

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

**Blue Sheet No. 20030134**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the recommendations of the Conservation Lands Acquisition and Stewardship Advisory Committee to pursue the acquisition of four parcels totaling approximately 1.46 acres located within the boundaries of the Caloosahatchee Creeks Preserve in North Fort Myers. Authorize the Division of County Lands to begin the acquisition process for the properties known as Conservation 20/20 Nominations 225, 228, 229, and 231.

**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 #:** 4

**CLB**

**3. MEETING DATE:**

**02-18-2003**

**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
- BY: Karen L. W. Forsyth, Director

*[Signature]*

**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 Nominations 225, 228, 229, and 231 be pursued for acquisition. Acquisition of these parcels will remove four out parcels from within the Caloosahatchee Creeks Preserve boundaries. The elimination of these private land ownerships within a County-maintained preserve will improve the boundary configuration and will prevent possible future land use conflicts if these parcels were to be developed. Preliminary title research has been completed on the parcels 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 Nominations 225, 228, 229 and 231 will come from Account No. 20-8800-30103.506110.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

| A<br>Department<br>Director | B<br>Purchasing or<br>Contracts | C<br>Human<br>Resources | D<br>Other         | E<br>County<br>Attorney | F<br>Budget Services<br><i>Apr 24/03</i> |                    |                    |                    | G<br>County Manager |
|-----------------------------|---------------------------------|-------------------------|--------------------|-------------------------|--|--------------------|--------------------|--------------------|---------------------|
|                             |                                 |                         |                    |                         | OA                                       | OM                 | RISK               | GC                 |                     |
| <i>[Signature]</i>          | N/A                             | N/A                     | <i>[Signature]</i> | <i>[Signature]</i>      | <i>[Signature]</i>                       | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i>  |

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

**Rec. by CoAtty**  
Date: 2/3/03  
Time: 4:30 p.m.  
**Forwarded To:**  
*[Signature]*

RECEIVED BY  
COUNTY ADMIN. *EW*  
2/4/03 10:30  
COUNTY ADMIN.  
FORWARDED TO: *[Signature]*  
2/4/03

# NOMINATION #225, #228, #229 & #231

Daughtrey Creek

#228

#229

#231

CALOOSAHATCHEE CREEKS PRESERVE

#225



0 5 125 250 500

THE COUNTY LANDS DIVISION HAS PREPARED THIS MAP FOR INFORMATIONAL PURPOSES ONLY. DETAILS SHOWN MAY BE UNOFFICIAL DETERMINATIONS AND ARE NOT ACCOMPANIED BY WARRANTY OR GUARANTEE. WHILE THE DIVISION HAS MADE EVERY EFFORT TO PROVIDE THE MOST ACCURATE INFORMATION, INDEPENDENT VERIFICATION MAY BE REQUIRED.

REVISED JAN. 30, 2003



**SECONDARY REVIEW  
NOMINATION 225**

| 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     |  |
| f. 50 to <100 acres                                     | 1     |  |
| g. < 50 acres   | 0     | 0.59 acre  |
| <b>2. Contiguous to:</b>                                |       |  |
| a. Coastal waters and other sovereignty submerged lands | 4     | 4 Daughtrey's Creek  |
| b. Existing preserve area, c.e., wma or refuge          | 4     | 4 Caloosahatchee Creeks Preserve   |
| 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  |
| c. 25% to <50% has native plant cover                   | 2     |  |
| d. < 25% has native plant cover                         | 0     | Site composed of tidal marsh community invaded by Brazilian pepper   |
| <b>2. Significant for wide-ranging species</b>          |       |  |
| Panther Habitat, wetlands, ponds, grass lands, etc.     | 2     | 1 Setlands present on site and listed birds species have been documented to use this habitat at the Caloosahatchee Creeks Preserve |
| <b>3. Rare and Unique Uplands</b>                       |       |  |
| a. Scrub, hammock, old growth pine                      | 2     | 0  |
| b. Mature, second growth pine flatwood                  | 1     | 0 No uplands 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 Tidal marsh  |

