

Conservation 20/20 Nomination 601



Nomination 601 - 67-acres
STRAP No. 26-43-27-00-00019.0000 &
00017.0010

Legend

 SUBJECT



Conservation 20/20 Nomination 601



Nomination 601 - 67-acres
STRAP Nos.: 26-43-27-00-00019.0000
& 00017.0010

PALM BEACH BLVD

Bedman Creek



Legend

 SUBJECT

LUCKY-LEE LN

CONSERVATION 20/20
Acquisition Review Criteria

Alva/Bedman Creek
67 Acres
STRAP Nos. 26-43-27-00-00019.0000; 00017.0010

NOMINATION NO. 601

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
A. Size and Location		15	7	
Size of Property	>=500 acres	10	2	67 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	Bedman Creek flows along western boundary of property
	Preserve area officially proposed of acquisition	2	0	
B. Habitat for Plants and Animals		22	3	
Native Plant Cover	>= 75 % of the property has native plant cover	8	0	Majority cleared pasture
	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	1	Bedman Creek borders western boundary of property
Rare and Unique Uplands	Scrub, hammock, old growth pine	2	1	Oak hammock along creek
	Mature, second growth pine flatwoods	1		
Diversity	5 or more FLUCFCS native plant community categories	2	0	Streams/waterways; temperate hardwood hammock (live/laurel oaks and cabbage palms)
	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	1	

(As of 8/21/2018)

CRITERIA		SCORE		COMMENTS
C. Significant for Water Resources		50	45	
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	
	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	5	
	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
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	30	Tributary to the Caloosahatchee River. Bedman Creek is also impaired and is being added to the 303(d) List. It could provide clear and quantifiable water quality benefits.
	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	8	
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 kayaking
Land Manageability	75% or greater of the perimeter of site is surrounded by low impact land uses	3	3	Palm Beach Blvd. on north boundary; east - citrus grove; south/west - creek and private properties
	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		

(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	0	
	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	1	Approx. 85% of property was cleared for agricultural operations. Disturbed land open to large earth moving project.
	Fire dependent communities and ability to use prescribed fire; No immediate Wildland Urban Interface issues or non fire dependent communities	3	3	Only small areas with remaining native oaks and cabbage palms (hammocks) along creek and southern section of property not fire dependent communities; majority of property is cleared and used for pasture (cattle grazing)
	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	63	Maximum Points = 100

COMMENTS

2019-Dec-12 Staff Comments: Staff solicited for TMDL credits.
2019-Dec-12 CRSC Comments: **Forward Nomination 601 for Negotiation.** SS/TJC Motion carried with no opposition.
2019-Dec-12 CLASAC Comments: No quorum.

CONSERVATION 20/20
OIL, GAS and MINERAL RIGHTS (OGM) STATUS
Nomination 601 (67 +/-acres)

STRAP Nos.: 26-43-27-00-00019.0000 and 26-43-27-00-00017.0010

1.	OGM Ownership	Oil, Gas, and Mineral rights (OGM) are part of the fee ownership (not severed).
2.	Zoning Category	AG-2
3.	Land Use Designation	Rural
4.	Surrounding Zoning & Uses	North – Palm Beach Blvd./AG South – Rural/private home sites East – AG West – Creek
5.	Soil Types	Felda Fine Sand, Boca Fine Sand, Electra Fine Sand
6.	Surface Conditions	A majority of the site is cleared pasture (cattle grazing). There is oak hammock (live/laurel oaks and cabbage palms) along a natural creek and the southern section.
7.	Subsurface Conditions	Based solely on the location of the Conservation 20/20 Nomination 601 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	Bedman Creek is a tributary of the Caloosahatchee River, is impaired and being added to the Clean Water Act 303(d) List. This site could provide clear and quantifiable water quality benefits.
9.	Endangered Species Habitat or Occupation	Not necessarily located on this particular site, but commonly found wildlife in hammock communities include: Black Bears, Florida Panthers , Bobcats, Pigmy Rattlesnakes, Florida Box Turtles, Red-shouldered Hawks , and Barred Owls.
10.	Proposed Restoration Activities	Potential paddle craft.
11.	Analysis	Title research indicates that the Seller holds unified ownership of the subsurface rights.
12.	Staff Recommendation	Recommend forwarding for negotiation.

See attached map(s)