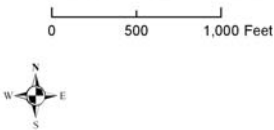
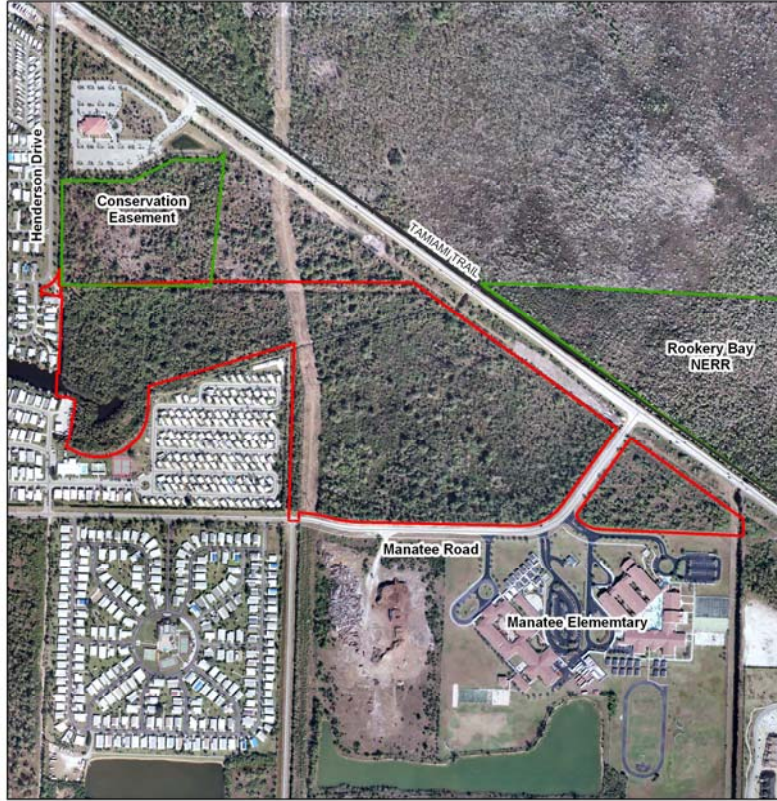


# Conservation Collier Initial Criteria Screening Report

## Conservation Collier Su Aerial Map



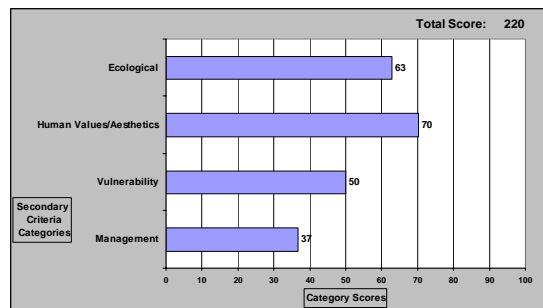
**Su Location**

- Collier County Roads
- Major Roads in South Florida
- ▭ Conservation Land
- ▭ Su 00736480004

Data Source: Parcels and 2006 Aerials - Collier County Property Appraiser  
 Created By: GIS \ AS \ Conservation Collier  
 G:\Conservation Collier 2002\ ISCR\ 5thcycle\Su 2 -aerial.mxd and jpg  
 Date: 8.10.07



**Property Name: Su**  
**Folio Number(s): 00736480004**



**Staff Report Date: November 16, 2007**

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## Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs

## 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>Su</b>	<b>3 listed owners- Roberto Su, Angel Ham, Sixto Su, Miami, FL</b>
<b>Folio Number</b>	<b>00736480004</b>	<b>n/a</b>
<b>Target Protection Area</b>	<b>Not within an established TPA</b>	
<b>Size</b>	<b>± 72 acres</b>	<b>Acreage discrepancy between property appraiser, GIS parcel layer and sellers application</b>
<b>STR</b>	<b>S11 T51 R26</b>	<b>n/a</b>
<b>Zoning Category/TDRs</b>	<b>RSF-3</b>	<b>No TDRs associated</b>
<b>FEMA Flood Map Category</b>	<b>AE</b>	<b>Base flood elevations for this area have been determined and this area is inundated by 100 year floods</b>
<b>Existing structures</b>	<b>none</b>	
<b>Adjoining properties and their Uses</b>	<b>Several</b>	<b>N-Tamiami Trail, Vacant Ag. land (Barron Collier Investments) south of Tamiami Tr.- North of Trail-Winding Cypress PUD) NW- Conservation Easement for San Marco Mission, Henderson Creek Park S-Manatee Elementary and Middle School, Manatee Rd. Marco Shores Estates Mobile Home Park E-Across 41 Rookery Bay NERR Reserve Land-Fiddlers Creek PUD, Manatee Rd. W- Henderson Creek, RMF-16 and MH area-Enchanting Shores Mobile Home Park</b>
<b>Development Plans Submitted</b>	<b>none</b>	<b>Environmental Assessment done May 2005 by private consulting firm</b>
<b>Known Property Irregularities</b>	<b>FPL easement and Private road Rd.</b>	<b>FPL easement runs through the center of the property and Manatee Road runs through the eastern portion of the property. This section of the road is private and is part of school grounds.</b>
<b>Other County Dept Interest</b>	<b>Utilities</b>	<b>Possible target site for utility wells-4-5 dual zone sites (2 wells each) 1,000 feet apart</b>

