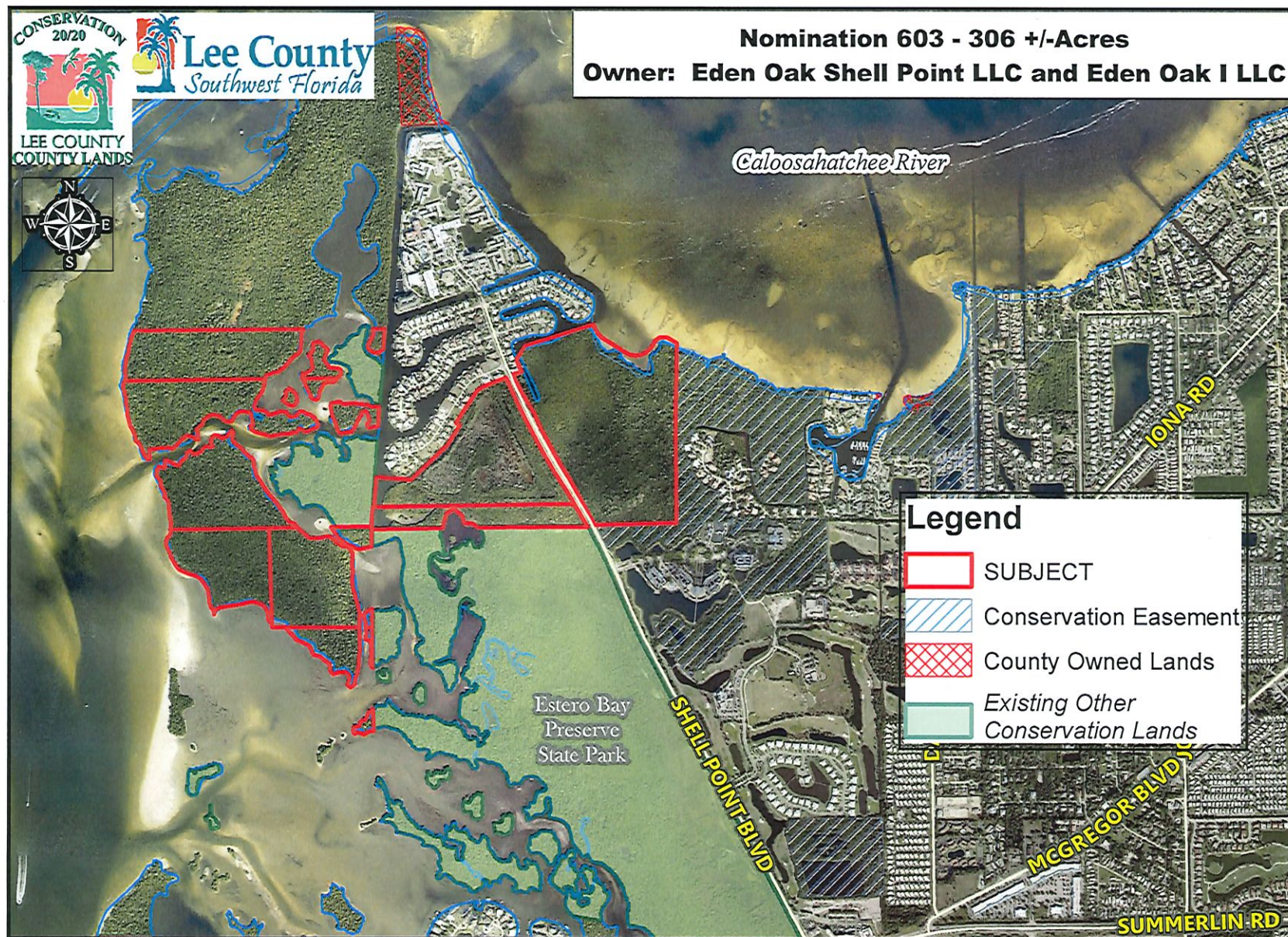


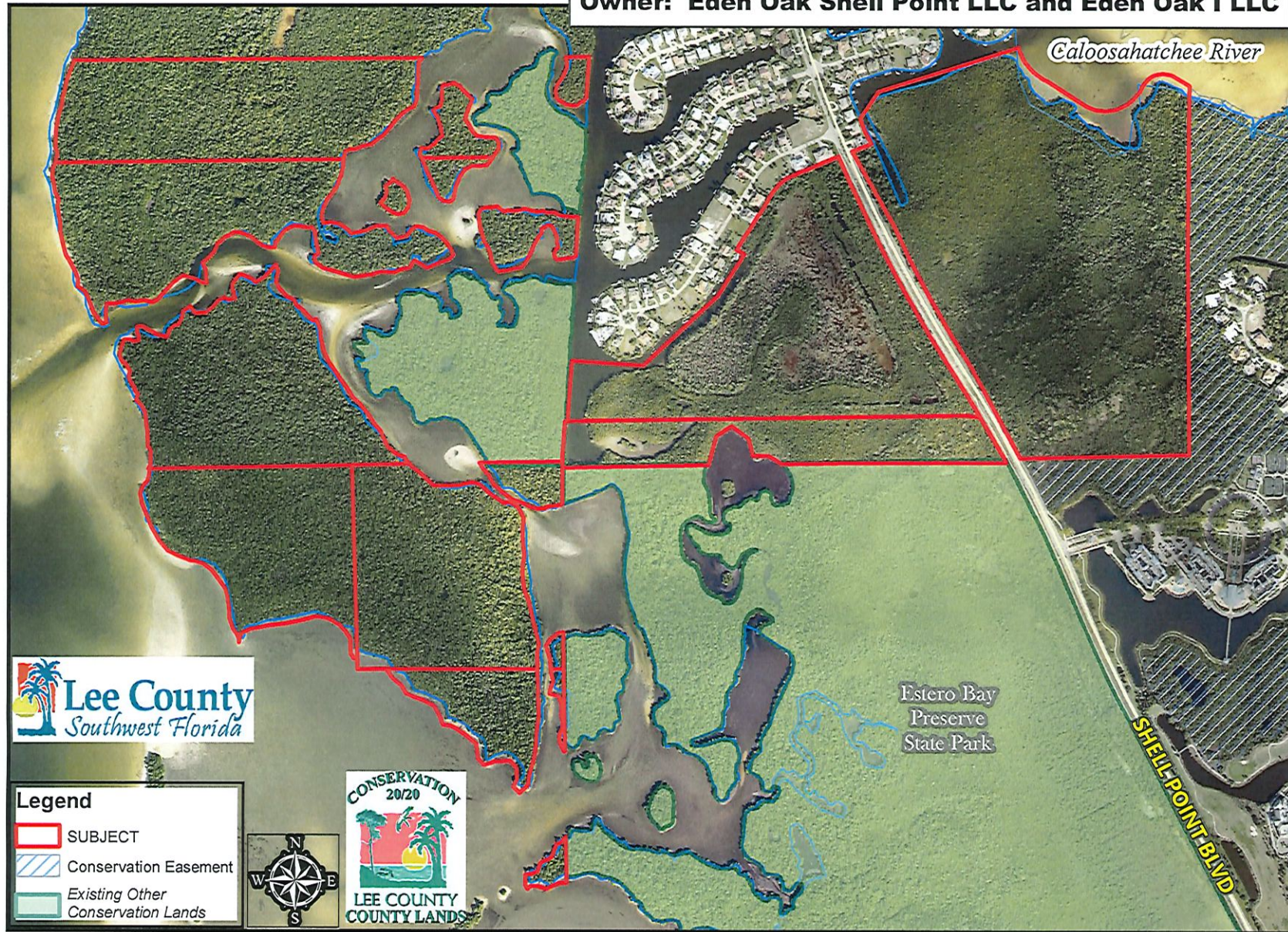
Conservation 20/20 Nomination # 603



Conservation 20/20 Nomination # 603

Nomination 603 - 306 +/-Acres

Owner: Eden Oak Shell Point LLC and Eden Oak I LLC



STRAP Nos. 2 parcels in 33-45-23-; 3 parcels in 34-45-23; 2 parcels in 04-46-23

BoCC Initiated Project

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
A. Size and Location		15	13	
Size of Property	>=500 acres	10	8	306 acres STRAP Nos: 33-45-23-00-00002.0010; 33-45-23-00-00002.0020; 34-45-23-00-00001.0000; 34-45-23-00-00001.0020; 34-45-23-00-00001.0060; 04-46-23-00-00003.0000; 04-46-23-00-00004.0000
	400 to < 500 acres	9		
	300 to < 400 acres	8		
	200 to < 300 acres	6		
	100 to < 200 acres	4		
	50 to < 100 acres	2		
	< 50 acres	0		
Contiguous to	Coastal waters/other sovereignty submerged land and/or an existing preserve area, c.e. wma or refuge	5	5	Punta Rassa Cove/Caloosahatchee River
	Preserve area officially proposed of acquisition	2	0	
B. Habitat for Plants and Animals		22	15	
Native Plant Cover	>= 75 % of the property has native plant cover	8	8	Based on provided FLUCCS map and what was noted during limited site review tour
	50% to < 75% has native plant cover	4		
	25% to <50% has native plant cover	2		
	< 25% has native plant cover	0		
Significant for wide-ranging species	Panther Habitat, wetlands, ponds, grass lands, etc.	2	2	Manatee, Smalltooth sawfish
Rare and Unique Uplands	Scrub, hammock, old growth pine	2		
	Mature, second growth pine flatwoods	1		
Diversity	5 or more FLUCFCS native plant community categories	2		
