>	N/A	N/A	EAD 5/15/02	<i>Timothy</i>	<i>5/15/02</i>	<i>5/16/02</i>	<i>5/16</i>	<i>5/16/02</i>	<i>PA</i>

**10. COMMISSION ACTION:**

APPROVED

DENIED

DEFERRED

OTHER

Rec. by *Calety*  
 Date: 5/15/02  
 Time: 9:10 AM

RECEIVED BY  
 COUNTY ADMIN. *PMC*  
 5/15 4:00  
 COUNTY ADMIN. *EM*

Forwarded To:  
*Adm. 11*  
 5/15/02 4:12 PM

FORWARDED TO:  
 5/16 2:30

This document prepared by  
Lee County  
County Lands Division  
Project: **Conservation Lands Program, Project 8800**  
Parcel: 195  
STRAP No.: 35-43-27-00-00019.0010

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this 24<sup>th</sup> day of March, 2002 by and between Paul G. Irmer, Trustee and Individually, hereinafter referred to as SELLER, whose address is Schoene Aussicht 9, 61348 Bad Homburg, Germany, and Lee County, a political subdivision of the State of Florida, hereinafter referred to as BUYER.

WITNESSETH:

1. **AGREEMENT TO PURCHASE AND TO SELL:** SELLER hereby agrees to sell and BUYER hereby agrees to purchase, subject to the terms and conditions hereinafter set forth, all of that certain parcel of land consisting of 170 acres more or less, and located at Joel Boulevard, and being more particularly described in Exhibit "A" attached hereto and made a part hereof, hereinafter called the "Property". This property will be acquired for the Conservation Lands Program, Project 8800, hereinafter called the "Project".

2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Seven Hundred Thousand and No/100 Dollars (\$700,000.00), payable at closing by County Warrant.

**SPECIAL CONDITIONS**

1. The purchase price of \$700,000.00 is based upon a stated acreage by SELLER of 170 acres. Said acreage shall be verified by the boundary survey obtained by SELLER pursuant to Paragraph 9 of the Agreement and if the actual net acreage is less than 170 acres, the purchase price will be adjusted downwards accordingly at the agreed per acre price of \$4,117.00.
  
2. SELLER warrants that the property is in substantially the same condition as existed when the application for the nomination of the property for the Conservation Land Program Project was received on April 26, 2001. In this regard, SELLER warrants that no logging, clear cutting, mining or other significant impacts have occurred to or on, the property. BUYER shall inspect the property prior to closing and if, in BUYER's opinion, significant detrimental activity has occurred on the property with or without the SELLER's knowledge and consent, since the time it was nominated, BUYER may elect to accept the damaged property in its existing condition with an appropriate reduction in the purchase price, or may terminate this agreement without obligation.
  
3. BUYER intends to purchase this property as part of the Conservation 2020 project. The purpose of this project is preservation and conservation of environmentally sensitive and desirable property. The existence of severed oil, gas and mineral rights conflicts with the BUYER's purpose. Therefore, BUYER will deem the existence of oil, gas and mineral rights or leases in a third party as a defect in the chain of title. SELLER agrees to clear or obtain releases for each of these separate oil, gas and mineral rights or leases. In the alternative, SELLER agrees to provide a title commitment and title insurance owner's policy that does not list the separate oil, gas and mineral rights or leases as an exception or otherwise exclude these rights or leases from coverage. If SELLER fails to have the separate rights or leases released of record, or if the title commitment and owner's title insurance policy provided by SELLER excludes the separate rights or leases from coverage, as stipulated in Paragraph 8 of the Agreement, BUYER may elect to accept the property in its existing condition or may terminate this Agreement without obligation.
  
4. All terms set forth in Item(s) N/A of the Special Conditions will survive the closing of this transaction.
  
5. SELLER will terminate cattle lease prior to closing. BUYER may negotiate a license agreement with Leasee to be effective at closing.

WITNESSES:

Richard Jones  
McSweeney

SELLER:

Paul G. Irmer  
Paul G. Irmer, Trustee  
And Individually

03/24/02

(DATE)

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE  
PAGE 6 OF 6

CHARLIE GREEN, CLERK

**BUYER:**  
LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
DEPUTY CLERK (DATE)

By: \_\_\_\_\_  
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM  
AND SUFFICIENCY

\_\_\_\_\_  
COUNTY ATTORNEY (DATE)

# EXHIBIT "A"

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4);

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4);

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4);

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); and

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)

All in Section 35, Township 43 South, Range 27 East, Lee County, Florida.