Figure 1. Location Map

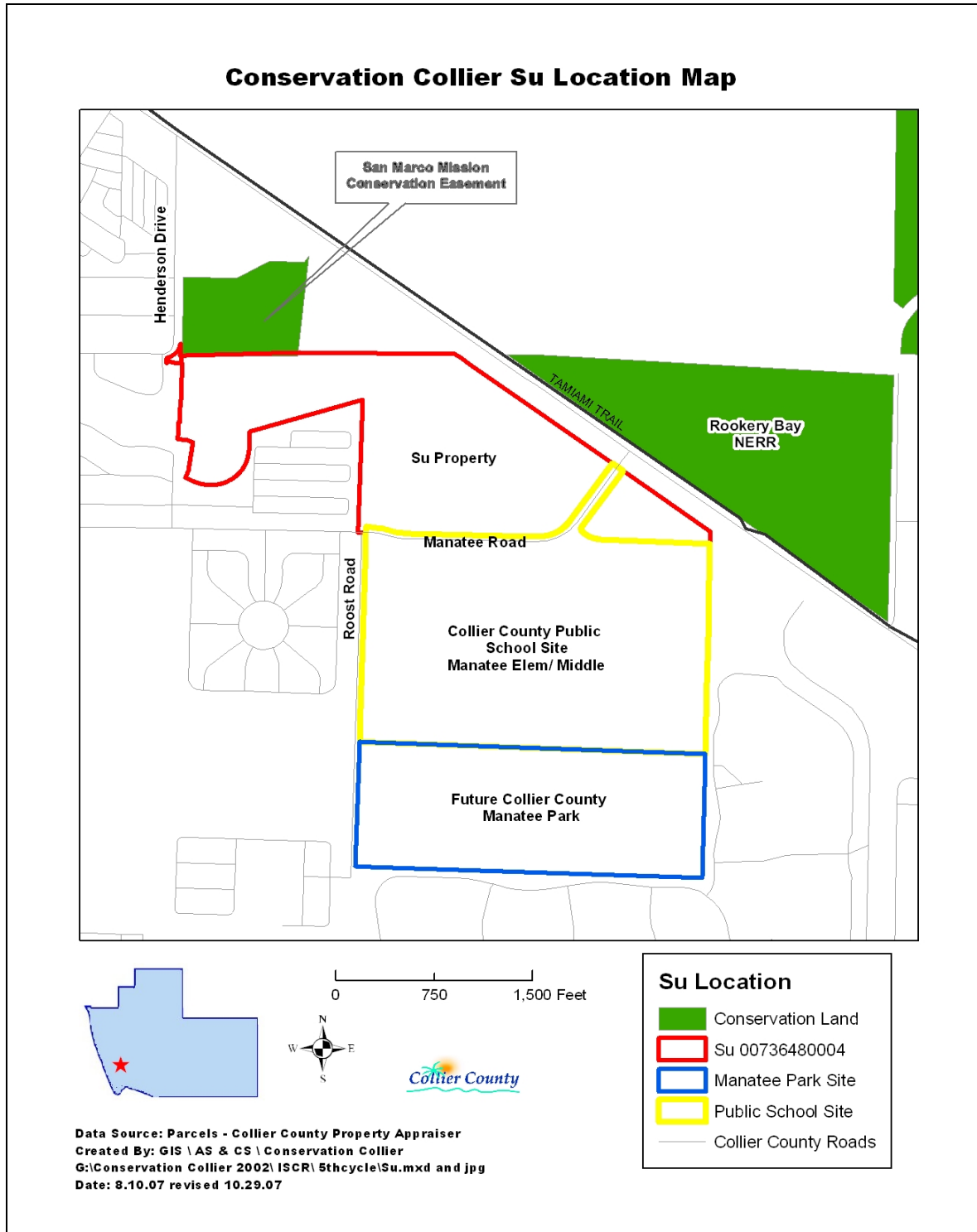


Figure 2. Aerial Map

