

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

**Blue Sheet No. 20030737**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the recommendation of the Conservation Lands Acquisition and Stewardship Advisory Committee to buy 120 acres on Nalle Road known as Conservation 20/20 Nomination 208. Authorize staff to enter into negotiations with the property owner.

**WHY ACTION IS NECESSARY:** The Board must approve advisory committee recommendations for Conservation 20/20 Program acquisitions and must authorize expenditures for the negotiation process.

**WHAT ACTION ACCOMPLISHES:** Begins the negotiation process to buy environmentally sensitive lands needed for native plants and animals, flood control, water quality, water supply, and public use.

**2. DEPARTMENTAL CATEGORY:** 06  
**COMMISSION DISTRICT #** 04

*C6C*

**3. MEETING DATE:** *07-08-2003*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE
- ORDINANCE *96-12*
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
  - B. DEPARTMENT *Independent*
  - C. DIVISION *County Lands LR*
- BY: *Karen L. W. Forsyth* Director *6-17-03*

**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 208 be pursued for acquisition for the reasons stated in the attached report. The preliminary title research has been completed on this parcel and no substantial title problems were found. CLASAC recognizes that the Department of Transportation (DOT) may need to purchase additional rights-of-way on the perimeter of this parcel for road projects in the future. The cost of such rights-of-way shall be reimbursed by DOT to the Conservation 2020 acquisition fund or successor acquisition program.

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 208 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>Robert Chen</i>	<i>n/A</i>		<i>BEO</i>	<i>John J. ...</i>	<i>OA</i>	<i>OM</i>	<i>Risk</i>	<i>GC</i>
			<i>6-18-03</i>	<i>6-18-03</i>	<i>6-19-03</i>	<i>6-19-03</i>	<i>6-19-03</i>	<i>6-19-03</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

**Rec. by CoAtty**  
Date: *6/18/03*  
Time: *3:37 PM*

**Forwarded To:**  
*...*

**RECEIVED BY**  
*...*  
*6-19*  
*11:30*

**SECONDARY REVIEW NOMINATION 208**  
**Nalle Road, North Fort Myers Area**

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	2
f. 50 to <100 acres	1	
g. < 50 acres	0	
122 acres. Offered at \$5,500 per acre.		
<b>2. Contiguous to:</b>		
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	2
Nomination 206		
<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
c. 25% to <50% has native plant cover	2	
d. < 25% has native plant cover	0	
melaleuca present throughout the slough system and scattered within the pine flatwoods. Understory relatively undisturbed - pasture is unimproved.		
<b>2. Significant for wide-ranging species</b>		
Panther Habitat, wetlands, ponds, grass lands, etc.	2	2
freshwater wetlands present on site (approx. 12% of site area)		
<b>3. Rare and Unique Uplands</b>		
a. Scrub, hammock, old growth pine	2	
b. Mature, second growth pine flatwood	1	1
mature, second growth pine flatwoods present		
<b>4. Diversity</b>		
a. 5 or more FLUCCS native plant community categories	2	
b. 3 or 4 FLUCCS native plant community categories	1	
c. 2 or less FLUCCS native plant community categories	0	0
herbaceous wetland and pine flatwoods. A large powerline easement bisects property in a NW/SE direction (about 6 acres).		