Parcel: 195  
STRAP: 35-43-27-00-00019.0010  
Project: Conservation Lands Program, Project No. 8800

AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this \_\_\_\_ day of \_\_\_\_  
May \_\_\_\_, 20\_\_ for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

The undersigned hereby swears and affirms under oath, subject to the penalties prescribed for perjury, that the following is true:

The Name and Address of the Grantor is:

Paul G. Irmer, Trustee

Schoene Aussicht 9, 61348 Bad Homburg v.d.H., Germany

The name(s) and address(es) of every person having a beneficial interest in real property that will be conveyed to Lee County are:

1. Paul G. Irmer, Individually, Schoene Aussicht 9, 61348 Bad Homburg v.d.H., Germany
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

The real property to be conveyed to Lee County is known as: See Exhibit "A" attached, a/k/a Strap #35-43-27-00-00019.0010

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered  
in our presences:

Donna M. Pavese

Witness Signature

Donna M. Pavese

Printed Name

Laurie L. Giarrusso

Witness Signature

Laurie L. Giarrusso

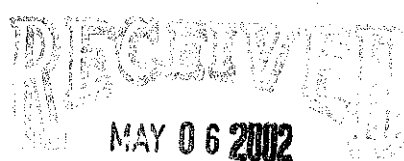
Printed Name

Stephen E. Dalton

Signature of Affiant

Stephen E. Dalton, Esq.  
Attorney for Paul G. Irmer

Printed Name



COUNTY LANDS

Affidavit of Interest in Real Property  
Parcel: 195  
STRAP: 35-43-27-00-00019.0010  
Project: Conservation Lands Program, Project No. 8800

STATE OF FLORIDA

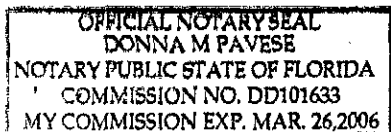
COUNTY OF LEE

SWORN TO AND SUBSCRIBED before me this 3<sup>rd</sup> day of May, 2002 by Stephen E. Dalton  
(name of person acknowledged)

Donna M. Pavese  
(Notary Signature)

(SEAL)

(Print, type or stamp name of Notary)



Personally known X  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

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The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4);

All in Section 35, Township 43 South, Range 27 East, Lee County, Florida.



Commitment No.  
File Number: 43118632CA  
Customer Reference: 28857

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
A LANDAMERICA COMPANY

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

Effective Date: November 28, 2001 at 8:00 AM

*NAME UPDATED  
TO 5-10-02*

1. Policy or Policies to be issued:

\$ to be determined.

a) ALTA OWNER'S POLICY 1992 (10-17-92) with Florida Modifications;  
PROPOSED INSURED:

Lee County

\$ none

b) ALTA LOAN POLICY, 1992 (10-17-92) With Florida Modifications  
PROPOSED INSURED:

None

c)  
PROPOSED INSURED:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

Paul G. Irmer, Trustee *updated to 5-10-02*

3. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A"

Issued by:

By: \_\_\_\_\_

Authorized Officer or Agent

This Commitment is invalid  
unless the insuring provisions and  
Schedules A and B are attached.

# EXHIBIT "A"

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All in Section 35, Township 43 South, Range 27 East, Lee County, Florida.

Commitment No.  
File Number: 43118632CA  
Customer Reference No. 28857

SCHEDULE B - SECTION 1  
REQUIREMENTS

The following are requirements to be complied with:

1. Payment of the full consideration to or for the account of the grantors or mortgagors.
2. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record:
  - a. Warranty Deed from Paul G. Irmer, both individually and as Trustee, to Lee County, a Political Subdivision.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

END OF SCHEDULE B - SECTION 1

Commitment No.  
File Number: 43118632CA  
Customer Reference: 28857

SCHEDULE B - SECTION 2  
EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
2. Taxes and assessments for the year 2001 and subsequent years.
3. Easements or claims of easements not shown by the Public Records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of parties in possession other than the record owner.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Lee County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes Section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the Commonwealth Land Title Insurance Company Regional Office, 201 South Orange Avenue, Suite 1350, Orlando, FL 32801 Telephone 407-481-8181.

