

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

Blue Sheet No. 20031501

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the recommendations of the Conservation Lands Acquisition and Stewardship Advisory Committee to pursue the acquisition of approximately 148 acres on Pine Island. Authorize the Division of County Lands to begin the acquisition process for the property known as Conservation 20/20 Nomination 184.

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 #: 1

CLB

3. MEETING DATE:
01-20-2004

4. AGENDA: <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADMINISTRATIVE <input type="checkbox"/> APPEALS <input type="checkbox"/> PUBLIC <input type="checkbox"/> WALK ON TIME REQUIRED:	5. REQUIREMENT/PURPOSE: (Specify) <input type="checkbox"/> STATUTE <input checked="" type="checkbox"/> ORDINANCE 96-12 <input type="checkbox"/> ADMIN. <input type="checkbox"/> OTHER	6. REQUESTOR OF INFORMATION A. B. DEPARTMENT <u>Independent</u> C. DIVISION <u>County Lands</u> BY <u>Karen L. W. Forsyth, Director</u>
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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 184 be pursued for acquisition. This upland pine flatwoods parcel is home to several listed species; including an active eagle nest, Beautiful Pawpaw, and gopher tortoise. A narrow parcel developed as a tree farm separates this parcel from three other 20/20 acquisitions to the south: 92, 121, and 147. The southern portion of this property is subject to a lease with the Division of Utilities to spray irrigate as needed treated effluent pursuant to approved environmental permits.

The Calusa Land Trust has pledged \$10,000 in contributory matching funds for acquisition of this property. The Division of Utilities has pledged contributory funds to restore the property upon which they have a lease.

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 184 will come from Account No. 20-8800-30103.506110 and from the Calusa Land Trust.

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>BFB</i> Utilities	<i>John J. Madison</i> 1-5-04	OA <i>1-5-04</i>	PM <i>1-5-04</i>	RISK <i>1-5-04</i>	GC <i>1-5-04</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: 12-31-03
 Time: 2:25
 Forwarded To:
 Co. Admin.
 1/5/04 9AM

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
 1/5/04
 11:30 am 527
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
 1/5/04

**SECONDARY
REVIEW**

Pine Island
15-45-22-00-00001.3000 and .5000
148 Acres

Nomination 184-2

CRITERIA		SCORE		COMMENTS
A. SIZE AND CONTIGUITY				
1. Size of Property				
a.	≥ 500 acres	6	0	148 acres. Asking price is \$2,500,000 (\$16,892 per acre). The Calusa Land Trust has pledged \$10,000 in contributory matching funds for acquisition.
b.	400 to < 500 acres	5	0	
c.	300 to <400 acres	4	0	
d.	200 to <300 acres	3	0	
e.	100 to <200 acres	2	2	
f.	50 to <100 acres	1	0	
g.	< 50 acres	0	0	
2. Contiguous to:				
a.	Coastal waters&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	
B. HABITAT FOR PLANTS AND ANIMALS				
1. Native Plant Cover				
a.	≥ 75 % of the property has native plant cover	8	8	the northern parcel is pine flatwoods, but the understory has been cleared from ¾ of the southern parcel (about 26 acres), there are many pines left and some native ground cover but it was seeded with bahia grass.
b.	50% to < 75% has native plant cover	4	0	
c.	25% to <50% has native plant cover	2	0	
d.	< 25% has native plant cover	0	0	
2. Significant for wide-ranging species				
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	2	two active bald eagle nests on the nomination
3. Rare and Unique Uplands				
a.	Scrub, hammock, old growth pine	2	0	
b.	Mature, second growth pine flatwood	1	1	mature pines present on the property
4. Diversity				
a.	5 or more FLUCCS native plant comm. categories	2	0	pine flatwoods is the only native FLUCCS plant community
b.	3 or 4 FLUCCS native plant community categories	1	0	
c.	2 or less FLUCCS native plant community categories	0	0	

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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			
	c.	Same as b., smaller watershed, not as defined, disconnected	2			
	d.	Site conveys runoff, minimal area	1	1		site accommodates some road run-off
	e.	Site provides no conveyance of surface water	0			
	f.	Add 2 points if conveyance is natural (not man-made)	+2	0		considerable disturbance
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			
	d.	Small watershed, minimal flooding	1	1		site provides limited coastal storm surge protection
	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 Tamiami 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 recharge or 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 provided by wetlands
	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			

