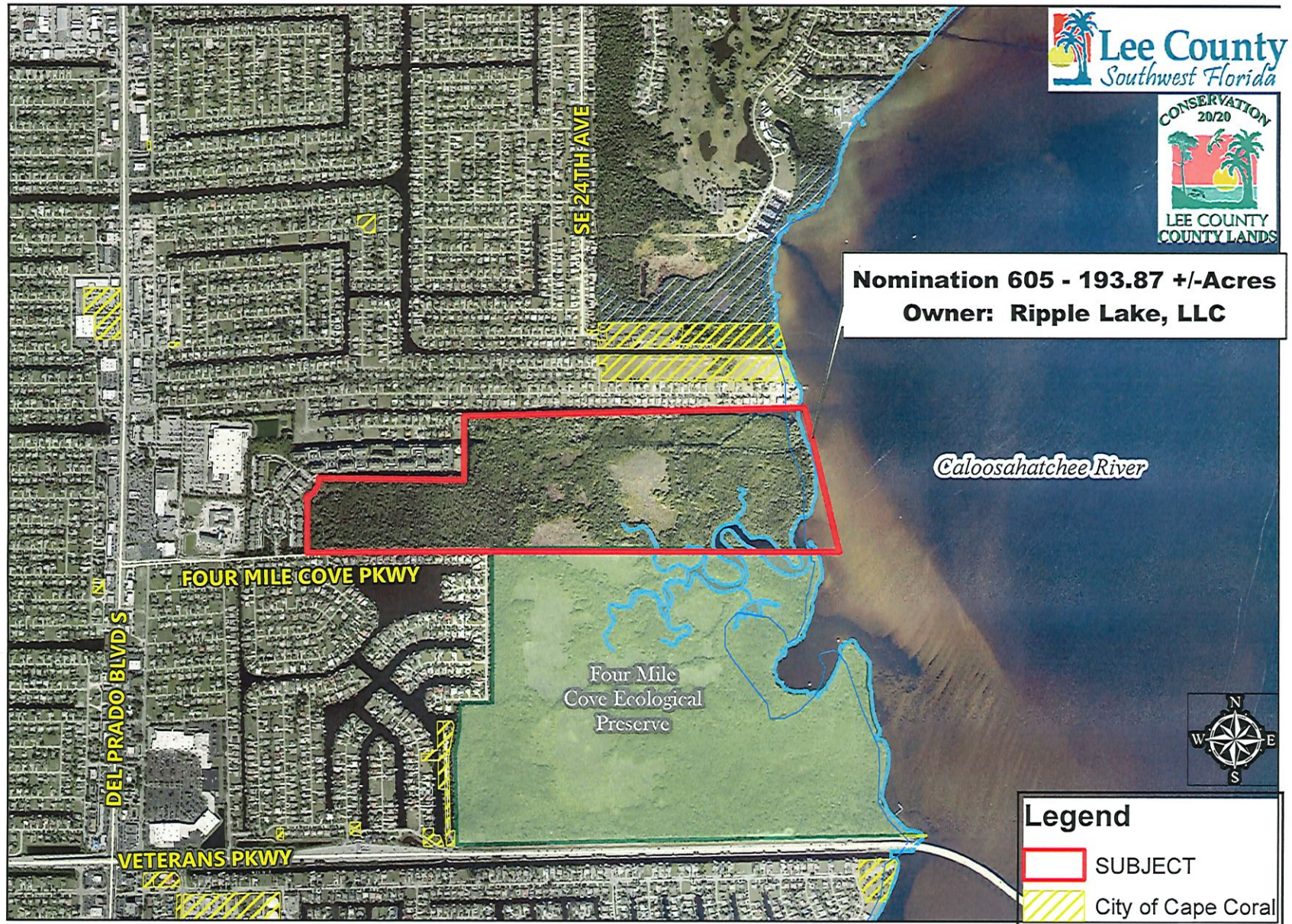
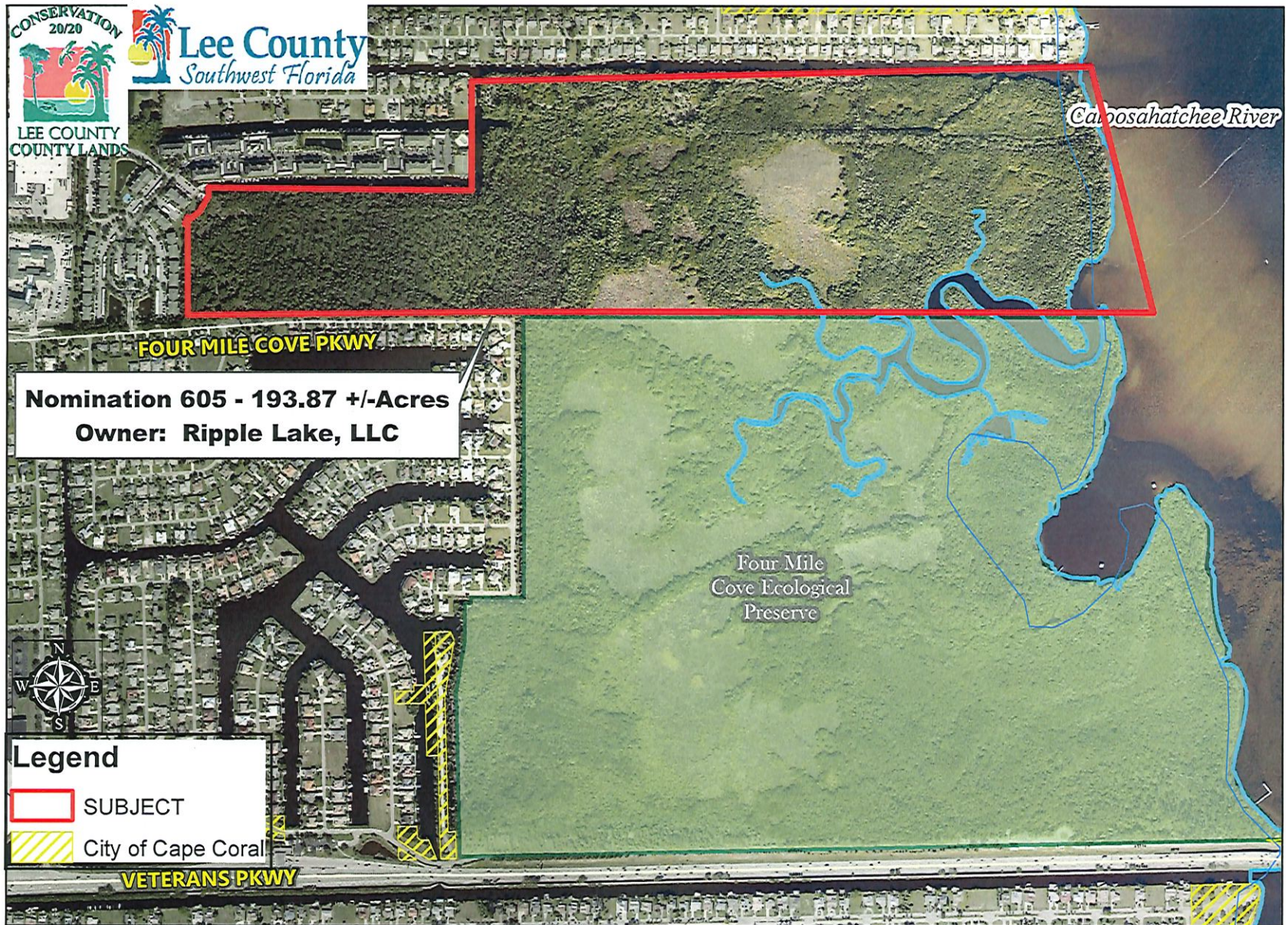