END OF SCHEDULE B - SECTION 2

**W. MICHAEL MAXWELL  
& ASSOCIATES, INC.**  
APPRAISER/CONSULTANT/REALTOR

**ASSOCIATE APPRAISERS**

William E. McInnis  
State-Certified General Appraiser  
Certification 0002232

Timothy D. Rieckhoff  
State-Certified General Appraiser  
Certification 0002261

Gerald A. Hendry  
State-Certified General Appraiser  
Certification 0002245



**W. MICHAEL MAXWELL, MAI, SRA**  
State-Certified General Appraiser  
Certification 0000055

2550 First Street  
Fort Myers, Florida 33901

(941) 337-0555  
(941) 337-3747 - FAX

e-mail-appr@maxwellappraisal.com  
web-www.maxwellappraisal.com

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26 February 2002

Lee County Department of Public Works  
Division of County Lands  
P.O. Box 398  
Fort Myers, Florida 33902-0398

Attention: Mr. Michael J. O'Hare  
Property Acquisition Agent

Re: Appraisal of vacant 170 acre tract of land owned by Paul Irmer, Trustee (Nomination No. 195-Conservation 2020 Land Program), Lee County, Florida

Dear Mr. O'Hare:

Pursuant to your request, an inspection and analysis have been made of the above property for the purpose of estimating the market value of the undivided fee simple interest in the land as if free and clear of all liens, mortgages, encumbrances, and/or encroachments except as amended in the body of this report.

Market value for this purpose is understood to be the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

As per the Uniform Standards of Professional Appraisal Practice, the appraiser is given three report writing options. These options would include either a self-contained report format, summary report, or restricted report. A summary report format has been requested and will be used for this appraisal. This report is also considered to be a complete assignment in that no departure of provisions have been invoked. The subject property is appraised as if vacant and as such, only the Sales Comparison Approach to Value will be utilized. The Cost and Income Approaches to Value do not apply in the valuation of vacant land.

The function or intended use of this report is understood to be for use as a basis of value for the possible acquisition of the subject property under the Lee County 2020 Conservation Program. This summary appraisal report has been prepared in conformity with the Uniform Standards of

Professional Appraisal Practice. The subject property was inspected on 18 February 2002 by Mr. W. Michael Maxwell, MAI, SRA.

By reason of my investigation and analysis, data contained in this report, and my experience in the real estate appraisal business, it is my opinion that the market value of the subject property, as of 18 February 2002, is:

**SEVEN HUNDRED THOUSAND DOLLARS ..... (\$700,000.00)**

Respectfully submitted,



W. Michael Maxwell, MAI, SRA  
State-Certified General Appraiser  
Certification 0000055



W. MICHAEL MAXWELL  
MAI, SRA



April 09, 2002

Michael J. O'Hare  
Property Acquisitions Agent  
Division of County Lands  
P.O. Box 398  
Fort Myers, Florida 33902

Subject: Conservation Lands Program  
Project No. 8800, Parcel No. 195  
Property: 170 acre tract of vacant land located along the easterly edge  
of Edwards Drive just east of CR 884 (Joel Boulevard) and  
south of Tuckahoe Road in Alva, Florida  
County: Lee County, Florida  
Complete Summary Appraisal  
Integra Realty Resources-Southwest Florida File No. 02-03-01

Dear Mr. O'Hare:

Pursuant to your request, an inspection and analysis has been made of the above referenced property, which is legally described in the attached appraisal report for the purpose of estimating the market value of the fee simple ownership interest in the land.

The report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Standards of Professional Practice of the Appraisal Institute. Our opinion of market value is premised upon the Assumptions and Limiting Conditions included in this report. The definition of market value is in Addendum B.

The subject property, containing 170 acres of gross land area, is located along the easterly edge of Edwards Drive just east of CR 884 (Joel Boulevard) and south of Tuckahoe Road in the Alva market area of Lee County, Florida. The subject property is characterized as having a westerly edge with an estimated 1,980 feet along Edwards Drive. The property is zoned AG-2 (Agricultural) and is designated Rural on the Lee County Comprehensive Plan Future Land Use Map. The appraisers have estimated the highest and best use of the property to be for agricultural uses.

