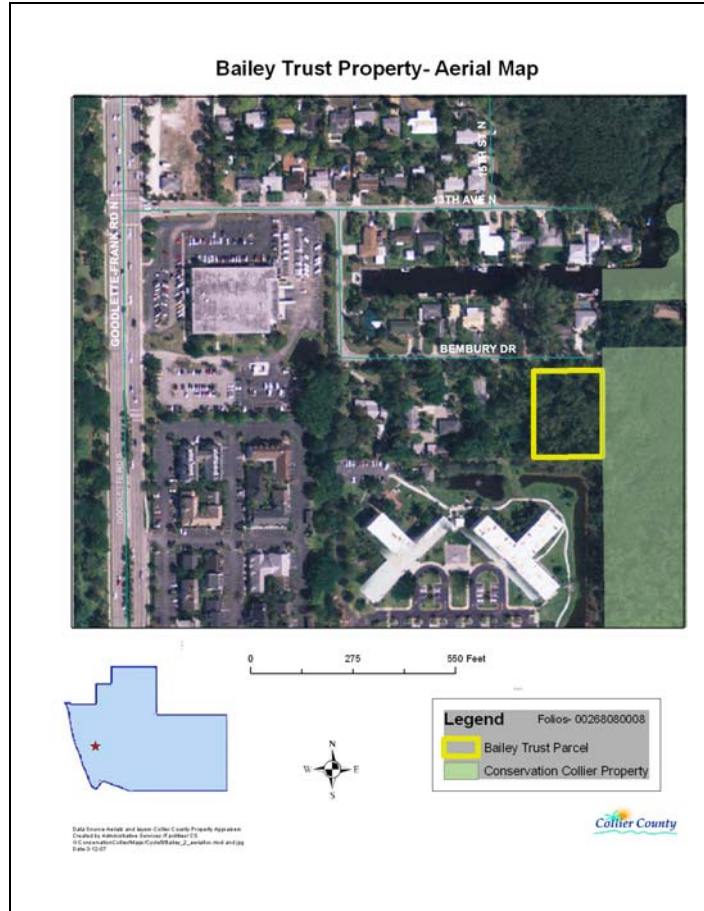
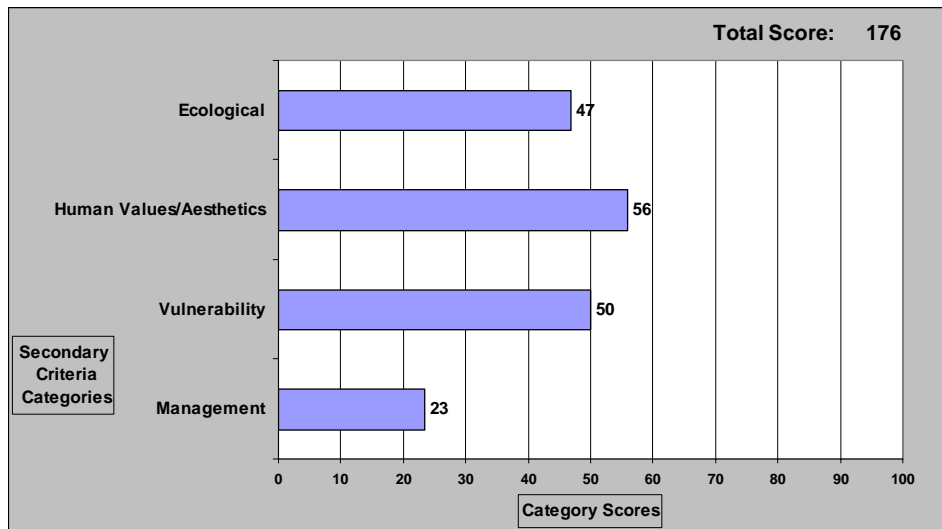


# Conservation Collier Initial Criteria Screening Report



**Property Name: Bailey  
Folio Number: 00268080008**

**Staff Report Date: June 11, 2007**



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## Exhibits

- A. FLUCCs Map
- B. Soils and Species Richness Maps
- C. Aquifer Recharge and Wellfield Protection Map
- D. Completed and Scored Secondary Criteria Screening Form
- E. Photographs
- F. FCT Grant Preserve Site Plan for adjacent CDC Parcel

## I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

**Table 1. Summary of Property Information**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Margaret S. Bailey Living Trust</b>	<b>Margaret Bailey, Trustee</b>
<b>Folio Number</b>	<b>00268080008</b>	<b>n/a</b>
<b>Target Protection Area (TPA)</b>	<b>Urban</b>	<b>Adjacent to Gordon River Greenway Project</b>
<b>Size</b>	<b>.97 ac</b>	<b>n/a</b>
<b>STR</b>	<b>S34, T49, R 25</b>	<b>North 1/2</b>
<b>Zoning Category/TDRs</b>	<b>RMF-6 No TDRs</b>	<b>There is an Urban TDR program, however, unless this property were being rezoned and density being increased, TDRs would not apply</b>
<b>FEMA Flood Map Category</b>	<b>AE-7</b>	<b>Within 100 year Flood hazard Area</b>
<b>Existing structures</b>	<b>none</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Residential SF, Residential Multi-Family, Conservation,</b>	<b>N – single family residential E – Conservation Collier parcel (CDC) S – Goodlette Arms Retirement Condominium W - single family residential</b>
<b>Development Plans</b>	<b>n/a</b>	<b>None known</b>
<b>Known Property Irregularities</b>	<b>Muck soils, Landscape debris</b>	<b>Site is 95% tidal muck soils, which will make any development expensive. A significant amount of landscape debris has been dumped on the site.</b>
<b>Other County Dept Interest</b>	<b>Transportation, Utilities, Coastal Zone, Parks and Recreation, Facilities, Housing</b>	<b>No stated interest from other county departments. Parks and Recreation has general interest in the Gordon River Greenway.</b>