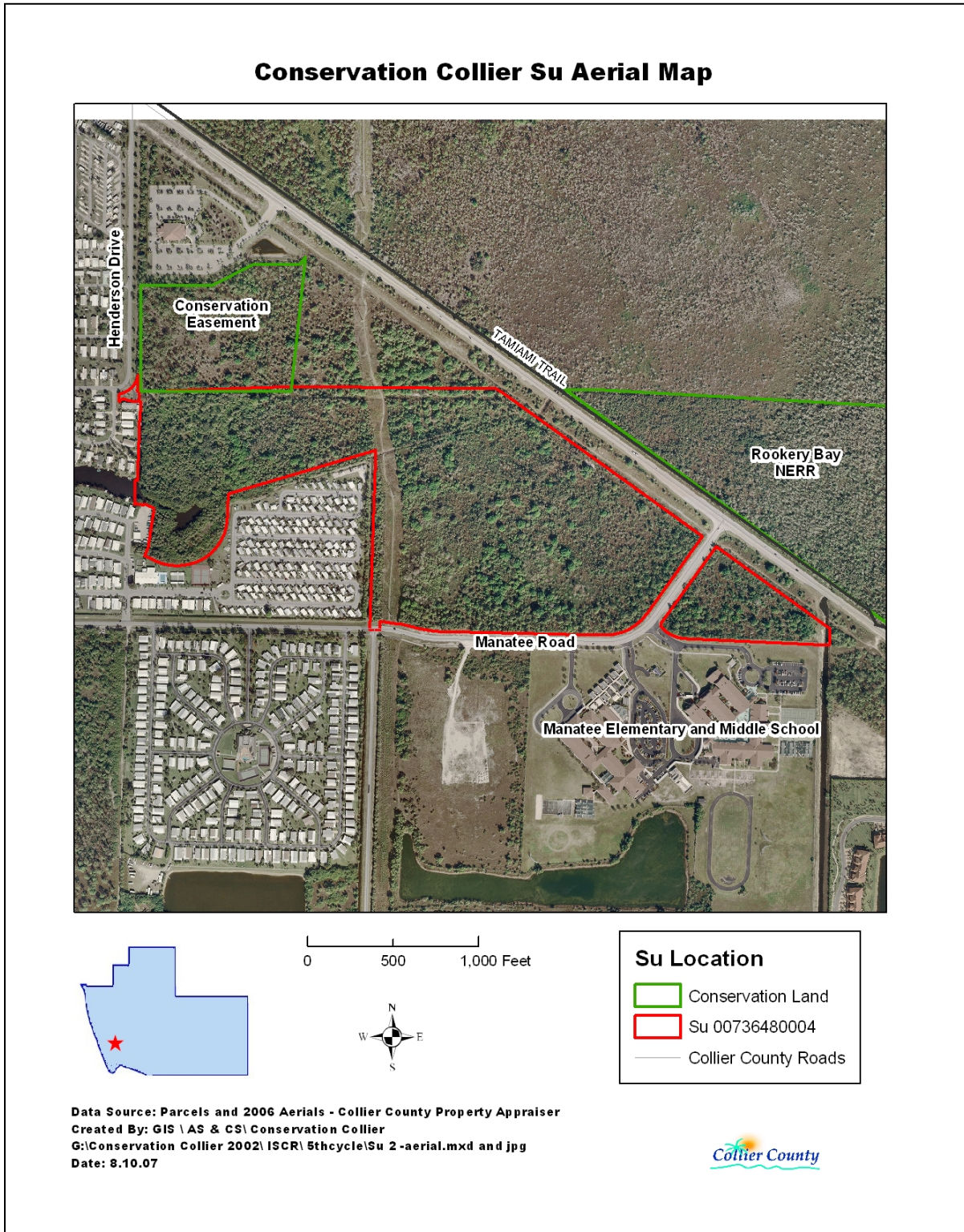
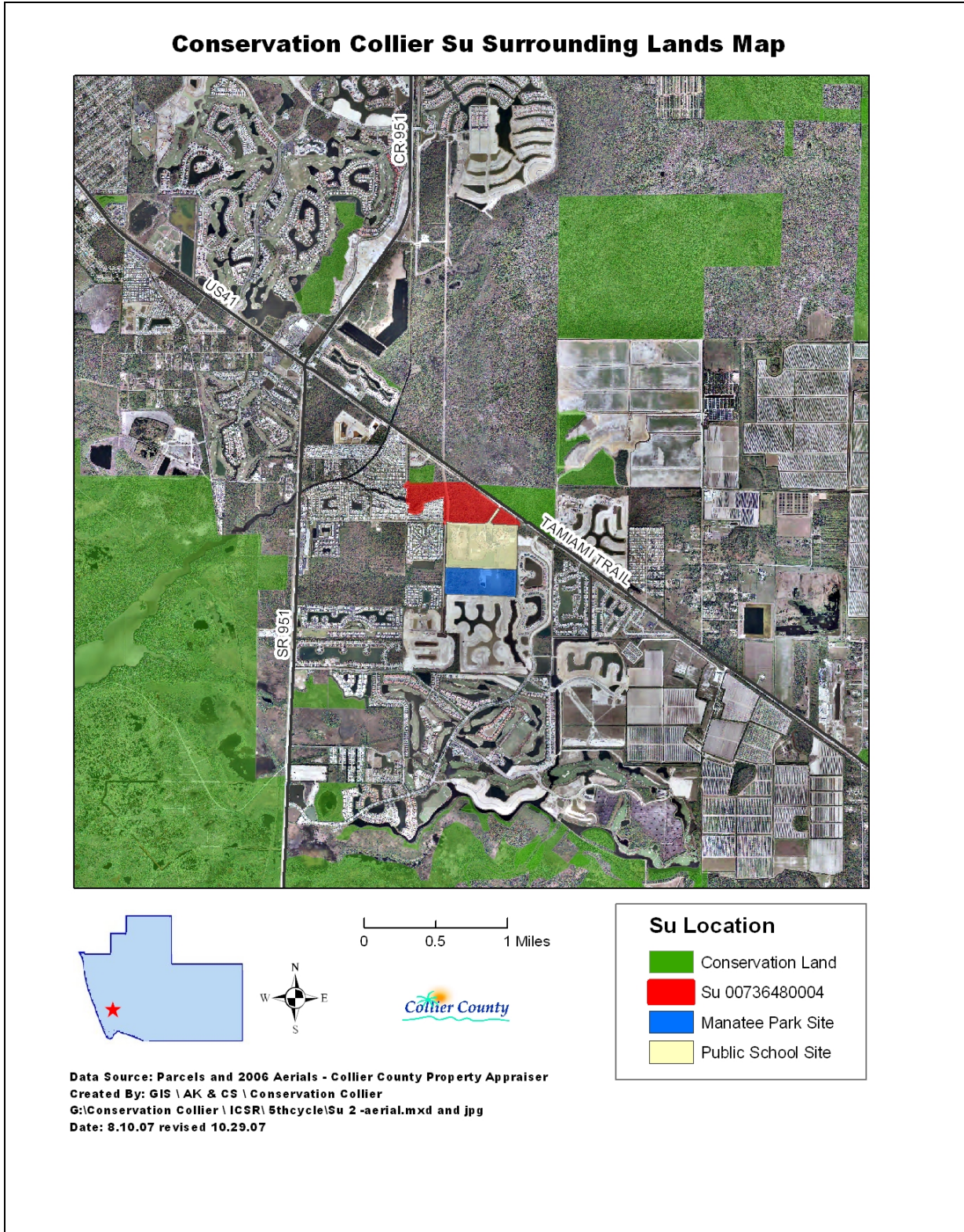