**SECONDARY REVIEW  
NOMINATION 225**

| <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 | <b>4</b>        |  |
| <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   | <b>3</b>        | <b>3</b>   |
| <b>b.</b>  | Same as b., smaller watershed, not as defined, disconnected  | <b>2</b>        |  |
| <b>c.</b>  | Site conveys runoff, minimal area  | <b>1</b>        |  |
| <b>d.</b>  | Site provides no conveyance of surface water   | <b>0</b>        |  |
| <b>e.</b>  | Add 2 points if conveyance is natural (not man-made)   | <b>+2</b>       | <b>2</b>   |
| <b>f.</b>  |  |                 | On Daughtrey's Creek shoreline, one side of conveyance, short segment (3pts)<br>Natural system (2pts)  |
| <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     | <b>4</b>        |  |
| <b>a.</b>  | Same as a., portion of floodway (one side) or within floodplain  | <b>3</b>        |  |
| <b>b.</b>  | Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development   | <b>2</b>        | <b>2</b>   |
| <b>c.</b>  | Small watershed, minimal flooding  | <b>1</b>        |  |
| <b>d.</b>  | No significant flood issues  | <b>0</b>        |  |
| <b>e.</b>  |  |                 | Coastal High Hazard Area. Provides flood plain protection, east side of creek, short segment – 2pts  |
| <b>3. Protect a water supply source.</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                      | <b>2</b>        |  |
| <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  | <b>1</b>        |  |
| <b>b.</b>  | No recharge or potential water supply opportunities  | <b>0</b>        | <b>0</b>   |
| <b>c.</b>  |  |                 | No significant water supply source – 0pts  |
| <b>4. Offset Damage to or Enhance Water Quality.</b> |  |                 |  |
|  | Presence of wetland, retention, or lake that is currently providing water quality benefits   | <b>2</b>        |  |
| <b>a.</b>  | Same as a., but achieved through some alterations to existing site or very limited in contributing watershed   | <b>1</b>        | <b>1</b>   |
| <b>b.</b>  | No existing or potential water quality benefits  | <b>0</b>        |  |
| <b>c.</b>  |  |                 | Mangrove swamp/tidal creek swamp. Wetlands enhance water quality through natural filtration of runoff. Natural creek functions provide water quality benefit – 1pt |

**SECONDARY REVIEW  
NOMINATION 225**

| <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   | <b>3</b>   |           |  |
| Parcel can be accessed from a minor collector or local street  | <b>2</b>   |           |  |
| Parcel can be accessed from a privately-maintained road that is dedicated for public use   | <b>1</b>   |           |  |
| Parcel can only be accessed by a private road or does not have physical or legal access  | <b>0</b>   | <b>0</b>  | No physical access for vehicles. Access is available by boat on Daughtrey's Creek.                         |
| <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   | <b>0-2</b> | <b>1</b>  | Creek frontage is esthetically pleasing and its preservation would provide scenic value to paddlers        |
| <b>3. Land Manageability</b>   |            |           |  |
| 75% or greater of the perimeter of site is surrounded by low impact land uses  | <b>3</b>   | <b>3</b>  |  |
| 50%-75% of the perimeter of site is surrounded by low impact land uses   | <b>2</b>   |           |  |
| 25%-50% of the perimeter of site is surrounded by low impact land uses   | <b>1</b>   |           |  |
| Less than 25% of the perimeter of the site is surrounded by low impact land uses   | <b>0</b>   |           | Surrounded on three sides by the Caloosahatchee Creeks Preserve and Daughtrey's Creek on the west boundary |
| <b>4. Development Status (Maximum 4 points)</b>  |            |           |  |
| The Parcel is Approved for Development or is Exempt from   |            |           |  |
| <b>a.</b> Clearing Regulations   | <b>4</b>   | <b>0</b>  | Wetland  |
| <b>b.</b> The Parcel is Zoned for Intensive Use  | <b>2</b>   | <b>0</b>  | AG-2   |
| <b>c.</b> Future Land Use Map: Intensive Land Use Category   | <b>1</b>   | <b>0</b>  |  |
| <b>TOTAL POINTS</b>  |            | <b>25</b> |  |
| <b>COMMENTS: Acquisition of this parcel will remove an out parcel from the Caloosahatchee Creeks Preserve. This will improve the boundary configuration and prevent possible future land use conflicts by eliminating a private landownership within a County maintained preserve.</b> |            |           |  |
| <b>RECOMMENDATION: Pursue for acquisition</b>  |            |           |  |

**SECONDARY REVIEW  
NOMINATION 228**

| 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     |   |
| f. 50 to <100 acres                                     | 1     |   |
| g. < 50 acres   | 0     | 0.25 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     | 4   |
| 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     | 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     | Site composed of sand live oak community, minimal exotic plant invasion |
| <b>2. Significant for wide-ranging species</b>          |       |   |
| Panther Habitat, wetlands, ponds, grass lands, etc.     | 2     | 1   |
| <b>3. Rare and Unique Uplands</b>                       |       |   |
| a. Scrub, hammock, old growth pine                      | 2     | 2   |
| b. Mature, second growth pine flatwood                  | 1     | 1   |
| Sand live oak community 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   |
| Sand live oak community only                            |       |   |