Figure 1. Location Map

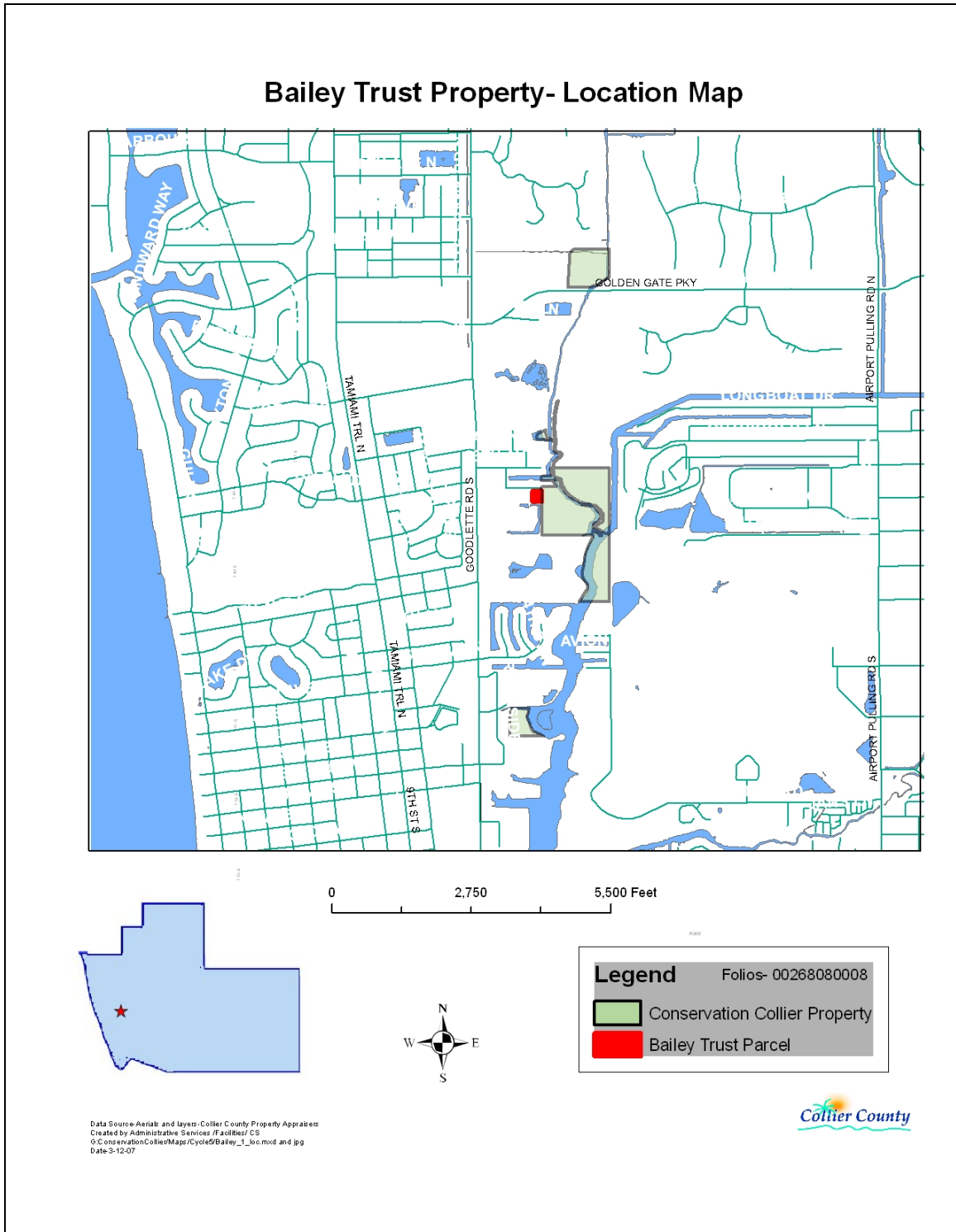
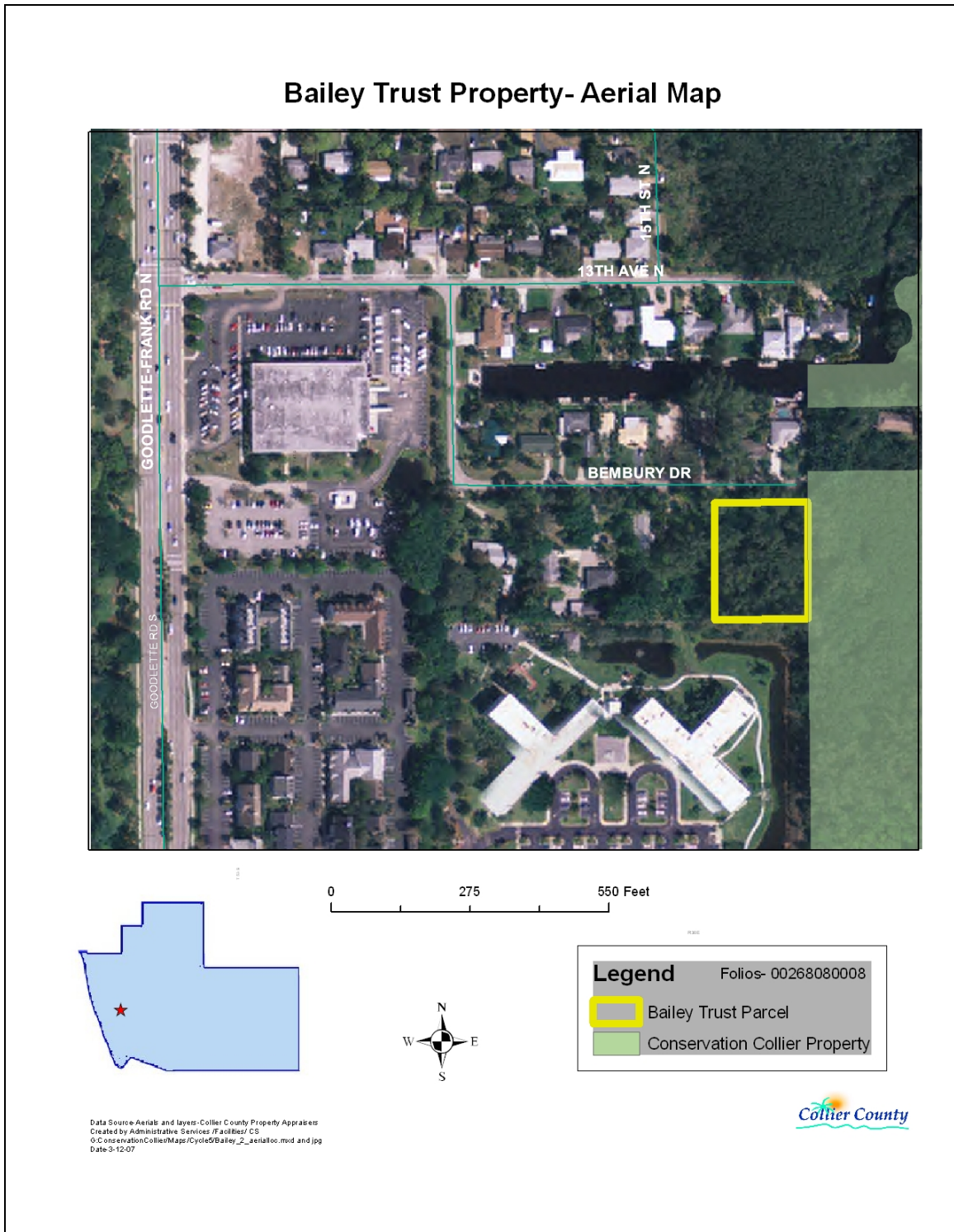