Based on the analyses and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is our opinion that the market value of the subject property as of April 09, 2002, is

**SEVEN HUNDRED THOUSAND DOLLARS  
(\$700,000)**

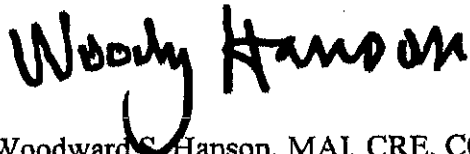
LOCAL EXPERTISE...NATIONALLY

Michael J. O'Hare  
April 09, 2002  
Page 2

The market exposure time is estimated to be one to two years.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

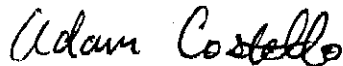
Respectfully submitted,



Woodward S. Hanson, MAI, CRE, CCIM  
Certified General Real Estate Appraiser  
Florida Certificate RZ 0001003



Timothy P. Foster, Analyst  
Certified General Real Estate Appraiser  
Florida Certificate # RZ 0002526



Adam M. Costello, Analyst  
State Registered Assistant Real Estate Appraiser  
Florida Certificate # RI 0007297



# 5-Year Sales History

Parcel No. 195

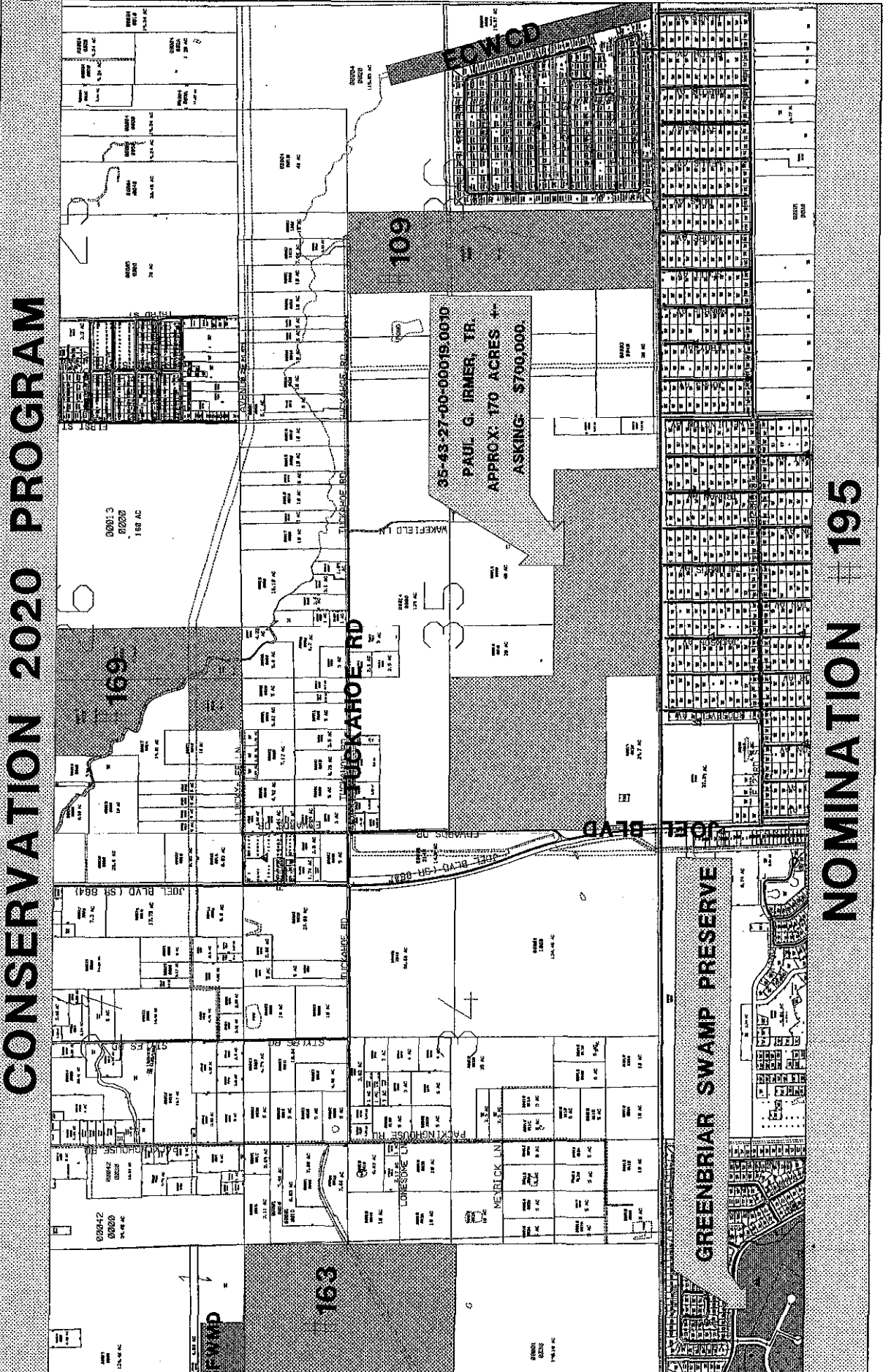
Conservation 2020 Land Program, Project No. 8800

