

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

Blue Sheet No. 20020624

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the recommendations of the Conservation Lands Acquisition and Stewardship Advisory Committee to pursue the acquisition of four properties totaling approximately 884 acres in various locations throughout the County. Authorize the Division of County Lands to begin the acquisition process for the properties known as Conservation 2020 Nominations 199, 204, 206, and 209.

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 2020 Program.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: ALL *C6D*

3. MEETING DATE:
06-18-2002

4. AGENDA:		5. REQUIREMENT/PURPOSE:		6. REQUESTOR OF INFORMATION	
<input checked="" type="checkbox"/> CONSENT	(Specify)	<input type="checkbox"/> STATUTE	<i>96-12</i>	A. COMMISSIONER	
<input type="checkbox"/> ADMINISTRATIVE		<input checked="" type="checkbox"/> ORDINANCE		B. DEPARTMENT <i>Independent</i>	
<input type="checkbox"/> APPEALS		<input type="checkbox"/> ADMIN.		C. DIVISION <i>County Lands</i>	
<input type="checkbox"/> PUBLIC		<input type="checkbox"/> OTHER		BY: <i>Karen L. W. Forsyth, Director</i>	
<input type="checkbox"/> WALK ON				<i>Karen Forsyth</i>	
TIME REQUIRED:					

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 2020 Nominations 199, 204, 206, and 209 be pursued for acquisition subject to any limitations or requirements described in the secondary review recommendations (attached). Preliminary title research has been completed on all of the parcels, and no substantial title problems were found. CLASAC recommends that only the portion of Nomination 199 that lies east of Hagie Road be pursued for acquisition. CLASAC recognizes that the Department of Transportation may need to purchase additional right-of-way to widen Gladiolus Drive and S.R. 82 and for water runoff/storage facilities. CLASAC recommends that the Department of Transportation be required to reimburse the Conservation 2020 acquisition fund, or successor acquisition program, for these rights-of-way.

The Committee has continued to recognize the potential for off-site mitigation credits for this set of recommended parcels. 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).

Attached is a color copy of the latest Status Map for the Conservation 2020 Program.

Funds for processing and purchase of the designated lands 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>Refer 6302 Karen Forsyth</i>	N/A	N/A	<i>OAD 6/14/02</i>	<i>6-5-02</i>	OA	OM	RISK	GC	<i>AL</i>
					<i>6-5-02</i>	<i>6/5/02</i>	<i>6/5</i>	<i>6/5/02</i>	

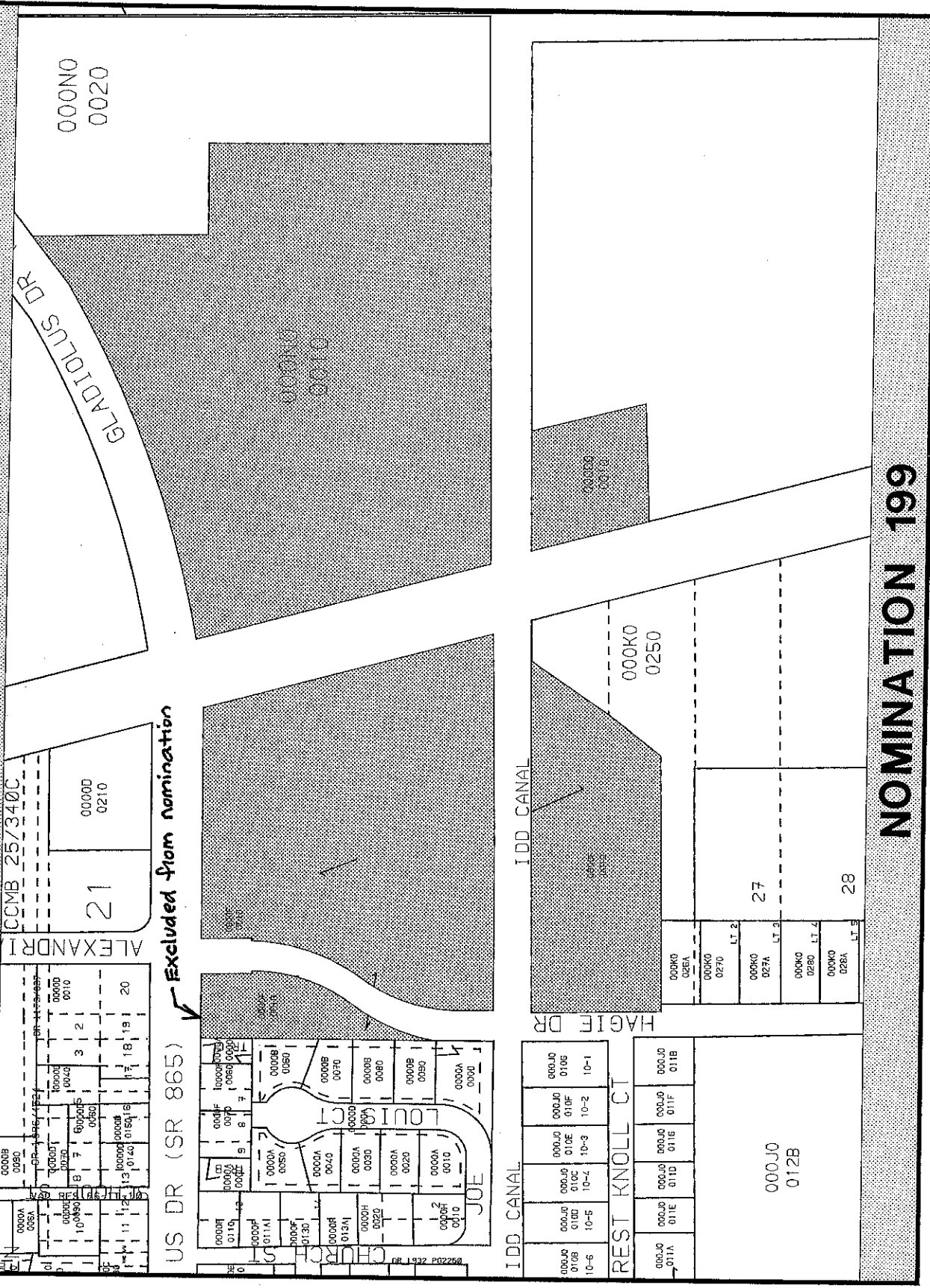
10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