**SECONDARY REVIEW  
NOMINATION 228**

| <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               | 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              | 2  |
| <b>f.</b>  |  |                 | Near Daughtrey Creek, overland flow (1pt)<br>Natural condition (2pts)  |
| <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               | 1  |
| <b>d.</b>  | No significant flood issues  | 0               |  |
| <b>e.</b>  |  |                 | FIRM (Flood) Zone: AE:EL8. Within Coastal High Hazard Area. Tropical Storm Surge Category. Chapel Branch Watershed. C2)<br>Within floodplain – 1pt |
| <b>3. Protect a water supply source.</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               |  |
| <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               | 0  |
| <b>c.</b>  |  |                 | No significant water supply source – 0pts  |
| <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               | 1  |
| <b>b.</b>  | No existing or potential water quality benefits  | 0               |  |
| <b>c.</b>  |  |                 | No wetlands. Sheet flow over limited area provides some water quality benefit – 1pt  |

**SECONDARY REVIEW  
NOMINATION 228**

| <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   |  |
| Parcel can be accessed from a privately-maintained road that is dedicated for public use  | 1   | 1  |
| Parcel can only be accessed by a private road or does not have physical or legal access   | 0   |  |
|   |     | No physical access due to substandard bridge. Although it is sufficient for management it is not appropriate for public use. |
| <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  |
|   |     | Site could be incorporated into a trail system at the Caloosahatchee Creeks Preserve   |
| <b>3. Land Manageability</b>  |     |  |
| 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   |  |
|   |     | Surrounded on all sides by the Caloosahatchee Creeks Preserve  |
| <b>4. Development Status (Maximum 4 points)</b>   |     |  |
| The Parcel is Approved for Development or is Exempt from  |     |  |
| <b>a.</b> Clearing Regulations  | 4   | 0  |
| <b>b.</b> The Parcel is Zoned for Intensive Use   | 2   | 0  |
| <b>c.</b> Future Land Use Map: Intensive Land Use Category  | 1   | 1  |
|   |     | AG-2<br>Suburban   |
| <b>TOTAL POINTS</b>   |     | <b>26</b>  |
| <b>COMMENTS: Acquisition of this parcel will remove an outparcel from the Caloosahatchee Creeks Preserve. This will improve the boundary configuration and prevent possible future land use conflicts by eliminating a private landownership within a County maintained preserve.</b> |     |  |
| <b>RECOMMENDATION: Pursue for acquisition</b>   |     |  |



**SECONDARY REVIEW  
NOMINATION 229**

| 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     |   |
| f. 50 to <100 acres   | 1     |   |
| g. < 50 acres   | 0     | 0.25 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     | 4   |
| 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     | 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     | Site composed of sand live oak community, minimal exotic plant invasion |
| <b>2. Significant for wide-ranging species</b>  |       |   |
| Panther Habitat, wetlands, ponds, grass lands, etc.   | 2     | 1   |
| Migratory songbird species have been documented to use this habitat at the Caloosahatchee Creeks Preserve |       |   |
| <b>3. Rare and Unique Uplands</b>   |       |   |
| a. Scrub, hammock, old growth pine  | 2     | 2   |
| b. Mature, second growth pine flatwood  | 1     |   |
| Sand live oak community 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   |
| Sand live oak community only  |       |   |

**SECONDARY REVIEW  
NOMINATION 229**

| <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  | 1               |   |
| <b>d.</b>  | Site provides no conveyance of surface water   | 0  |                 | Near Daughtrey's Creek, overland flow (1pt)   |
| <b>e.</b>  | Add 2 points if conveyance is natural (not man-made)   | +2 | 2               | Natural condition (2pts)  |
| <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  |                 | FIRM (Flood) Zone: AE:EL8. Within Coastal High Hazard Area.                         |
| <b>c.</b>  | Small watershed, minimal flooding  | 1  | 1               | Tropical Storm Surge Category. Chapel Branch Watershed.                             |
| <b>d.</b>  | No significant flood issues  | 0  |                 | Within floodplain – 1pt   |
| <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 Tamiami 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  | 0               | No significant water supply source – 0pts   |
| <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  | 1               | No wetlands. Sheet flow over limited area provides some water quality benefit – 1pt |
| <b>b.</b>  | No existing or potential water quality benefits  | 0  |                 |   |
| <b>c.</b>  |  |    |                 |   |