# Conservation 20/20 Nomination # 605





# Conservation 20/20 Nomination # 605





**CONSERVATION 20/20**  
**Acquisition Review Criteria**

**Cape Coral - North of Four Mile Cove Preserve**  
**193.87 Acres**

**NOMINATION NO. 605**

**STRAP Nos. 28-44-24-C1-00002.0000, .0020; 29-44-24-C2-00001.0010, .0040, .0070**

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
<b>A. Size and Location</b>		<b>15</b>	<b>11</b>	
Size of Property	>=500 acres	10	4	193.87 acres
	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	Caloosahatchee River, adjacent to Four Mile Cove Ecological Park
	Preserve area officially proposed of acquisition	2	2	Four Mile Cove Ecological Park
<b>B. Habitat for Plants and Animals</b>		<b>22</b>	<b>10</b>	
Native Plant Cover	>= 75 % of the property has native plant cover	8	4	Besides previously recorded highly disturbed land categories, all other noted native plant communities have some level of upland/wetland invasive exotic plant coverage
	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, bald eagle
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	2	Pine flatwoods, mangrove swamp, saltwater marshes, cabbage palm hammock, palmetto prairie, hardwood/conifer mixed, mixed wetland hardwoods, live oak and river/creek
	3 or 4 FLUCFCS native plant community categories	1		
	2 or less FLUCFCS native plant community categories	0		
Mitigation	Public projects with mitigation credit potential	8	2	