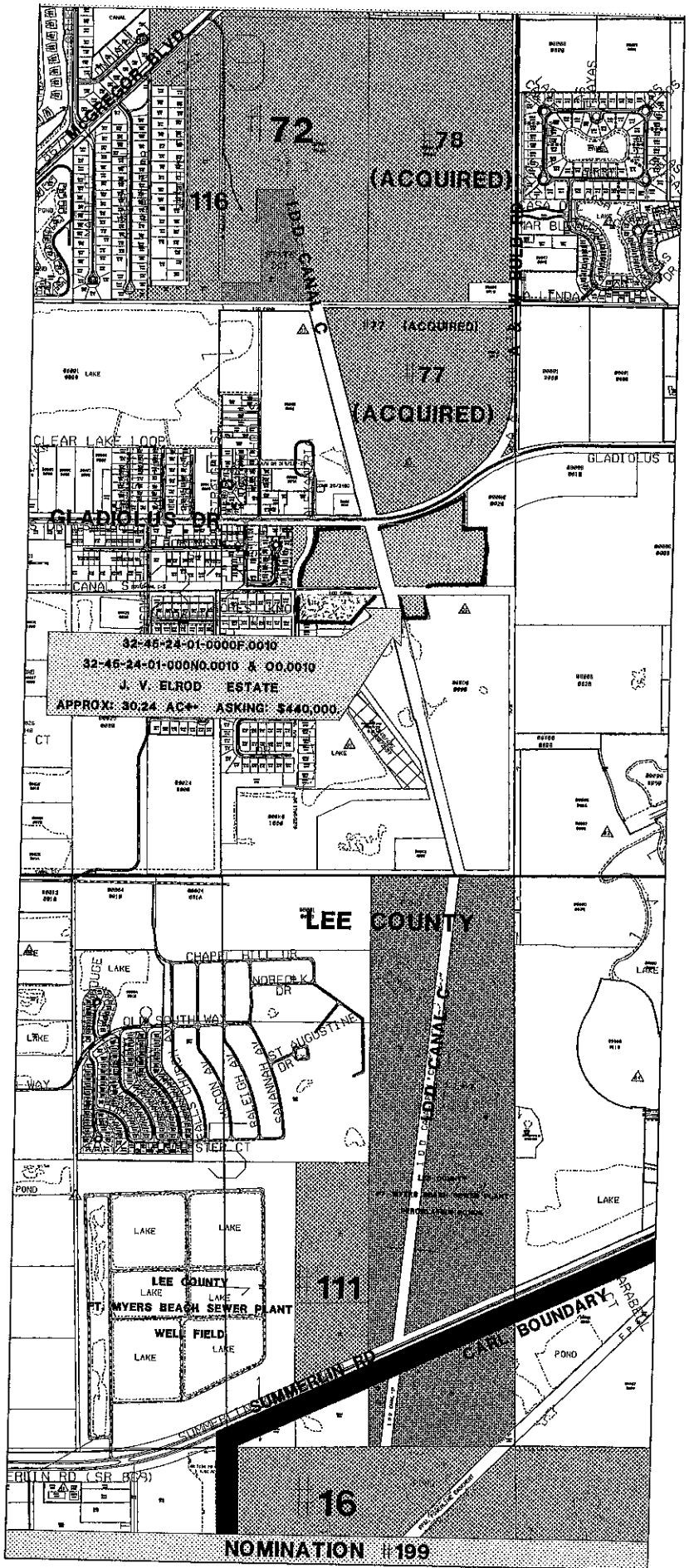
REC'D.
By CO. ATTY.
6/14/02
438am
CO. ATTY.
FORWARDED TO:
Co Admin
6-5-02 8:30

