

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20030514

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the recommendations of the Conservation Lands Acquisition and Stewardship Advisory Committee to pursue the acquisition of approximately 160 acres in the "Density Reduction/Ground Water Resource" Future Land Use Map area located south of S.R. 82 and east of Green Meadow Road. Authorize the Division of County Lands to begin the acquisition process for the property known as Conservation 20/20 Nomination 220.

WHY ACTION IS NECESSARY: Required by Lee County Ordinance 96-12.

WHAT ACTION ACCOMPLISHES: Begins the process of negotiation and purchase of certain, identified environmentally sensitive lands as set forth by County Ordinance 96-12 and the Conservation 20/20 Program.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 5

CLCF

3. MEETING DATE:
05-13-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE
 - ORDINANCE 96-12
 - ADMIN.
 - OTHER

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER
- B. DEPARTMENT Independent
- C. DIVISION County Lands *HR*
- BY: Karen L. W. Forsyth, Director *KLF*

7. BACKGROUND: In July 1996, the Board adopted Lee County Ordinance 96-12 and in November 1996, the citizens of Lee County approved the referendum to levy certain millage for the purposes of acquiring and restoring identified environmentally critical or sensitive lands within Lee County. The Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) was formed and has been evaluating land nominations based upon Board approved criteria and parameters.

CLASAC recommends that Conservation 20/20 Nomination 220 be pursued for acquisition. The parcel is a portion of an important flow-way system that connects the Wild Turkey Strand Preserve (Conservation 20/20 parcels 90 and 200) and the Imperial Marsh (airport mitigation area). Preliminary title research has been completed on this parcel and no substantial title problems were found.

The Committee has continued to recognize the potential for off-site mitigation credits for this recommended parcel. Mitigation is an integral part of the program, but mitigation credits may not necessarily be obtained for all acquisitions, as every parcel may not have the necessary "match" for impacted wetlands for any given project by the County in a given sector. Impacted wetlands from a County project must be similar in nature and quality as those on the parcel(s) for off-site mitigation credits to be awarded by regulatory agencies. Award of any credits will be made at the time when County projects apply for them. This is consistent with the letter opinions from the South Florida Water Management District (June 17, 1996) and the U.S. Army Corps of Engineers (June 27, 1997).

Funds to process and purchase Nomination 220 will come from Account No. 20-8800-30103.506110.

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
<i>K. Forsyth</i>	N/A	N/A	<i>5/20 4/29</i>	<i>John J Morgan 4-30-03</i>	<i>CyAm 5/1/03</i>				
					OA	OM	RISK	GC	
					<i>4-30-03</i>	<i>5/11</i>	<i>5/1/03</i>	<i>4-30-03</i>	<i>WS 4/30/03</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *4/29/03*
Time: *2:05*
2:05
Forwarded To:
*Co. ADM.
4/30/03 4PM*

RECEIVED BY
COUNTY ADMIN. *EN*
4-30-03
4:30
FORWARDED TO:
ST SD

**SECONDARY REVIEW
NOMINATION 220**

CRITERIA	SCORE	COMMENTS
A. SIZE AND CONTIGUITY		
1. Size of Property		
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	2
f. 50 to <100 acres	1	
g. < 50 acres	0	160 acres. Asking \$3,500 per acre. \$560,000 total asking price.
2. Contiguous to:		
a. Coastal waters and other sovereignty submerged lands	4	0
b. Existing preserve area, c.e., wma or refuge	4	0
c. Preserve areas officially proposed for acquisition	2	0
		Located 1/2 mile between the Wild Turkey Strand Preserve (Site 200) and the Airport Mitigation Area. Large flow-way connects areas. Nomination 24 was withdrawn.
B. HABITAT FOR PLANTS AND ANIMALS		
1. Native Plant Cover		
a. ≥ 75 % of the property has native plant cover	8	
b. 50% to < 75% has native plant cover	4	
c. 25% to <50% has native plant cover	2	2
d. < 25% has native plant cover	0	
2. Significant for wide-ranging species		
Panther Habitat, wetlands, ponds, grass lands, etc.	2	2
		migratory songbird species were seen during the site inspection and the cypress wetlands provide habitat for wide ranging wading birds. Priority 2 panther habitat. Black bear habitat.
3. Rare and Unique Uplands		
a. Scrub, hammock, old growth pine	2	
b. Mature, second growth pine flatwood	1	1
		second growth pine flatwoods present
4. Diversity		
a. 5 or more FLUCCS native plant community categories	2	
b. 3 or 4 FLUCCS native plant community categories	1	1
c. 2 or less FLUCCS native plant community categories	0	
		mesic and hydric pine flatwoods and cypress communities occur on site.