Figure 2. Aerial Map



**Summary of Assessed Value and Property Costs Estimates**

The interest being valued for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. A value of the parcel was **estimated** using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the Real Estate Services Department staff relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required.

**Assessed Value: \* \$139,629**

**Estimated Market Value: \*\* \$760,000**

**\*\* “ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.**

\* Property Appraiser’s Website

\*\* Collier County Real Estate Services Department – Projected to January 2007

## II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Resources Department staff conducted a site visit on August 1, 2006.

**MEETS INITIAL SCREENING CRITERIA Yes – 3 out of 6, one met minimally.**

1. *Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)* **NO**

- |                                  |    |
|----------------------------------|----|
| i. Hardwood hammocks             | No |
| ii. Xeric oak scrub              | No |
| iii. Coastal strand              | No |
| iv. Native beach                 | No |
| v. Xeric pine                    | No |
| vi. Riverine Oak                 | No |
| vii. High marsh (saline)         | No |
| viii. Tidal freshwater marsh     | No |
| ix. <b>Other native habitats</b> | No |

**Vegetative Communities:** Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

### **FLUCCS:**

The electronic database identified:

- 612 – Mangrove Swamps

The following native plant communities were observed:

Native vines and some native groundcover species observed. Several scattered white mangrove may exist on the property but not enough to categorize as a plant community.

### **Characterization of Native Plant Communities present:**

Ground Cover: Ground cover species observed on the property included Madagascar periwinkle (*Catharansus roseus*), cattail (*Typha* sp.), camphorweed (*Pluchea* sp.), dayflower (*Commelina diffusa*), ragweed (*Ambrosia artemisiifolia*), dog fennel (*Eupatorium capillifolium*), and buttonweed (*Diodia virginiana*).

Midstory: Midstory species included a few firebush (*Hamelia patens*), and a few small cabbage palms (*Sabal palmetto*). Vines present included possum grape (*Cissus sicyoides*), and moon flower (*Ipomoea alba*).

**Canopy:** The canopy consisted of Australian pine (*Casurina equisetifolia*), several white mangrove (*Laguncularia racemosa*), papaya (*Carica papaya*), and castor bean (*Ricinus communis*).

**Statement for satisfaction of criteria:** These data indicate that native plant communities no longer exist on the parcel.