COUNTY ADMIN.
6/5 10:30
200
COUNTY ADMIN.
FORWARDED TO: *DPA*
6/6/02
10:25am

CONSERVATION 2020 PROGRAM



NOMINATION 199



REVISED
1-8-02

16
NOMINATION #199

**SECONDARY REVIEW
NOMINATION 199**

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	
f.	50 to < 100 acres	1	
g.	< 50 acres	0	
2. Contiguous to:			
a.	Coastal waters and other sovereignty submerged lands	4	0
b.	Existing preserve area, c.e., wma or refuge	4	4
c.	Preserve areas officially proposed for acquisition	2	0
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		
2. Significant for wide-ranging species			
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	
3. Rare and Unique Uplands			
a.	Scrub, hammock, old growth pine	2	2
b.	Mature, second growth pine flatwood	1	0
4. Diversity			
a.	5 or more FLUCCS native plant community categories	2	2
b.	3 or 4 FLUCCS native plant community categories	1	
c.	2 or less FLUCCS native plant community categories	0	

Approximately 27 acres. Exact acreage to be determined by survey. Land is south of Gladiolus Drive and east of Hagie Road. It is separated into four parcels by two IDD canals. Contains portion of STRAP # 324524-01-0000F.0000 located eas of Hagie Road and all of 32452401-01-000N0.0010 & 324524-01-00000.0010.

Deep Lagoon Preserve (Cons. 2020 Sites 77, 78, 116

See FLUCFCS and Agency Jurisdictional Map

2.31 acre upland includes Hagie Rd. and a spoil berm
0.59 acre of live oak (scattered)