	3 or 4 FLUCFCS native plant community categories	1	1	Mangrove swamp, saltwater marsh, streams and waterways
	2 or less FLUCFCS native plant community categories	0		
Mitigation	Public projects with mitigation credit potential	8	4	

STRAP Nos. 2 parcels in 33-45-23-; 3 parcels in 34-45-23; 2 parcels in 04-46-23

BoCC Initiated Project

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
C. Significant for Water Resources		50	29	
Serves or can serve as flow-way and provides flood protection	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	5	5	Riverine property of the Caloosahatchee River.
	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	4		
	Site has potential for rehabilitation, restoration, creation, reconnection, or manipulation to restore natural watershed processes or flow-way connectivity	3		
	Same as b., smaller watershed, not as defined, disconnected	2		
	Site conveys runoff, minimal area	1		
	Site entirely contained, no runoff	0		
	Add 5 points if the parcel is within a designated FEMA floodway or otherwise provides floodplain protection	5	1	It could offer some floodplain protection to the adjacent developed lands.
	Add 5 points if conveyance is natural (not man-made)	5	3	The hydrology and ecology of part of this property has been disburbed due to berms and ditches.
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	5		
	Not within above mentioned zones, but advantageous due to proximity to existing water supply facilities or identified as potential water storage area	3		
	No recharge or potential water supply opportunities	0		