- 
2. *Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? Ord. 2002-63, Sec. 10 (1)(b) Yes*

**Statement for satisfaction of criteria:** The property is easily accessible from Bembury Dr. About 22% (185 feet) of its total perimeter is visible to motorists and other passer-by from Bembury Dr. An alternative to restoration could be for the parcel to provide a public access point for the future Gordon River Greenway, where a hiking trail and boardwalk are planned. The property is adjacent to existing Conservation Collier land and would be contiguous with the extensive Gordon River Greenway.

- 
3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control? Ord. 2002-63, Sec. 10 (1)(c) Yes -minimally*

**General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:**

**Wetland dependent plant species (OBL/ FACW) observed:**

OBL	FACW
cattail ( <i>Typha</i> sp.)	buttonweed ( <i>Diodia virginiana</i> )
white mangrove ( <i>Laguncularia racemosa</i> )	dayflower ( <i>Commelina diffusa</i> )

**Wetland dependent wildlife species observed:** No wetland-dependent wildlife species were observed.

**Other hydrologic indicators observed:** No other hydrologic indicators were observed.

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). About 95% of the property was mapped as consisting of frequently flooded Durbin and Wulfert mucks. These soils are level, very poorly drained, and found in mangrove swamps. Natural vegetation is red, black, and white mangroves. The northwest corner of the property was mapped as containing complex Immokalee-Oldsmar limestone substratum. These are urban soils that are level and poorly drained.

**Lower Tamiami recharge Capacity:** Capacity for recharge to the Lower Tamiami Aquifer is low, mapped in GIS at 0-7" annually.



**Surficial Aquifer Recharge Capacity:** Capacity for recharge into the Surficial Aquifer is moderate, mapped in GIS at 31-43" annually. This parcel is at the southern edge of protection area for the County's Coastal Ridge Well field, lying within a Special Treatment wellhead protection overlay zone (STW-4).

**FEMA Flood map designation:** The property is within Flood Zone AE-7, indicating a high-risk flood area where base flood elevation for structures is 7 feet above National Geodetic Vertical Datum (NGVD-29).

**Statement for satisfaction of criteria:** The native plants found on the property were consistent with mapped soils. However, much of the property is overrun with exotic vegetation. While the property may provides some habitat for wetland-dependent species, its lack of an intact native plant community limits the quality of that habitat. Its small size and apparent gradual fill with vegetative matter limits its potential ability to contribute to flood control. While the property does not contribute significantly to the Tamiami Aquifer, it does contribute moderately to the Surficial Aquifer and lies within a well field protection zone. Also, wetlands can serve as a buffer and filter contaminated water, and the property lies between an urban area and the Gordon River floodplain. Therefore it meets criteria minimally.

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4. *Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?*

*Ord. 2002-63, Sec. 10 (1)(d) No*

**Listed Plant Species:** Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR 17.11 and 17.12.

No listed plant species were observed.

**Listed Wildlife Species:** Listed wildlife species include those found on the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) Florida's Endangered Species, Threatened Species, and Species of Special Concern, 29 January, 2004.

No listed wildlife species were observed.

**Bird Rookery observed?** No bird rookery was observed.

**FWCC-derived species richness score:** The GIS database shows the property scored as a 3 out of 10, indicating below average species diversity.

**Non-listed species observed:** A turkey vulture (*Cathartes aura*), red-bellied woodpecker (*Melanerpes carolinus*), blue jay (*Cyanocitta cristata*), northern mockingbird (*Mimus polyglottos*), common grackle (*Quiscalus quiscula*), and Carolina wren (*Thryothorus ludovicianus*) were observed on the property or flying overhead. A pileated woodpecker (*Dryocopus pileatus*) was heard calling from the direction of the Gordon River.

**Potential Listed Species:** The observed habitat and location is not likely to support listed species.

**Statement for satisfaction of criteria:** Because the property is small, the amount of habitat and the utility of that habitat for wildlife are limited. Because it is severely infested with exotics, the property would need extensive restoration. However, if it were restored, various wading bird species, most of which are protected, could use the mangrove habitat.

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*5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?*

*Ord. 2002-63, Sec. 10 (1)(e) Yes*

**Statement for satisfaction of criteria:** This property minimally meets this criterion. It could function as a buffer for the Gordon River Greenway. Wetlands can act as buffers, filtering runoff water before it reaches a waterway such as the Gordon River; however, the size of the property limits the amount of runoff it could potentially filter.

*Is the property within the boundary of another agency's acquisition project?*

**No**

*If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?*

**No**

*Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)*

### **III. Potential for Appropriate Use and Recommended Site Improvements**

#### **Potential Uses as Defined in Ordinance 2002-63, section 5.9:**

**Hiking:** This property would provide very limited opportunities for hiking because of its small size. However, it could serve as a point of entry for hikers in the future Gordon River Greenway.

**Nature Photography:** This property may provide limited opportunities for nature photography.

**Bird-watching:** This property may provide opportunities for bird-watching.

**Kayaking/Canoeing:** This property does not provide opportunities for kayaking or canoeing, although it could provide portage access to the Gordon River.