FLUCFCS 4159, 4279, 4289, 6109, 612, 612z

CONSERVATION 2020 PROGRAM

NOMINATION #204

LEE COUNTY
RESOURCE RECOVERY

LEE COUNTY
BUCKINGHAM
COMMUNITY
PARK

BUCKINGHAM POWERLINE

23-44-25-P1-00001.0000 & .0010
AND 24-44-25-P1-00001.1000
APPROX. 565.47 ACRES +-
ASKING: \$15,000. PER ACRE

SIX MILE CYPRESS PRESERVE

105

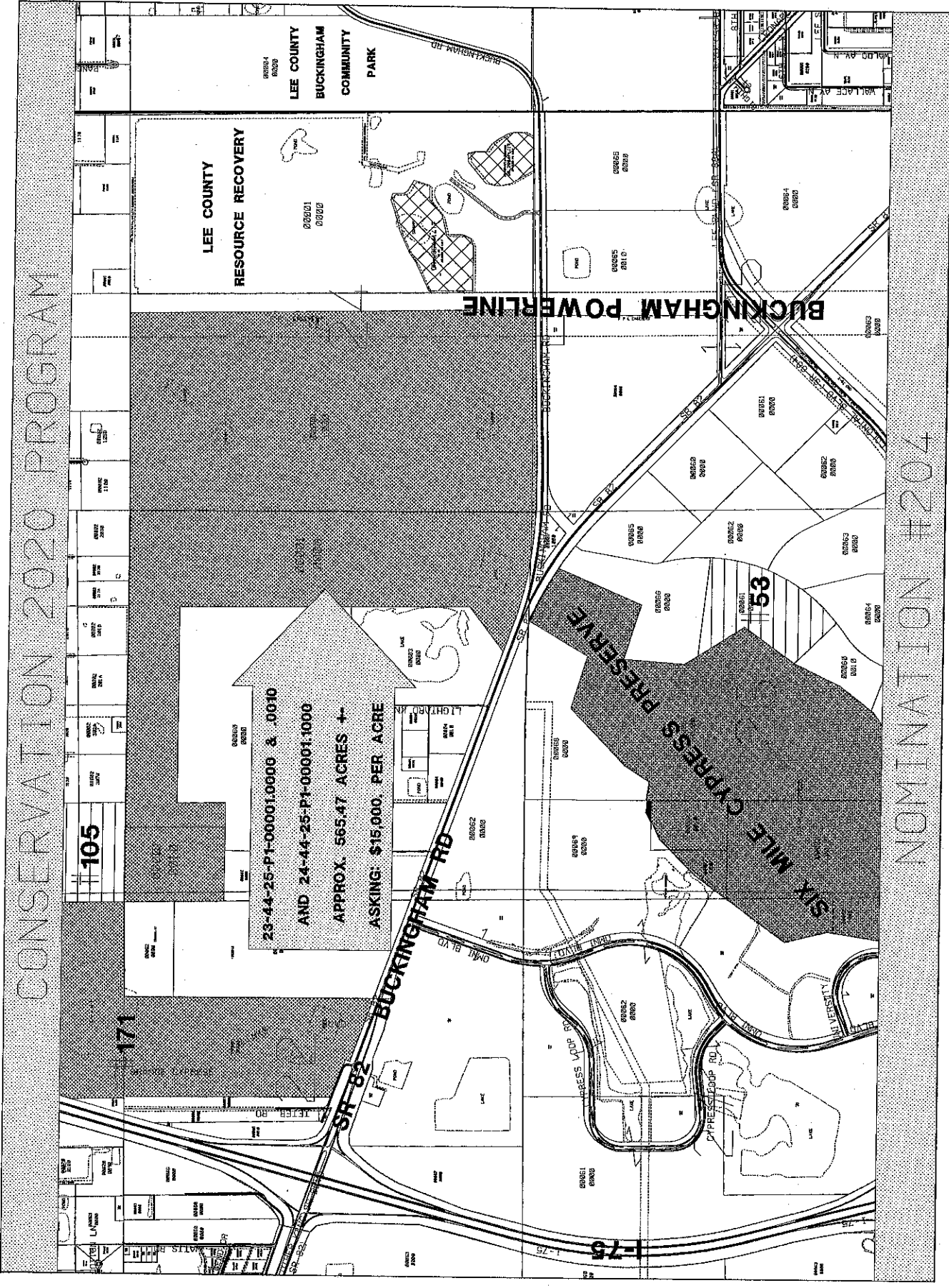
171

SR 82

BUCKINGHAM RD

53

I-75



SECONDARY REVIEW of NOMINATION 204
North of Six Mile Cypress Preserve

CRITERIA		SCORE		COMMENTS
A. SIZE AND CONTIGUITY				
1. Size of Property				
a.	≥ 500 acres	6	6	517 acres
b.	400 to < 500 acres	5		
c.	300 to < 400 acres	4		
d.	200 to < 300 acres	3		
e.	100 to < 200 acres	2		
f.	50 to < 100 acres	1		
g.	< 50 acres	0		
2. Contiguous to:				
a.	Coastal waters and other sovereignty submerged lands	4		
b.	Existing preserve area, c.e., wma or refuge	4	4	Adjacent to Resource Recovery Facility conservation easement. Six-Mile Cypress Slough contiguous to south, but separated by S.R. 82.
c.	Preserve areas officially proposed for acquisition	2	1	Corner of property touches Nom. 171, which is currently under negotiation. Nom. 105 is on hold pending acquisition of Nom. 171.
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	4	Pasture areas and exotic invasives (melaleuca, Brazilian pepper)
c.	25% to < 50% has native plant cover	2		
d.	< 25% has native plant cover	0		
2. Significant for wide-ranging species				
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	2	wetlands, ponds, wet prairies, and pasture areas are significant habitat to migratory species
3. Rare and Unique Uplands				
a.	Scrub, hammock, old growth pine	2		
b.	Mature, second growth pine flatwood	1	1	Large, mature second growth pine present, although interspersed with melaleuca
4. Diversity				
a.	5 or more FLUCCS native plant community categories	2		
b.	3 or 4 FLUCCS native plant community categories	1	1	pine flatwoods (411M), cypress(624M), wet prairie (643), inland ponds (616)
c.	2 or less FLUCCS native plant community categories	0		

SECONDARY REVIEW of NOMINATION 204
North of Six Mile Cypress Preserve

C. SIGNIFICANCE FOR WATER RESOURCES				COMMENTS
1. Serves or can serve as flow-way	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	Site contains headwaters of the Six Mile Cypress Slough
a.	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.	Same as b., smaller watershed, not as defined, disconnected	2		
c.	Site conveys runoff, minimal area	1		
d.	Site provides no conveyance of surface water	0		
e.	Add 2 points if conveyance is natural (not man-made)	+2	1	Part natural, part former agriculture
f.				
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	3	Site provides flood conveyance for surrounding area, limited drainage area/headwater location
c.	Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development	2		
d.	Small watershed, minimal flooding	1		
e.	No significant flood issues	0		
3. Protect a water supply source.				
a.	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.	Not within above mentioned zones, but advantageous due to proximity to existing water supply facilities or identified as potential water storage area	1		
c.	No recharge or potential water supply opportunities	0	0	No significant water supply source
4. Offset Damage to or Enhance Water Quality.				
a.	Presence of wetland, retention, or lake that is currently providing water quality benefits	2	2	Water quality benefits from wetlands system
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		

**SECONDARY REVIEW of NOMINATION 204
North of Six Mile Cypress Preserve**

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	3 Accessible via S.R. 82
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	
physical or legal access	0	
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 Large size offers a variety of potential recreational activities including hiking, biking and equestrian.
3. Land Manageability		
75% or greater of the perimeter of site is surrounded by low impact land uses	3	3 Can be managed as part of the Six Mile Cypress Slough Preserve. Bordered by Lee County Incinerator and Buckingham Powerline to the east.
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	
4. Development Status (Maximum 4 points)		
The Parcel is Approved for Development or is Exempt from Clearing Regulations	4	4 Agricultural exemption from clearing regulations
The Parcel is Zoned for Intensive Use	2	0 AG-2
Future Land Use Map: Intensive Land Use Category	1	Urban Community, Rural Community Preserve, Rural, Wetlands, and Industrial Development.
TOTAL POINTS		40