STRAP Nos. 2 parcels in 33-45-23-; 3 parcels in 34-45-23; 2 parcels in 04-46-23

BoCC Initiated Project

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
C. Significant for Water Resources (Cont'd)				
Improves Water Quality	Parcel is located in a watershed with an adopted Total Maximum Daily Load and has the ability to provide quantified and clear water quality benefits (e.g. Basin Management Action Plan load reduction credits)	30	20	The wetlands in this property are offering water quality benefits to the Caloosahatchee Estuary, but it would not be an ideal candidate for a Lee County water quality project since it is mostly mangroves and/or brackish.
	Parcel is located in a watershed identified on the State's Verified List of Impaired Waters and has the ability to provide quantified and clear water quality benefits	15		
	Parcel may provide water quality benefits but there is little or no ability to provide quantification of benefits	10		
Offset Damage to or Enhance Water Quality	No existing or potential water quality benefits	0		
D. Recreation/Land Manageability		13	7	
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 about native plants and animals, eco-archaeological resources, land restoration, etc. (Max of 2)	2	1	Potential for paddlecraft access
Land Manageability	75% or greater of the perimeter of site is surrounded by low impact land uses	3	3	Primarily mangroves, river and bay inland waterways; Shell Point Blvd. bisects parcels with residential communities to the north and southeast boundaries
	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		