**SECONDARY REVIEW  
NOMINATION 229**

| <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   |  |
| Parcel can be accessed from a privately-maintained road that is dedicated for public use   | 1   | 1  |
| Parcel can only be accessed by a private road or does not have physical or legal access  | 0   |  |
|  |     | No physical access due to substandard bridge. Although it is sufficient for management it is not appropriate for public use. |
| <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  |
|  |     | Site could be incorporated into a trail system at the Caloosahatchee Creeks Preserve   |
| <b>3. Land Manageability</b>   |     |  |
| 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   |  |
|  |     | Surrounded on all sides by the Caloosahatchee Creeks Preserve  |
| <b>4. Development Status (Maximum 4 points)</b>  |     |  |
| The Parcel is Approved for Development or is Exempt from   |     |  |
| a. Clearing Regulations  | 4   | 0  |
| b. The Parcel is Zoned for Intensive Use   | 2   | 0  |
| c. Future Land Use Map: Intensive Land Use Category  | 1   | 1  |
|  |     | AG-2<br>Suburban   |
| <b>TOTAL POINTS</b>  |     | <b>26</b>  |
| <b>COMMENTS: Acquisition of this parcel will remove an out parcel from the Caloosahatchee Creeks Preserve. This will improve the boundary configuration and prevent possible future land use conflicts by eliminating a private landownership within a County maintained preserve.</b> |     |  |
| <b>RECOMMENDATION: Pursue for acquisition</b>  |     |  |

**SECONDARY REVIEW  
NOMINATION 231**

| 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     |   |
| f. 50 to <100 acres   | 1     |   |
| g. < 50 acres   | 0     | 0.37 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     | 4   |
| 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     | 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     | site composed of sand live oak community, minimal exotic plant invasion |
| <b>2. Significant for wide-ranging species</b>  |       |   |
| Panther Habitat, wetlands, ponds, grass lands, etc.   | 2     | 1   |
| migratory songbird species have been documented to use this habitat at the Caloosahatchee Creeks Preserve |       |   |
| <b>3. Rare and Unique Uplands</b>   |       |   |
| a. Scrub, hammock, old growth pine  | 2     | 2   |
| b. Mature, second growth pine flatwood  | 1     |   |
| sand live oak community 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   |
| sand live oak community only  |       |   |

**SECONDARY REVIEW  
NOMINATION 231**

| <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               | 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              | 2  |
| <b>f.</b>  |  |                 | Near Daughtrey's Creek, overland flow<br>Natural condition   |
| <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               | 1  |
| <b>d.</b>  | No significant flood issues  | 0               |  |
| <b>e.</b>  |  |                 | Within floodplain. FIRM (Flood) Zone: AE:EL8. Within Coastal High Hazard Area. Tropical Storm Surge Category. Chapel Branch Watershed. |
| <b>3. Protect a water supply source.</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               |  |
| <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               | 0  |
| <b>c.</b>  |  |                 | No significant water supply source   |
| <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               | 1  |
| <b>b.</b>  | No existing or potential water quality benefits  | 0               |  |
| <b>c.</b>  |  |                 | No wetlands. Sheet flow over limited area provides some water quality benefit.   |

**SECONDARY REVIEW  
NOMINATION 231**

| <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   |  |
| Parcel can be accessed from a privately-maintained road that is dedicated for public use   | 1   | 1  |
| Parcel can only be accessed by a private road or does not have physical or legal access  | 0   |  |
|  |     | No physical access due to substandard bridge. Although it is sufficient for management it is not appropriate for public use. |
| <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  |
|  |     | Site could be incorporated into a trail system at the Caloosahatchee Creeks Preserve   |
| <b>3. Land Manageability</b>   |     |  |
| 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   |  |
|  |     | surrounded on all sides by the Caloosahatchee Creeks Preserve  |
| <b>4. Development Status (Maximum 4 points)</b>  |     |  |
| The Parcel is Approved for Development or is Exempt from   |     |  |
| <b>a.</b> Clearing Regulations   | 4   | 0  |
| <b>b.</b> The Parcel is Zoned for Intensive Use  | 2   | 0  |
| <b>c.</b> Future Land Use Map: Intensive Land Use Category   | 1   | 1  |
|  |     | AG-2<br>Suburban   |
| <b>TOTAL POINTS</b>  |     | <b>26</b>  |
| <b>COMMENTS: Acquisition of this parcel will remove an out parcel from the Caloosahatchee Creeks Preserve. This will improve the boundary configuration and prevent possible future land use conflicts by eliminating a private landownership within a County maintained preserve.</b> |     |  |
| <b>RECOMMENDATION: Pursue for acquisition</b>  |     |  |