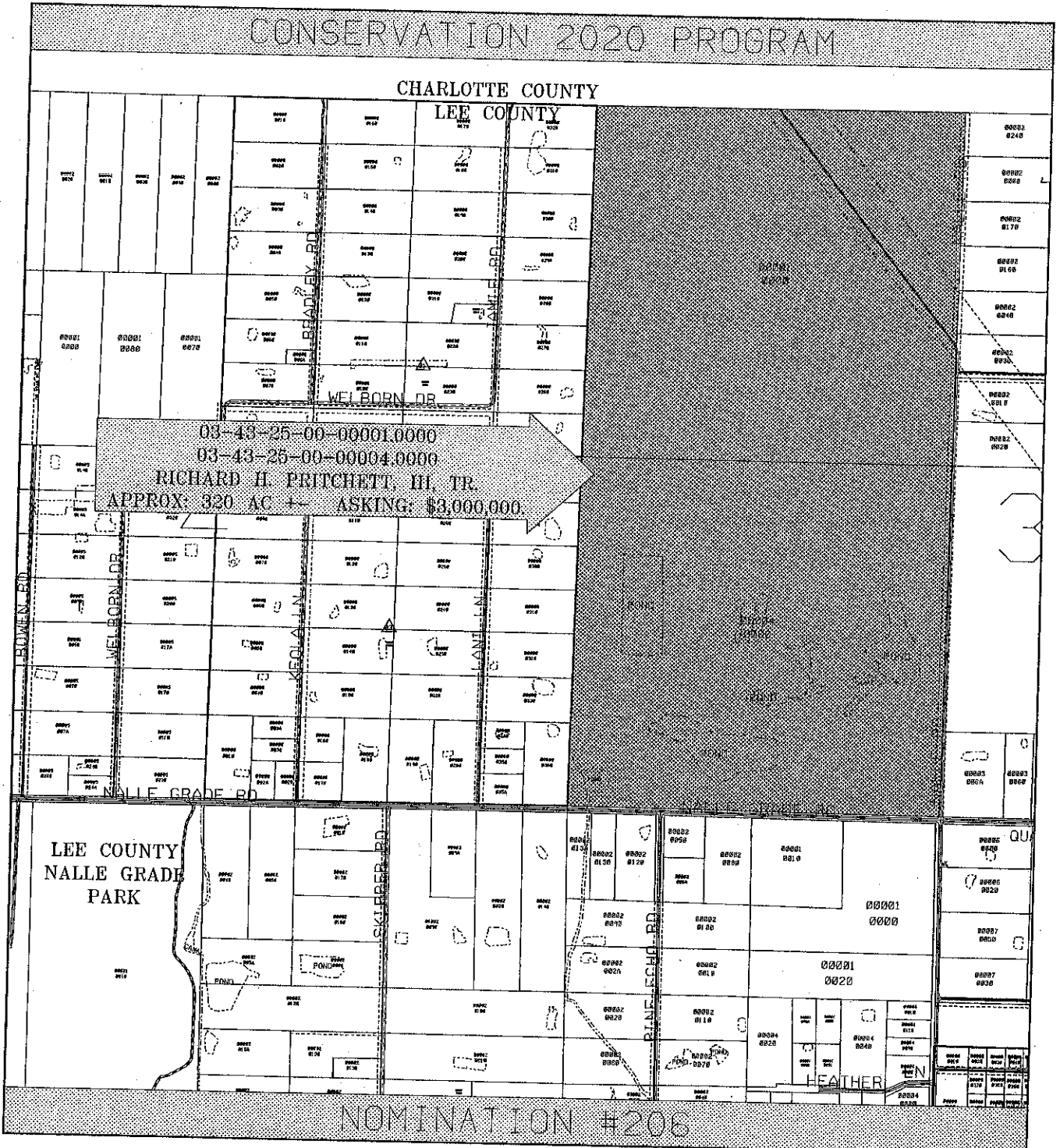
COMMENTS: FDOT plans to widen SR 82 to six lanes (Financially Feasible Plan). FDOT may need to acquire additional right-of-way from the parcel for the future widening of SR 82. Wildlife sightings include great egret, mourning dove, pine warbler (several flocks), killdeer, red shouldered hawk, American kestrel, wild turkey, belted kingfisher, white ibis, wood ducks (at least 12), bobcat, Eastern mole, wild hog. The site has a moderate to heavy infestation of melaleuca nearly throughout within the native pine and cypress communities. The cypress head to the east of the farm field has Brazilia pepper within the head indicating decreased hydroperiod. The figure-8 shaped cypress head in the NE corner appears to have a healthy hydroperic

RECOMMENDATION: Pursue for acquisition. Recognize future need for FDOT right-of-way to widen S.R. 82