**Swimming:** This property does not provide opportunities for swimming.

**Hunting:** Hunting is not desirable in such proximity to the City of Naples.

**Fishing:** This property does not provide opportunities for fishing.

**Recommended Site Improvements:** A boardwalk trail would need to be created to allow hiking access to the property. The site may be useful as a parking area for visitors to the future Gordon River Greenway. This would provide convenient near-downtown access to existing Conservation Collier lands.

#### **IV. Assessment of Management Needs and Costs**

Management of this property will address the costs of exotic vegetation removal and control, signage, the construction of a trail system to allow the public to have access to selected portions of the property, and public parking provision. The following assessment provides estimates of both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

**Exotic, Invasive Plants Present:** The property is severely infested with landscaping exotics, some of which is likely the result of illegal dumping. Only scattered native plants remain. Exotics present include Brazilian pepper (*Schinus terebinthifolius*), life plant (*Kalanchoe pinnata*), *Syngonium* sp., royal poinciana (*Delonix regia*), Australian pine, oyster plant (*Rhoeo spathacea*), and *Pothos* sp.

**Exotic Vegetation Removal and Control:** Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed \$3,500 to treat exotics with herbicide in place or to cut and stack the debris onsite, and \$4,500 to cut, treat the stumps and remove the debris to a waste facility. If it is determined that an appropriate use for the site is a parking area/public access point to the future Gordon River Greenway, the site can be simply cleared. Cost for that would be approximately \$5,000.

Costs for follow-up maintenance, done anywhere from quarterly to annually are estimated to be \$1,500 for 1 acre. These costs would likely decrease over time as the soil seed bank is depleted. If the site is developed for public access, these costs will be further decreased.

**Public Parking Facility:** One feasible use for this parcel is to provide public access for the future Gordon River Greenway. A parking area could be developed utilizing most of the site. A Site Development Plan (SDP) and a state wetland impact permit would be required. The estimated cost for construction of an asphalt parking lot on this property to accommodate 20 cars (1 handicapped space) and turn-around space for a school bus would be close to \$200,000. Removing the muck soil and stabilizing the lot for parking would constitute the majority of the cost. Associated additional costs estimates include:

- Land clearing - \$5,000
- Engineering design - \$5,000 - \$10,000
- SDP submittal - \$5,000
- Permitting costs - ?
- Landscaping - \$20,000

**Public Access Trails:** The parcel is not of sufficient size to accommodate a trail.

**Security and General Maintenance:** The property is within the urban area and routine Sheriff's patrols can be arranged.

**Table 2. Summary of Estimated Management Needs and Costs**

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$5,000	minimal	Assumes development of the site as parking/access for future Gordon River Greenway
Parking Facility	\$220,000	t.b.d.	Includes additional costs of engineering, SDP submittal / review, and permitting.
Access Trails/ ADA	t.b.d.	t.b.d.	An access point would be developed to the boardwalk
Fencing/Bollards	\$1,000	n/a	No fencing contemplated. Bollards at parking lot entrance can restrict night access.
Trash Removal	n/a	\$2,500	Based on contracted trash removal 2 times per week at \$20 each time
Landscaping for parking area	\$20,000	\$3,000	Rough estimates only
Sign	\$3,000	n/a	“Gateway to Gordon River Greenway” sign
Kiosk	\$13,600	t.b.d.	Includes 12X18’ concrete pad
<b>Total</b>	<b>\$262,600</b>	<b>\$5,500+</b>	

**t.b.d. To be determined; cost estimates have not been finalized.**

**Feasibility of connecting with Gordon River Greenway boardwalk:**

Conservation Collier has applied to the Florida Communities Trust (FCT) for a \$1 million grant for post-acquisition partner funding for purchase of the Collier Development Corp (CDC) parcel, immediately adjacent to the Bailey Trust parcel to the east and between it and the Gordon River. As part of the FCT grant application, a Preserve site Plan was developed for the CDC parcel, showing a raised boardwalk. A copy of this Preserve Site Plan, Exhibit K to the FCT Grant application, is included in this report for illustration purposes (Exhibit F). A modification to the raised boardwalk pathway is possible to provide access from the Bailey Trust parcel.

## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

**Florida Communities Trust:** Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2007 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2008. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of **135** out of a possible 320 points, when considered as a phased portion of the Gordon River Greenway Project and considering a 60% County match. This is a relatively low score making it unlikely to be selected by FCT for funding.

**Florida Forever Program:** Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel **is not** inside a Florida Forever project boundary.

**Save Our Rivers Program / South Florida Water Management District:** SFWMD staff has advised that funding partnerships are unlikely unless parcels are part of Comprehensive Everglades Restoration Project (CERP) boundaries. This parcel is not within CERP project boundaries.

### **Other Potential Partner Funding Sources**

No other Potential partners for funding have been identified at this time.

