

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

**Blue Sheet No. 20040709**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the recommendation of the Conservation Lands Acquisition and Stewardship Advisory Committee to pursue for acquisition approximately 20 acres in Township 43S, Range 27E, Section 36 in the Alva area and known as Conservation 20/20 Nomination 255. 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

*Cl6B*

**3. MEETING DATE:**

*06-15-2004*

**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*
- BY: *KLF*  
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 255 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 255 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>K. Forsyth</i>			<i>BAD 6/11/04</i>	<i>John M... 6-11-04</i>	OA <i>6/2/04</i>	OM <i>6/2/04</i>	Risk <i>6/2/04</i>	GC <i>6/2/04</i>	<i>HS 6/3/04</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *6/11/04*  
Time: *3:15 PM*  
Forwarded To:  
*Co. Adm. 6/2/04 9 AM*

RECEIVED BY  
COUNTY ADMIN:  
*6-2-04*  
*8:55*  
COUNTY ADMIN  
FORWARDED TO: *PK*  
*6-3-04*  
*4:30 PM*

*ENN*

*HS*

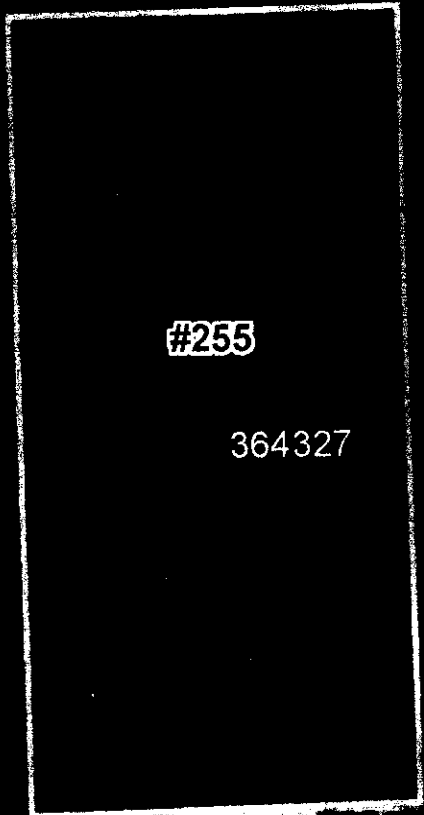
CRITERIA		SCORE	COMMENTS
<b>A. SIZE AND CONTIGUITY</b>			
<b>1.</b>	<b>Size of Property</b>		
	c. 300 to <400 acres	4	
	d. 200 to <300 acres	3	
	e. 100 to <200 acres	2	
	f. 50 to <100 acres	1	
	g. < 50 acres	0	0 20 acres
<b>2.</b>	<b>Contiguous to:</b>		
	a. Coastal waters and other sovereignty submerged lands	4	4 Tributary to Bedman Creek within boundary on west side. Bedman Creek touches and may be within boundary on northeast corner.
	b. Existing preserve area, c.e., wma or refuge	4	0
	c. Preserve areas officially proposed for acquisition	2	0
<b>B. HABITAT FOR PLANTS AND ANIMALS</b>			
<b>1.</b>	<b>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	0 No exotic species noted in field review
<b>2.</b>	<b>Significant for wide-ranging species</b>		
	Panther Habitat, wetlands, ponds, grass lands, etc.	2	2 Panthers have been documented to travel through this general area. Most likely bear also use this site for travel and forage.
<b>3.</b>	<b>Rare and Unique Uplands</b>		
	a. Scrub, hammock, old growth pine	2	2 Estimated 80% of site is scrub oak community with palmetto. Few scattered pines (mature). Gopher tortoise burrows present. Once burned, will be excellent scrub jay habitat. Remaining 20% of site is live oak hammock.
	b. Mature, second growth pine flatwood	1	
<b>4.</b>	<b>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 Large live oak hammock at northwestern portion of property along bank of Bedman Creek and along tributary to Bedman Creek on west boundary. Balance and majority of site consists of oak scrub/palmetto prairie. Scattered pines.

C. SIGNIFICANCE FOR WATER RESOURCES				COMMENTS	
<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		Adjacent to Bedman Creek and tributary, single side of conveyance natural creek system
	<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	3	
	<b>c.</b>	Same as b., smaller watershed, not as defined, disconnected	2		
	<b>d.</b>	Site conveys runoff, minimal area	1		
	<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	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		within Bedman Creek flood-way, one side
	<b>b.</b>	Same as a., portion of floodway (one side) or within floodplain	3	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 recharge or 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 to upstream area provided by wetland system
	<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		

D. LAND MANAGEMENT/RECREATION/PLANNED LAND USE					COMMENTS
<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		
		Parcel can only be accessed by a private road or does not have physical or legal access	0	0	25 foot private easement, unpaved. Accessible by 4-wheel drive only.
<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	Access is suitable for management purposes, for scientific study, and for managed environmental education outings. Not suitable for general public use.
<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		Mostly surrounded by Rural category. South boundary is platted Lehigh Acre lots (currently undeveloped).
<b>4. Development Status (Maximum 4 points)</b>					
	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	Rural
<b>TOTAL POINTS</b>				<b>30</b>	
<p><b>COMMENTS: This property consists of high quality, rare scrub habitat needed for gopher tortoise and scrub jays. It is suited for management and scientific study of listed species. This should be considered a wildlife preserve that is not suitable for general public use due to its limited physical access and the sensitivity of the habitat for listed species.</b></p> <p><b>RECOMMENDATION: Pursue for acquisition</b></p>					

# CONSERVATION 20/20 #255

Bedman Creek



#255

364327

STRAP#(S) 36-43-27-00-0004.0040 &  
36-43-27-00-0004.0040  
TOTAL APPROXIMATE ACREAGE: 20

Dog Canal

Conservation 20/20 Nomination

 FLOW-WAY

 Canals & Drainage



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

REVISED MAY 27, 2004