CONSERVATION 2020 PROGRAM

CHARLOTTE COUNTY

LEE COUNTY



03-43-25-00-00001.0000
03-43-25-00-00004.0000
RICHARD H. PRITCHETT, III, TR.
APPROX: 320 AC +/- ASKING: \$3,000,000

LEE COUNTY
NALLE GRADE
PARK

HEATHER

NOMINATION #206

SECONDARY REVIEW NOMINATION 206
Nalle Road, North Fort Myers Area

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	320 acres
d.	200 to < 300 acres	3	
e.	100 to < 200 acres	2	
f.	50 to < 100 acres	1	
g.	< 50 acres	0	
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 acquirer	2	0
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	4 Brazilian pepper scattered throughout the nomination.
c.	25% to < 50% has native plant cover	2	
d.	< 25% has native plant cover	0	
2. Significant for wide-ranging species			
Panther Habitat, wetlands, ponds, grass lands, etc.			
3. Rare and Unique Uplands			
a.	Scrub, hammock, old growth pine	2	
b.	Mature, second growth pine flatwood	1	1 mature, 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 Popash Creek, herbaceous wetland and pine flatwoods
c.	2 or less FLUCCS native plant community categories	0	

SECONDARY REVIEW NOMINATION 206
Nalle Road, North Fort Myers Area

C. SIGNIFICANCE FOR WATER RESOURCES				COMMENTS
1. Serves or can serve as flow-way				
	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	Site contains canal extension of Popash Creek, with basin extending into Charlotte County
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		
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	0	
f.	Add 2 points if conveyance is natural (not man-made)	+2		Mostly disturbed
2. Strategic to Flood Management				
	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 floodplain protection for significant sized watershed.
a.				
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		
d.	Small watershed, minimal flooding	1		
e.	No significant flood issues	0		
3. Protect a water supply source.				
	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		
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	1	Within DR/GR, but unconfirmed aquifer yield, potential source
c.	No recharge or potential water supply opportunities	0		
4. Offset Damage to or Enhance Water Quality.				
	Presence of wetland, retention, or lake that is currently providing water quality benefits	2		
a.				
b.	Same as a., but achieved through some alterations to existing site or very limited in contributing watershed	1	1	Potential for enhanced water quality treatment
c.	No existing or potential water quality benefits	0		

SECONDARY REVIEW NOMINATION 206
Nalle Road, North Fort Myers Area

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	Nalle Road and Nalle Grade are both local streets
Parcel can be accessed from a privately-maintained road that is dedicated for public use	1	
physical or legal access	0	
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		
3. Land Manageability	0-2	2
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	
4. Development Status (Maximum 4 points)		
The Parcel is Approved for Development or is Exempt from Clearing Regulations	4	4
The Parcel is Zoned for Intensive Use	2	AG-2
Future Land Use Map: Intensive Land Use Category	1	DR/GR
TOTAL POINTS		33

COMMENTS: Large powerline easement bisects property in a NW/SE direction. This property was scheduled for a rezoning last year for a soil excavation mine. There was so much community opposition that the owner temporarily withdrew the application. The site has significant alterations from previous drainage improvements and range improvements. Neighboring landowners have mailed letters of support for acquisition of this property for conservation purposes to prevent its development as a mining operation. 124 form letters were also mailed to the County expressing support of the property's use as an equestrian park (see attached minutes). It was noted by CLASAC that equestrian use of the property cannot be guaranteed at this point but will be discussed as part of the management plan process.

RECOMMENDATION: Pursue for acquisition

**CONSERVATION 2020 PROGRAM
NOMINATION 206
BLUE SHEET ATTACHMENT**

EXCERPT from the April 11, 2002 Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) Meeting Final Minutes:

Nomination 206: Lynda Riley reviewed Nomination 206. This parcel contains 320 acres of which 75 percent is native cover. There are mature second growth pine flatwoods present. Three native plant categories were identified on the property for the diversity criteria. In terms of water resources and the property has the maximum rating for a flow way because it contains the canal extension of Popash Creek. There has been some channelization but this can be reversed. It also has the highest rating for providing flood plain protection for a large watershed area. This property is located within the Future Land Use category DRGR, Density Reduction Groundwater Recharge. The property has potential for passive recreation. Mining activities may be allowed by special permit and the parcel has an Agricultural exemption. It scores 33 points in secondary review. Over one hundred petitions have been received. Lynda read the petition into the minutes. *“Being very familiar with the 400 (plus) acres at Nalle and Nalle Grade Road that have been submitted to your committee for review, I/we would strongly support the approval of this acquisition in the Bayshore area. This property is a very important part of the sheet flow buffer in our area, and any major changes in its configuration would have serious effects on our already significant summertime flooding. The property in the proposal contains natural vegetation, wetlands and an abundance of wildlife. Located in the heart of one of the last rural areas in Lee County, it’s acquisition, and possible use as a nature/equestrian preserve, would be welcomed by the people who live in the area and wish to preserve this wonderful lifestyle. Many of the residents of the area have spent, and will continue to spend, a great deal of time and effort in protesting and opposing the rezoning of this area for mining. A mine is a totally unacceptable use for this pristine property.”* George Wheaton mentioned that CLASAC cannot purchase land for community parks and can’t guarantee that the public can use it as an equestrian park until a management study is done. Larry Fabria, Bayshore Steering Committee, who initiated the petition, just wanted to suggest that the local people may want to be involved in the management of this property. Vice Chairman Kate Gooderham turned the chair over to Chairman Rick Barber at this point. Bill Hammond moved to accept the recommendation of the subcommittee to pursue for acquisition. Alex LePera seconded the motion. The motion passes.