STRAP Nos. 2 parcels in 33-45-23; 3 parcels in 34-45-23; 2 parcels in 04-46-23

BoCC Initiated Project

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
Land Manageability (Cont'd)	Good potential for panther, wood stork, gopher tortoise or bonneted bat mitigation	2		
	Project has potential to hold more water on the land through restoration efforts; Small scale alterations needed (exotic plant removal or livestock removal)	3		
	Project has potential to hold more water on the land through restoration efforts; Small scale earthwork: ditch plugs, berm breaches	2		
	Project has potential to hold more water on the land through restoration efforts; Large scale earth moving projects	1		
	Fire dependent communities and ability to use prescribed fire; No immediate Wildland Urban Interface issues or non fire dependent communities	3	3	Non-fire dependent plant communities
	Fire dependent communities and ability to use prescribed fire; 1 side has Wildland Urban Interface issues	2		
	Fire dependent communities and ability to use prescribed fire; 2 or more sides have Wildland Urban Interface issues	1		
TOTAL POINTS		100	64	Maximum Points = 100

COMMENTS

2019-Dec-12

Staff Comments:

2019-Dec-12

CRSC Comments: **Forward Nomination 603 for Negotiation.** SS/TJC - Motion carried with no objection

2019-Dec-12

CLASAC Comments: No Quorum.

2020-JAN-09

CLASAC Comments: **Forward Nomination 603 for Negotiation.** KA/S Spring - Motion carried unanimously.

CONSERVATION 20/20
OIL, GAS and MINERAL RIGHTS (OGM) STATUS
Nomination 603 (306 +/-acres)

STRAP Nos.: 33-45-23-00-00002.0010; 33-45-23-00-00002.0020; 34-45-23-00-00001.0000; 34-45-23-00-00001.0020; 34-45-23-00-00001.0060; 04-46-23-00-00003.0000; 04-46-23-00-00004.0000

1.	OGM Ownership	Subsurface rights are held by Trustees of the Internal Improvement Fund of Florida, as to an undivided $\frac{3}{4}$ interest in all phosphate, minerals and undivided $\frac{1}{2}$ interest in petroleum with the privilege to mine and develop.
2.	Zoning Category	AG-2
3.	Land Use Designation	303.25 acres Wetlands 2.75 acres Suburban
4.	Surrounding Zoning & Uses	North: AG-2/Suburban and Wetlands East: RPD/PUD/Suburban and Wetlands South: AG-2/Wetlands West: AG-2/Wetlands and Conservation Lands (Uplands and Wetlands).
5.	Soil Types	Peckish Mucky Fine Sand, Wulfert Muck, Waters of the Gulf of Mexico, Matlacha Gravelly Fine Sand +/-5%
6.	Surface Conditions	The site is undeveloped mangroves with scattered sections of uplands created from mosquito ditch spoils piles dredged between 1958 and 1966. The western portion was cleared of trees and vegetation for development with a berm created around it.
7.	Subsurface Conditions	Based solely on the location of the Conservation 20/20 Nomination 603 parcel and without subsurface site specific investigation and information, there appears to be no known or suspected geological issues of concern.
8.	Water Resource Features	The property falls within Punta Rassa Cove, Matlacha Pass National Wildlife Refuge, San Carlos Bay, and the Estero Bay Preserve State Park. Not an ideal candidate for a Lee County water quality project since the property is mostly mangroves and/or brackish.
9.	Endangered Species Habitat or Occupation	Primarily mangroves, river and bay inland waterways. Manatee and Smalltooth sawfish.
10.	Proposed Restoration Activities	Potential to be accessed by paddle craft
11.	Analysis	Subject to release of the right of entry for subsurface rights (at the sellers expense) as a requirement of the negotiation.
12.	Staff Recommendation	Recommend forwarding for negotiation.

See attached map(s)