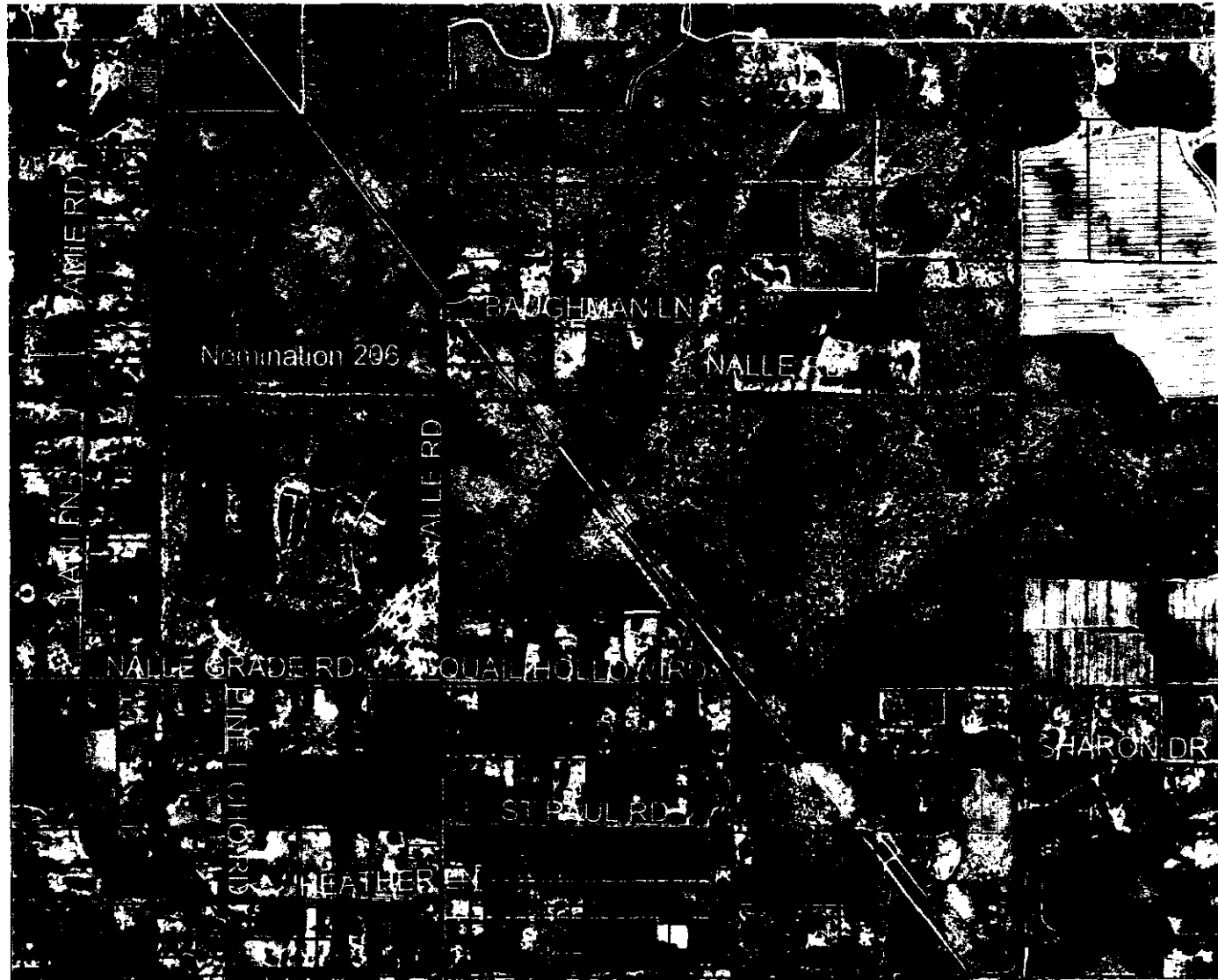
**SECONDARY REVIEW NOMINATION 208**  
**Nalle Road, North Fort Myers Area**





<b>C. SIGNIFICANCE FOR WATER RESOURCES</b>			<b>COMMENTS</b>		
<b>1. Serves or can serve as flow-way</b>					
<b>a.</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	4	Upstream portion of Stroud Creek runs through property	
<b>b.</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>c.</b>	Same as b., smaller watershed, not as defined, disconnected	2			
<b>d.</b>	Site conveys runoff, minimal area	1	1		Natural conveyance and ditching present
<b>e.</b>	Site provides no conveyance of surface water	0			
<b>f.</b>	Add 2 points if conveyance is natural (not man-made)	+2			
<b>2. Strategic to Flood Management</b>					
<b>a.</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	4	Provides conveyance of stormwater in major flood prone area	
<b>b.</b>	Same as a., portion of floodway (one side) or within floodplain	3			
<b>c.</b>	Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development	2			
<b>d.</b>	Small watershed, minimal flooding	1			
<b>e.</b>	No significant flood issues	0			
<b>3. Protect a water supply source.</b>					
<b>a.</b>	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		No significant water supply source	
<b>b.</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>c.</b>	No recharge or potential water supply opportunities	0	0		
<b>4. Offset Damage to or Enhance Water Quality.</b>					
<b>a.</b>	Presence of wetland, retention, or lake that is currently providing water quality benefits	2	2	Water quality benefits provided by overland sheet flow	
<b>b.</b>	Same as a., but achieved through some alterations to existing site or very limited in contributing watershed	1			
<b>c.</b>	No existing or potential water quality benefits	0			

**SECONDARY REVIEW NOMINATION 208  
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<b>D. LAND MANAGEMENT/RECREATION/PLANNED LAND USE</b>			<b>COMMENTS</b>
<b>1. Good Access for Public Use and Land Management</b>			
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	2	County maintained minor collector
Parcel can be accessed from a privately-maintained road that is dedicated for public use	1		
physical or legal access	0		
<b>2. Recreation/Eco-Tourism Potential</b>			
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	Potential for hiking and equestrian opportunities.
<b>3. Land Manageability</b>			
75% or greater of the perimeter of site is surrounded by low impact land uses	3	3	Within Density Reduction/Groundwater Resource Area so future land uses will remain low density.
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		
<b>4. Development Status (Maximum 4 points)</b>			
The Parcel is Approved for Development or is Exempt from			
a. Clearing Regulations	4	4	Agricultural exemption. Current use is cattle range. AG-2 DR/GR and Wetlands
b. The Parcel is Zoned for Intensive Use	2		
c. Future Land Use Map: Intensive Land Use Category	1		
<b>TOTAL POINTS</b>		<b>32</b>	
<b>COMMENTS:</b> The adjacent Conservation 20/20 site, Nomination 206, is tentatively scheduled to close July 25, 2003.			
<b>The Conservation Lands Acquisition and Stewardship Advisory Committee recommends that this property be pursued for acquisition.</b>			

# Nomination #208



-  Nomination 208 boundary
-  Nomination 206 boundary
-  Parcels
-  Roads