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(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
<b>C. Significant for Water Resources</b>		<b>50</b>	<b>31</b>	
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	Parcel lies along 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 afford floodplain protection to the adjacent residential development
	Add 5 points if conveyance is natural (not man-made)	5	5	
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	0	



(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
<b>C. Significant for Water Resources (Cont'd)</b>				
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 this property is not located in within Unincorporated Lee County.
	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		
<b>D. Recreation/Land Manageability</b>		<b>13</b>	<b>3</b>	
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 landing along Caloosahatchee River, access to already established paddling trail
Land Manageability	75% or greater of the perimeter of site is surrounded by low impact land uses	3		
	50%-75% of the perimeter of site is surrounded by low impact land uses	2	2	North and west boundary surrounded by residential homes, river on the east boundary, city park to south
	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		

CONSERVATION 20/20  
Acquisition Review Criteria

Cape Coral - North of Four Mile Cove Preserve

NOMINATION NO. 605

193.87 Acres

STRAP Nos. 28-44-24-C1-00002.0000, .0020; 29-44-24-C2-00001.0010, .0040, .0070

(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		
	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	55	Maximum Points = 100

COMMENTS

Staff Comments:

2019-DEC-12

CRSC Comments: **Table until restoration cure is determined and DEP provides a no further action required.** SS/TJC Motion carried Unanimous.

2019-DEC-12

CLASAC Comments: No quorum.

2020-JAN-09

CLASAC Comments: **Forward Nomination 605 for Negotiation** S. Smith/S. Spring Motion carried Unanimous.

Owner: Ripple Lake, LLC/Ramesh Singh

Representative: Timothy Edmiston/Schooner Bay Realty, Inc.

**CONSERVATION 20/20**  
**OIL, GAS and MINERAL RIGHTS (OGM) STATUS**  
**Nomination 605 (194 +/-acres)**

STRAP Nos.:

28-44-24-C1-00002.0000; 28-44-24-C1-00002.0020; 29-44-24-C2-00001.0010;  
29-44-24-C2-00001.0040; 29-44-24-C2-00001.0070

1.	OGM Ownership	Subsurface rights are held by <b>State of Florida, Board of Trustees of the Internal Improvement Trust Fund</b> , <i>reserving a ¾ interest in phosphate, minerals and metals, and ½-half interest in petroleum, with the privilege to mine and develop same.</i>
2.	Zoning Category	City: R1-A
3.	Land Use Designation	City: Single Family Residential/Sub-District
4.	Surrounding Zoning & Uses	North – Single Family Residential South – Natural Resource/Preserve; State owned, managed by City: <b>Four Mile Cove Ecological Park (365 acres)</b> East – Caloosahatchee River West – Residential Multi-Family
5.	Soil Types	Wulfert Muck, Water, Oldsmar Sand, Matlacha Gravelly Fine Sand
6.	Surface Conditions	The vacant site is disturbed from clearing along a portion of a northern salt water canal (Coral Pointe). The remainder of the site contains upland habitats (100+ gopher tortoise burrows), documented bald eagle nest, freshwater and saltwater wetlands with various degrees of exotic vegetation infestation.
7.	Subsurface Conditions	Based solely on the location of the Conservation 20/20 Nomination 605 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	Caloosahatchee River and Alligator Creek. The wetlands on this property offer water quality benefits to the Caloosahatchee Estuary, but this property is not an ideal candidate for a Lee County water quality project due to its location within unincorporated Lee County.
9.	Endangered Species Habitat or Occupation	Manatee, smalltooth sawfish, bald eagle, and 100+ gopher tortoises.
10.	Proposed Restoration Activities	Potential paddle craft landing along river, access to already established paddling trail.
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)