Grantor	Grantee	Price	Date	Arms Length Y/N

**NO SALES in PAST 5 YEARS**

# CONSERVATION 2020 PROGRAM

# NOMINATION 195



35-43-27-00-00019:001D  
PAUL G. IRMER, TR.  
APPROX: 170 ACRES +-  
ASKING \$700,000

00013  
00206  
1567 AC

169

109

163

GREENBRIAR SWAMP PRESERVE

DICKKAOE RD

JOEL BLVD

00042  
00000  
2474 AC

00001  
00001  
1700 AC

**SECONDARY REVIEW  
NOMINATION 195**

CRITERIA		SCORE	COMMENTS
<b>A. SIZE AND CONTIGUITY</b>			
<b>1. Size of Property</b>			
a.	≥ 500 acres	6	
b.	400 to < 500 acres	5	
c.	300 to < 400 acres	4	
d.	200 to < 300 acres	3	
e.	100 to < 200 acres	2	171 acres
f.	50 to < 100 acres	1	
g.	< 50 acres	0	
<b>2. Contiguous to:</b>			
a.	Coastal waters and other sov. submerged lands	4	0
b.	Existing preserve area, c.e., wma or refuge	4	0
c.	Preserve areas officially proposed for acquisition	2	0
<b>B. HABITAT FOR PLANTS AND ANIMALS</b>			
<b>1. Native Plant Cover</b>			
a.	≥ 75 % of the property has native plant cover	8	
b.	50% to < 75% has native plant cover	4	4 Western 1/2 of pine flatwoods community cleared of palmettos
c.	25% to < 50% has native plant cover	2	
d.	< 25% has native plant cover	0	
<b>2. Significant for wide-ranging species</b>			
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	2 Pine flatwoods habitat is suitable for such wide ranging species as hawks and some migratory warblers and other songbirds, cypress head is suitable for wading birds.
<b>3. Rare and Unique Uplands</b>			
a.	Scrub, hammock, old growth pine	2	
b.	Mature, second growth pine flatwood	1	1 Pine flatwoods community containing mature pines
<b>4. Diversity</b>			
a.	5 or more FLUCCS native plant community categories	2	
b.	3 or 4 FLUCCS native plant community categories	1	1 Cypress head, pine flatwoods, flatwoods with scrub component
c.	2 or less FLUCCS native plant community categories	0	

**SECONDARY REVIEW  
NOMINATION 195**

<b>C. SIGNIFICANCE FOR WATER RESOURCES</b>		<b>COMMENTS</b>
<b>1. Serves or can serve as flow-way</b>		
	Site contains a primary flow-way, creek, river, wetland corridor; large contributing watershed; possibly identified in the Lee County Surface Water Master Plan, South Lee County Study, or by staff	4
<b>a.</b>		
	Site contains flow-way, through tributary, medium size watershed, or just a portion of system/one side of conveyance, may not be identified in study	3
<b>b.</b>		
	Same as b., smaller watershed, not as defined, disconnected	2
<b>c.</b>		
	Site conveys runoff, minimal area	1
<b>d.</b>		
	Site provides no conveyance of surface water	0
<b>e.</b>		
	Add 2 points if conveyance is natural (not man-made)	+2
<b>f.</b>		
<b>2. Strategic to Flood Management</b>		
	Well defined flood-way within parcel, possibly identified in FEMA or other study, both sides of conveyance, large upstream area, protection from encroachment critical or known flooding history	4
<b>a.</b>		
	Same as a., portion of floodway (one side) or within floodplain	3
<b>b.</b>		
	Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development	2
<b>c.</b>		
	Small watershed, minimal flooding	1
<b>d.</b>		
	No significant flood issues	0
<b>e.</b>		
<b>3. Protect a water supply source.</b>		
	Parcel is within area designated high potential productivity of the Water Table, Sandstone or Tamiame Aquifer and also within area of current or proposed wellfield development	2
<b>a.</b>		
	Not within above mentioned zones, but advantageous due to proximity to existing water supply facilities or identified as potential water storage area	1
<b>b.</b>		
	No recharge or potential water supply opportunities	0
<b>c.</b>		
<b>4. Offset Damage to or Enhance Water Quality.</b>		
	Presence of wetland, retention, or lake that is currently providing water quality benefits	2
<b>a.</b>		
	Same as a., but achieved through some alterations to existing site or very limited in contributing watershed	1
<b>b.</b>		
	No existing or potential water quality benefits	0
<b>c.</b>		