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REVIEW**

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148 Acres

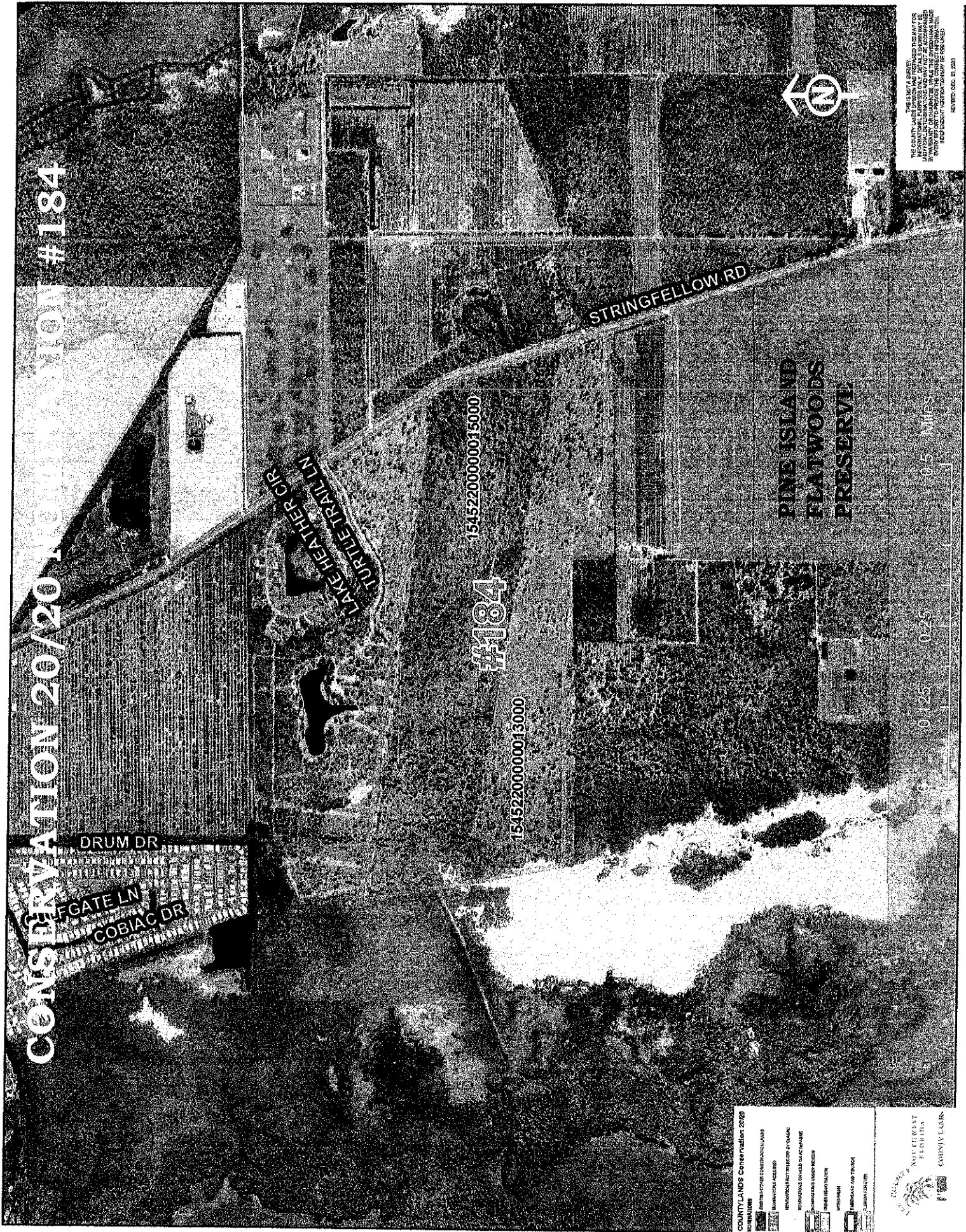
Nomination 184-2

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	
	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		Stringfellow Road
2.	Recreation/Eco-Tourism Potential			
	Score depends upon the variety or uniqueness of potential public uses.	0-2	1	recreational opportunities most likely limited to hiking on portions of property not used for wastewater disposal.
3.	Land Manageability			
	75% or greater of the perimeter of site low impact land uses	3	3	
	50%-75% of the perimeter of site low impact land uses	2		Developed palm tree farm on south. Turtle Dove residential subdivision on north. Wetlands on west. Undeveloped Rural land uses to east (across Stringfellow Road).
	25%-50% of the perimeter of site low impact land uses	1		
	Less than 25% of the perimeter of the site low impact land uses	0		
4.	Development Status (Maximum 4 points)			
a.	The Parcel is Approved for Development or is Exempt from Clearing Regulations	4	4	Ag. Exemption and cattle lease. RPD zoning - Pine Island Village Links. Approved for residential golf course development.
b.	The Parcel is Zoned for Intensive Use	2	0	AG-2
c.	Future Land Use Map: Intensive Land Use Category	1	0	Suburban, Rural, and Wetlands
TOTAL POINTS			28	

COMMENTS: There is one active eagle nest on this property, Beautiful Pawpaw, and gopher tortoise documented on this site. County Utilities is using the southern portion of this property for the disposal of wastewater via spray irrigation pursuant to approved environmental permits subject to a lease. The acquisition of this property for conservation purposes must be contingent upon the understanding that the lease provisions will continue to apply. The majority of CLASAC feels that the existing wastewater disposal system is a compatible use on 20/20 lands. Pledges have been made by the Calusa Land Trust for \$10,000 in contributory funds for acquisition and by the Division of Utilities to restore the vegetation on the leased portion of the property.

RECOMMENDATION: Pursue for acquisition. The Calusa Land Trust has pledged \$10,000 in contributory matching funds for acquisition of this property. The Division of Utilities has pledged contributory funds to restore the property.

CONSERVATION 20/20 INITIATION #184



COUNTY LANDS Conservation 20/20

- NO. 184
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REVISED: DEC. 21, 2013