CONSERVATION 2020 PROGRAM

FERRY ST

LAKE SHAMAD RD

KENT RD

LAKE SHAMAD RD

KENT RD

LAKE SHAMAD RD

KENT RD

LAKE SHAMAD RD

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LAKE SHAMAD RD

KENT RD

119 ACQUIRED

120

31-47-26-B2-00001.4000
JOHN J. MAURIEL, JR., TR.
20 AC +- ASKING: \$280,000.

CREW BOUNDARY LINE

179

BONITA BEACH RD

BONITA BEACH RD

BONITA BEACH RD

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SR 865

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NOMINATION #209

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SECONDARY REVIEW NOMINATION 209
Bonita Springs Area

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	
f.	50 to < 100 acres	1	
g.	< 50 acres	0	20 acres
2. Contiguous to:			
a.	Coastal waters and other sovereignty submerged lands	4	0
b.	Existing preserve area, c.e., wma or refuge	4	4
c.	Preserve areas officially proposed for acquisition	2	2
B. HABITAT FOR PLANTS AND ANIMALS			
1. Native Plant Cover			
a.	≥ 75 % of the property has native plant cover	8	8
b.	50% to < 75% has native plant cover	4	
c.	25% to < 50% has native plant cover	2	
d.	< 25% has native plant cover	0	
2. Significant for wide-ranging species			
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	0
3. Rare and Unique Uplands			
a.	Scrub, hammock, old growth pine	2	
b.	Mature, second growth pine flatwood	1	1
4. Diversity			
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
	Remnant cypress wetland and pine flatwoods		
			Relatively minor infestations of melaleuca and Brazilian pepper are scattered throughout the nomination.

SECONDARY REVIEW NOMINATION 209
Bonita Springs Area

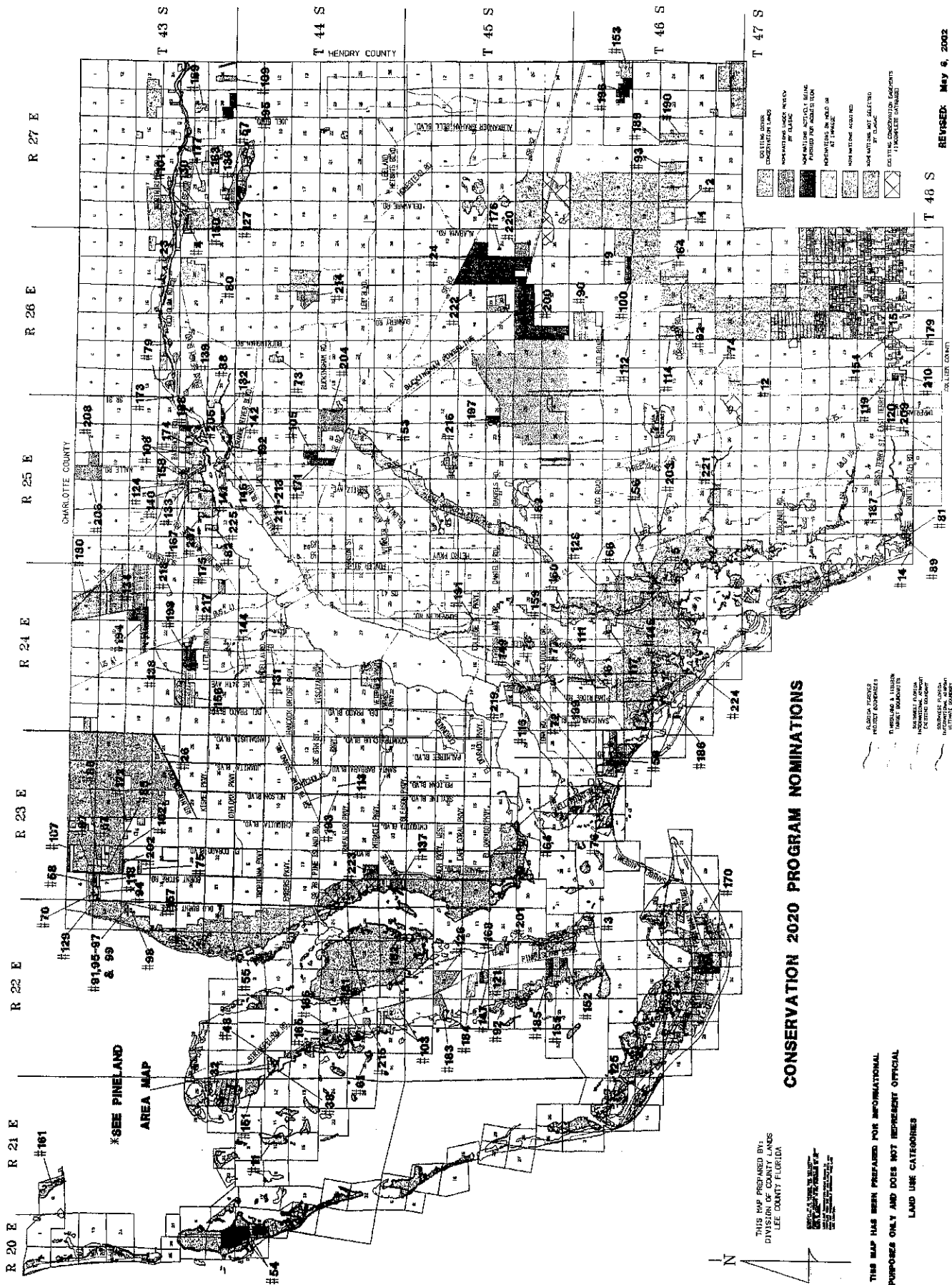
C. SIGNIFICANCE FOR WATER RESOURCES		COMMENTS
1. Serves or can serve as flow-way		
	Site contains a primary flow-way, creek, river, wetland corridor, large contributing watershed; possibly identified in the Lee County Surface Water Master Plan, South Lee County Study, or by staff	4
a.		
	Site contains 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.		3 Site is adjacent to historic Imperial River, short segment
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 Part natural system remains
f.	Add 2 points if conveyance is natural (not man-made)	+2
2. Strategic to Flood Management		
	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
a.		4 Provides floodplain protection in major flood prone area
b.	Same as a., portion of floodway (one side) or within floodplain	3
	Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development	2
c.		
d.	Small watershed, minimal flooding	1
e.	No significant flood issues	0
3. Protect a water supply source.		
	Parcel is within area designated high potential productivity of the Water Table, Sandstone or Tamiama Aquifer and also within area of current or proposed wellfield development	2
a.		
	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.	No recharge or potential water supply opportunities	0 No significant water supply source
4. Offset Damage to or Enhance Water Quality.		
	Presence of wetland, retention, or lake that is currently providing water quality benefits	2
a.		2 Water quality benefits provided by wetlands and potential through utilization of former stream
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

