

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

Blue Sheet No. 20040615

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the recommendation of the Conservation Lands Acquisition and Stewardship Advisory Committee to pursue for acquisition approximately 0.23 acres in Township 44S, Range 27E, Section 6 in the Greenbriar area of Lehigh Acres and known as Conservation 20/20 Nomination 250. Authorize staff to enter negotiations with the property owners.

**WHY ACTION IS NECESSARY:** The Board must approve advisory committee recommendations for Conservation 20/20 Program acquisitions and must authorize necessary expenses 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 DISTRICTS** 05

*CBG*

**3. MEETING DATE:**

*06-01-2004*

**4. AGENDA:**

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

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

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

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
  - B. DEPARTMENT Independent *LL by*
  - C. DIVISION County Lands *nm*
- BY: *KLW*  
Karen L. W. Forsyth, Director

**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 250 be pursued for acquisition for the reasons stated in the attached report. Acquisition of this parcel does not conflict with any transportation, school district, emergency management services or County utility plans. The preliminary title research has been completed and no substantial title problems were found.

CLASAC continues to recognize the potential for off-site mitigation credits in recommended parcels, as required by Ordinance 96-12. However, mitigation credits may not necessarily be obtained for each acquisition due to the specific environmental resource type, condition and/or location of off-site mitigation desired by the regulatory agencies for any given project. 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 250 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 <i>Apr 5/18/04</i>				G County Manager
					OA	OM	Risk	GC	
<i>K. Forsyth</i>			<i>5/17</i>	<i>5/18/04</i>	<i>5/18/04</i>	<i>5/16/04</i>	<i>5/18/04</i>	<i>5/18/04</i>	<i>5/18/04</i>

**10. COMMISSION ACTION:**

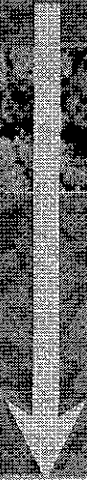
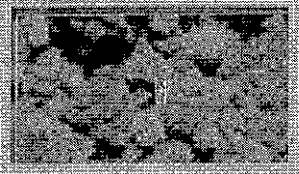
- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *5/17/04*  
Time: *3:30*  
*pm*  
Forwarded To:  
*Co. Adm.*  
*5/18/04 9AM*

RECEIVED BY  
COUNTY ADMIN: *nm*  
*5/18/04*  
*11:10 am 5/18*  
COUNTY ADMIN  
FORWARDED TO: *nm*  
*5/19/04*  
*10 AM*

*HS*

# CONSERVATION 20/20 #250



**JACKIE CT**

NOMINATION #250  
STRAP#(S) 06-44-27-01-00222.0080  
TOTAL APPROXIMATE ACREAGE: .23

IS NOT IN



**COMBILANDS Conservation 20/20**  
CONSERVATION #250  
NOMINATION #250  
STRAP#(S) 06-44-27-01-00222.0080  
TOTAL APPROXIMATE ACREAGE: .23

DATE: 06/20/20  
BY: [Name]  
FOR: [Name]  
PROJECT: [Name]

**COMBILANDS**  
SOUTHWEST  
FLORIDA  
COUNTY LANDS

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	< 1 acre
<b>2. Contiguous to:</b>				
	a. Coastal waters and other sovereignty submerged lands	4		
	b. Existing preserve area, c.e., wma or refuge	4	4	Greenbriar Connector Preserve on 3 sides
	c. Preserve areas officially proposed for acquisition	2		
<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		Brazilian pepper noted along Jackie Court
<b>2. Significant for wide-ranging species</b>				
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	0	Too small to be significant.
<b>3. Rare and Unique Uplands</b>				
	a. Scrub, hammock, old growth pine	2		
	b. Mature, second growth pine flatwood	1	1	mature pines 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	Oak palm hammock

<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	<b>4</b>		
	<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	<b>3</b>		
	<b>c.</b>	Same as b., smaller watershed, not as defined, disconnected	<b>2</b>		
	<b>d.</b>	Site conveys runoff, minimal area	<b>1</b>		
	<b>e.</b>	Site provides no conveyance of surface water	<b>0</b>	<b>0</b>	no stormwater conveyance
	<b>f.</b>	Add 2 points if conveyance is natural (not man-made)	<b>+2</b>	<b>0</b>	
<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	<b>4</b>		
	<b>b.</b>	Same as a., portion of floodway (one side) or within floodplain	<b>3</b>		
	<b>c.</b>	Medium size watershed, need for floodplain protection, possibly serves as an outfall for a road or development	<b>2</b>		
	<b>d.</b>	Small watershed, minimal flooding	<b>1</b>	<b>1</b>	In general, purchase of parcels in Lehigh may reduce flood impacts to downstream properties
	<b>e.</b>	No significant flood issues	<b>0</b>		
<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	<b>2</b>		
	<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	<b>1</b>		
	<b>c.</b>	No recharge or potential water supply opportunities	<b>0</b>	<b>0</b>	No significant recharge or water supply source
<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	<b>2</b>		
	<b>b.</b>	Same as a., but achieved through some alterations to existing site or very limited in contributing watershed	<b>1</b>		
	<b>c.</b>	No existing or potential water quality benefits	<b>0</b>	<b>0</b>	No significant water quality benefits

Lehigh Acres/Greenbriar Area  
06-44-27-01-00222.0080; 646 Jackie Court

D. LAND MANAGEMENT/RECREATION/PLANNED LAND USE				COMMENTS
<b>1.</b>	<b>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>		Jackie Court is a county-maintained road
	Parcel can be accessed from a minor collector or local street	<b>2</b>	<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>2.</b>	<b>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>	enhances recreational potential of Greenbriar Preserve because acquisition would remove an out parcel
<b>3.</b>	<b>Land Manageability</b>			
	75% or greater of the perimeter of site is surrounded by low impact land uses	<b>3</b>	<b>3</b>	Adjacent on 3 sides by preserve
	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>		
<b>4.</b>	<b>Development Status (Maximum 4 points)</b>			
	<b>a.</b> The Parcel is Approved for Development or is Exempt from Clearing Regulations	<b>4</b>	<b>4</b>	Platted lot in Lehigh
	<b>b.</b> The Parcel is Zoned for Intensive Use	<b>2</b>		Zoned AG-2
	<b>c.</b> Future Land Use Map: Intensive Land Use Category	<b>1</b>		Urban Community
<b>TOTAL POINTS</b>			<b>24</b>	
<b>COMMENTS:</b> Alone, this property is insignificant. Its significance lies in the elimination of an outparcel of the Greenbriar Connector Preserve, thus improving its public use potential.				
<b>RECOMMENDATION: Pursue for acquisition</b>				