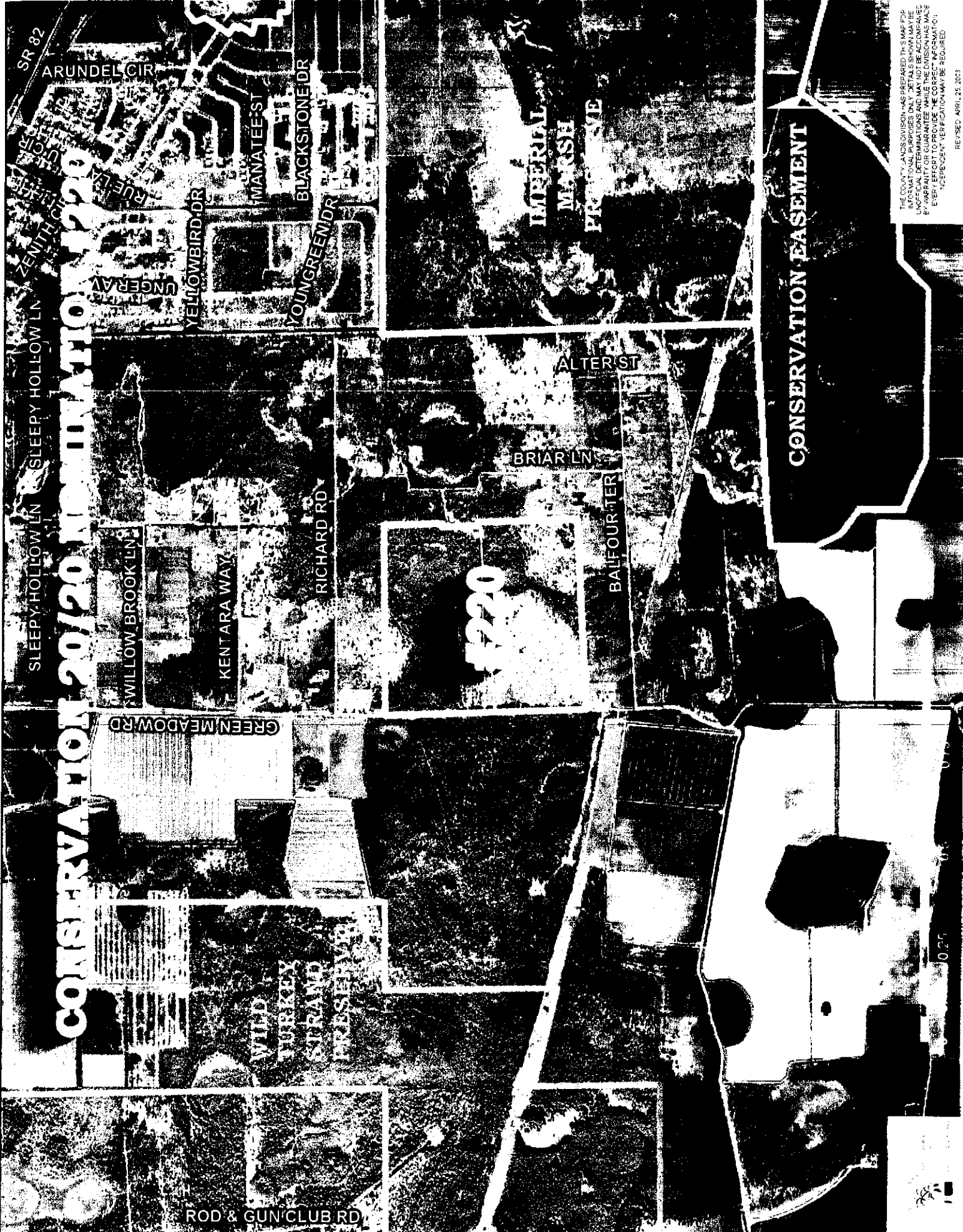
**SECONDARY REVIEW
NOMINATION 220**

C. SIGNIFICANCE FOR WATER RESOURCES				COMMENTS
1. Serves or can serve as flow-way				
a.	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.	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	3	
c.	Same as b., smaller watershed, not as defined, disconnected	2		
d.	Site conveys runoff, minimal area	1		
e.	Site provides no conveyance of surface water	0		wetland flow-way system, upper portion of watershed
f.	Add 2 points if conveyance is natural (not man-made)	+2	1	natural system intact surrounded by ag
2. Strategic to Flood Management				
a.	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.	Same as a., portion of floodway (one side) or within floodplain	3		
c.	Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development	2	2	
d.	Small watershed, minimal flooding	1		
e.	No significant flood issues	0		provides floodplain protection for contributing area
3. Protect a water supply source.				
a.	Parcel is within area designated high potential productivity of the Water Table, Sandstone or Tamiami Aquifer and also within area of current or proposed wellfield development	2	2	
b.	Not within above mentioned zones, but advantageous due to proximity to existing water supply facilities or identified as potential water storage area	1		within area of high potential productivity of the water table and sandstone aquifers
c.	No recharge or potential water supply opportunities	0		
4. Offset Damage to or Enhance Water Quality.				
a.	Presence of wetland, retention, or lake that is currently providing water quality benefits	2	2	
b.	Same as a., but achieved through some alterations to existing site or very limited in contributing watershed	1		
c.	No existing or potential water quality benefits	0		wetland flow-way system provides water quality benefits

**SECONDARY REVIEW
NOMINATION 220**

D. LAND MANAGEMENT/RECREATION/PLANNED LAND USE			COMMENTS	
1. Good Access for Public Use and Land Management	Parcel can be accessed from a freeway, expressway, arterial street, or major collector	3		
	Parcel can be accessed from a minor collector or local street	2		