SECONDARY REVIEW NOMINATION 209
Bonita Springs Area

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	Kent Road is unimproved at the present time and is not maintained by the County.
physical or legal access	0	
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		Potential for expanding hiking opportunities from #119 and #120, once acquired. Potential for wildlife viewing and nature study is very high due to proximity to large urban area and location within Bonita Springs city boundary.
3. Land Manageability	0-2	2
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	
4. Development Status (Maximum 4 points)		
a. The Parcel is Approved for Development or is Exempt from Clearing Regulations	4	0
b. The Parcel is Zoned for Intensive Use	2	0
		AG-2
c. Future Land Use Map: Intensive Land Use Category	1	0
		City has not yet adopted its own comprehensive plan. Still governed by County plan which designates site as DR/GR and Wetlands.
TOTAL POINTS		31

COMMENTS: Site has very high scenic appeal. It has education value as it is in transition from a cypress and hydric flatwoods to a mesic flatwoods. The habitat is no longer a functioning wetland, as it had most likely been in the past, due to disruption of natural drainage pattern by construction of surrounding roads. Development status may improve due to the site's proximity to an expanding urban area and transition to city planning and zoning. Acquisition of this site will improve the boundary configuration and help management of the Pine Lake Preserve. A Phase I Environmental Site Assessment was prepared on Feb. 16, 2001 and found no on- or off-site recognized environmental conditions.

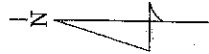
RECOMMENDATION: Pursue for acquisition with the understanding that the South Florida Water Management District's proposed realignment of and other surface water management improvements to the Imperial River/Kehl canal flow-way be an allowable use of this property.



*SEE PINELAND AREA MAP

THIS MAP PREPARED BY:
DIVISION OF COUNTY LANDS
LEE COUNTY FLORIDA

DATE: MAY 9, 2002
BY: [Signature]



CONSERVATION 2020 PROGRAM NOMINATIONS

THIS MAP HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT OFFICIAL LAND USE CATEGORIES

- COSTLINE BUFFER
- CONSERVATION LAND
- INFORMATIONAL LAND REVIEW BY CLASSIC
- INFORMATIONAL ACTIVITY BEING PURSUED FOR ACQUISITION
- INFORMATIONAL IN HOLD OR IN TRANSIT
- INFORMATIONAL ACQUIRED
- INFORMATIONAL NOT SELECTED
- OFFICIAL CONSERVATION REPORTS
- FUTURE WATERWAYS

REVISED: May 9, 2002