## VI. Summary of Secondary Screening Criteria

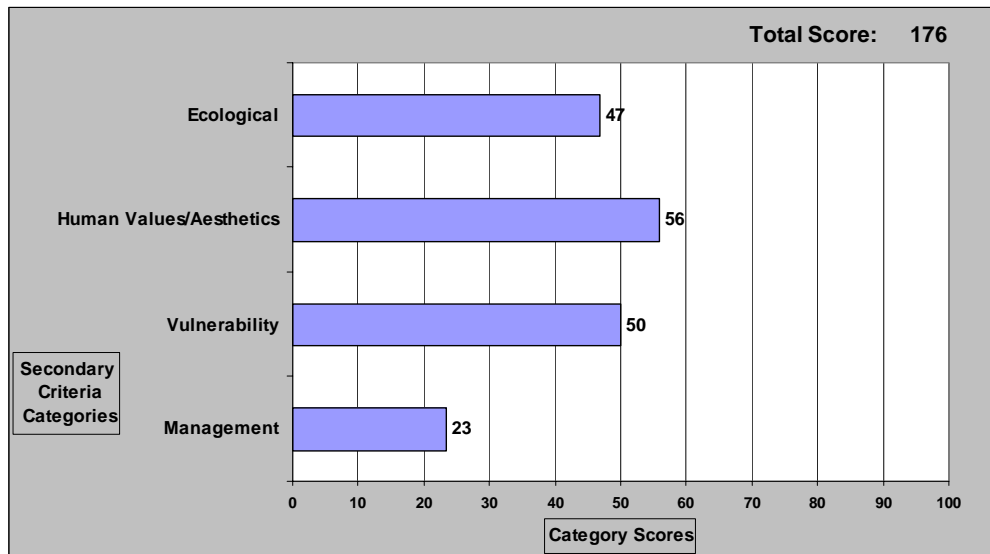
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 176 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

**Table 3. Tabulation of Secondary Screening Criteria**

Property Name: 0			
Target Protection Area: 0			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	47	47%
Human Values/Aesthetics	100	56	56%
Vulnerability	100	50	50%
Management	100	23	23%
<b>Total Score:</b>	<b>400</b>	<b>176</b>	<b>44%</b>

Percent of Maximum Score: 44%

**Figure 3. Secondary Screening Criteria Scoring**



## Summary of factors contributing to score

### **Total Score: 176 out of possible 400**

#### **Ecological: 47 out of 100**

The property scored below average in the ecological section. It did not contain any targeted plant communities, though a few mangroves are present on the site. Hydrological indicators and soil type indicate the parcel was historically wetland coniferous forest /mangrove swamp, but that vegetative community no longer exists. Biodiversity on the site is scored by FFWCC as below average. The parcel contributes minimally to aquifer recharge. Points gained were primarily due to its location next to a river floodplain, within a well field protection zone, and adjacent to conservation lands.

#### **Human Values/Aesthetics: 56 out of 100**

While the property is minimally visible from a paved public road in a residential area, its location makes it ideal to serve as an access point to the future Gordon River Greenway\ and the adjacent Conservation Collier preserve parcel. The Greenway will provide aesthetic scenery and recreational opportunities.

#### **Vulnerability: 50 out of 100**

The zoning is Residential Multi-family- with 6 Units per acre (RMF-6). Five or six units could likely be built.

#### **Management: 23 out of 100**

A low score was achieved in this section due to the need to either re-grade and restore or re-grade and develop for parking. Either way, the need for long term management is foreseen to be moderate.

#### **Parcel Size: .97 acre**

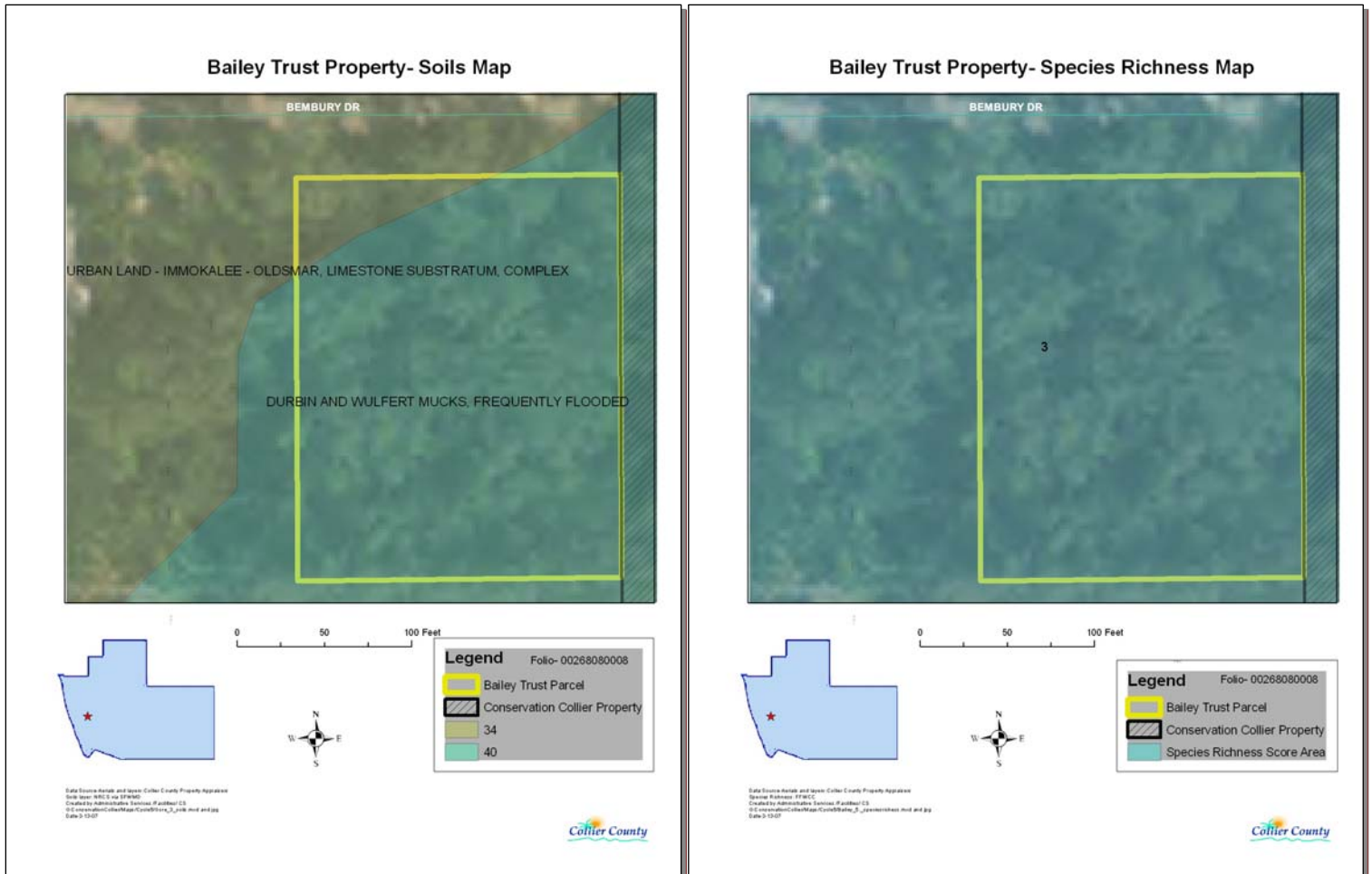
While parcel size is not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. The goal of purchasing this small property would be to provide access to a larger conservation area.