	Parcel can be accessed from a privately-maintained road that is dedicated for public use	1		
	Parcel can only be accessed by a private road or does not have physical or legal access	0		
		0		
			Green Meadow Rd. is a privately maintained road that is <u>not</u> dedicated for public use.	
2. Recreation/Eco-Tourism Potential	Score depends upon the variety or uniqueness of potential public uses. Examples of appropriate public uses include paddling sports, fishing, hiking, equestrian, mountain biking, photography, nature study, and environmental education	0-2	1	site could provide hiking opportunities, especially for local residents. Eventually it could become a staging area for public use at the Wild Turkey Strand Preserve.
3. Land Manageability	75% or greater of the perimeter of site is surrounded by low impact land uses	3	3	
	50%-75% of the perimeter of site is surrounded by low impact land uses	2		
	25%-50% of the perimeter of site is surrounded by low impact land uses	1		
	Less than 25% of the perimeter of the site is surrounded by low impact land uses	0		
		0		
			site is completely surrounded by Wetlands and DR/GR Future Land Uses	
4. Development Status (Maximum 4 points)	The Parcel is Approved for Development or is Exempt from			
a. Clearing Regulations		4	4	Agricultural exemption
b. The Parcel is Zoned for Intensive Use		2		AG-2
c. Future Land Use Map: Intensive Land Use Category		1		Density Reduction/Groundwater Resource
TOTAL POINTS			26	
COMMENT: A significant natural flow-way connects this property with the WTSP to the west and the airport mitigation lands to the east. Hopefully this flow-way can be acquired as conservation land or preserved via a conservation easement.				
RECOMMENDATION: Pursue for acquisition to reconnect and restore flow-way system				

CONSERVATION 20/20 NOMINATION #2220



CONSERVATION EASEMENT

THE COUNTY LANDS DIVISION HAS PREPARED THIS MAP FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A GUARANTEE OF ANY KIND AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE WHILE THE DIVISION HAS MADE EVERY EFFORT TO PROVIDE THE CORRECT INFORMATION, ACCEPTED VERIFICATION MAY BE REQUIRED.

REVISED APRIL 25, 2023