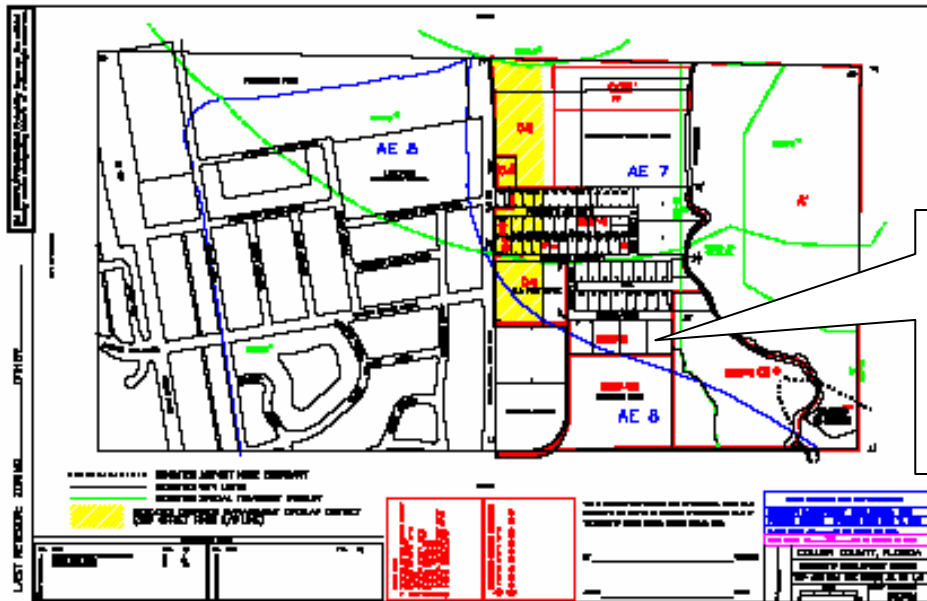
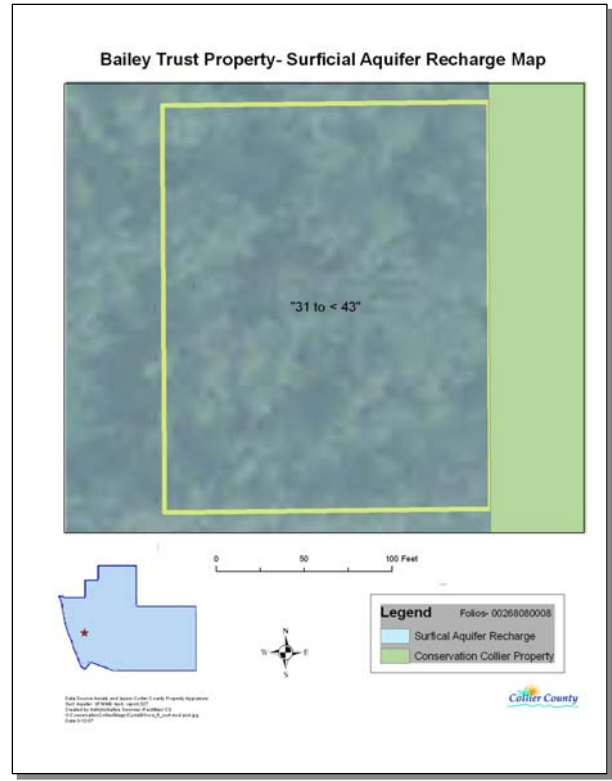
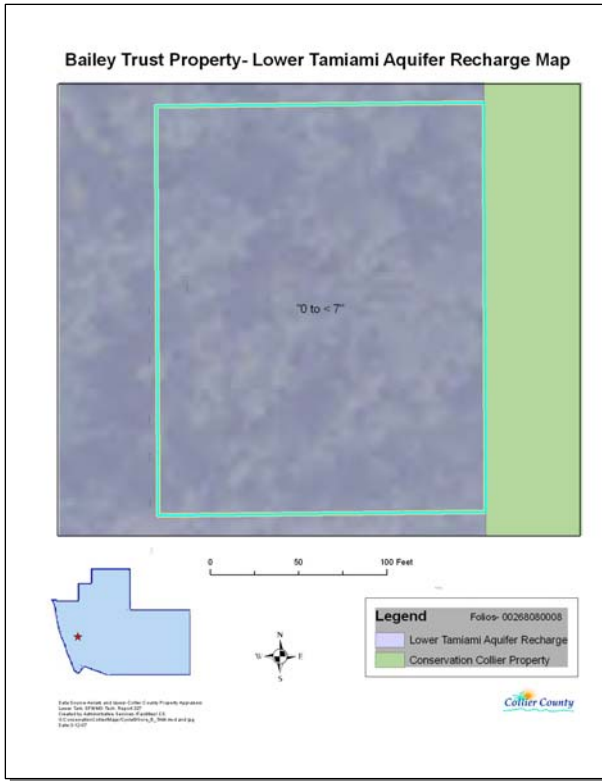
### Exhibit A. FLUCCs Map



### Exhibit B. Soils and Species Richness Maps



### Exhibit C. Aquifer Recharge and Wellfield Protection Maps



County Zoning Map  
 9534-N  
 N 1/2 of S 34, T 49, R 25  
 Bailey Trust parcel  
 within STW-4

## Exhibit D. Completed and Scored Secondary Criteria Screening Form

Property Name: Bailey Trust		Folio Number: 00268080008	
Geographical Distribution (Target Protection Area): Urban			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Remnant native community only- vines and some native groundcover remaining but canopy and midstory gone.
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
<b>1.A. Total</b>	<b>100</b>	<b>10</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100	100	ST/W 4
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Contiguous to the Gordon River floodplain
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	95% tidal soils - remainder are urban soils
Subtotal	300	195	
<b>1.B Total</b>	<b>100</b>	<b>65</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25	0	One FLUCCS is mapped - 612 - Wetland coniferous forest/Mangrove swamp. This does not appear to exist onsite at present
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by w	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70	21	Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Score is 3; 3X7=21; low score
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20		potentially Poinsetta pinetorium

## Exhibit D. Completed and Scored Secondary Criteria Screening Form (Continued)

<b>3. Restoration Potential</b>			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15	15	Parcel would have to be excavated and replanted to be restored. It has been used as an informal horticultural dump, likely for years.
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	36	
<b>1.C Total</b>	<b>100</b>	<b>12</b>	<i>Divide the subtotal by 3</i>
<b>1.D Protection and Enhancement of Current Conservation Lands</b>			
<b>1. Proximity and Connectivity</b>			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Contiguous with Conservation Collier CDC property
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
<b>1.D Total</b>	<b>100</b>	<b>100</b>	
<b>1. Ecological Total Score</b>			
	<b>100</b>	<b>47</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>			
<b>1. Access (Select the Highest Score)</b>			
a. Parcel has access from a paved road	100	100	Bembury Drive
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
<b>2. Recreational Potential (Select the Highest Score)</b>			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	50	Parcel offers potential access point for conservation Collier preserveland and future Gordon River Greenway
d. Parcel does not offer opportunities for natural-resource based recreation	0		
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	18	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. Bembury Drive portion is 22% of total perimeter.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	168	
<b>2. Human Social Values/Aesthetics Total Score</b>			
	<b>100</b>	<b>56</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Degradation</b>			
<b>3.A Zoning/Land Use Designation</b>			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	RMF-6
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		

## Exhibit D. Completed and Scored Secondary Criteria Screening Form (Continued)

7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>50</b>	
<b>4. Feasibility and Costs of Management</b>			
<b>4.A Hydrologic Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such as a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0	0	Restoration to mangrove/ wetland coniferous forest would require regrading of site. This is unlikely as best use may be to develop property as public access point for river-front conservation land
<b>5.A Total</b>	<b>100</b>	<b>0</b>	
<b>4.B Exotics Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20	20	nearly all plants are exotic
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>20</b>	
<b>4.C Land Manageability</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Ongoing management of exotics necessary; replanting will be required even if the majority of the site were developed as access point for Gordon River Greenway. Replanting will require initial irrigation and ongoing monitoring.
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	parcel appears to be used to dump neighborhood horticultural debris.
<b>5.C Total</b>	<b>100</b>	<b>50</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>23</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>176</b>	

## **Exhibit E. Photographs**

**Photo 1.** The boundary between the Bailey property and existing Conservation Collier land.



**Photo 2.** The property viewed from Bembury Dr.



**Photo 3. Life plant (*Kalanchoe pinnata*) – Florida Exotic Pest Plant Council  
Category II Invasive Exotic**



**Photo 4. Yard waste dumped illegally on the property.**





**Photo 5. Exotic plant (*Syngonium* sp.) and downed Australian Pines**



**Photo 6. Yard waste dumped along Bembury Dr.**



Exhibit F. FCT Grant Preserve Site Plan for adjacent CDC Parcel