Figure 3. Surrounding Lands Aerial



**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: \* \$7,121,280**

**Estimated Market Value: \*\* \$7,200,000 (\$100,000 per acre ± 72 acres)**

**“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 1, 2008

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

Collier County Environmental Resources Department staff conducted site visits on Friday August 17, 2007 and Monday August 20, 2007.

### MEETS INITIAL SCREENING CRITERIA Yes Met 5 out of 6

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) Yes

- |                              |   |
|------------------------------|---|
| 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. Other native habitats    | Yes, Cypress,<br>pine and cabbage palm, mangrove swamp, mixed wetland hardwoods |

### 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:

- 6172 – Mixed Wetland Hardwoods

The following native plant communities were observed:

- 619 - Cypress Melaleuca Infested
- 624 - Cypress – Pine – Cabbage Palm (majority of site)
- 621 - Cypress Wetlands
- 612 - Mangrove Swamps
- 617 - Mixed Wetland Hardwoods
- 411 - Pine Flatwoods

### Characterization of Plant Communities present:

Native Ground Cover: swamp fern (*Blechnum serrulatum*), chain fern (*Woodwardia virginica*), alligator flag (*Thalia geniculata*), dog fennel (*Eupatorium capillifolium*), maidencane (*Panicum hemitomon*), perennial marsh fleabane (*Pluchea rosea*), pickerel



weed (*Pontederia lanceolata*), pepper vine (*Ampelopsis arborea*), sawgrass (*Cladium jamaicense*), mist flower (*Conoclinium coelestinum*), marsh pink (*Sabatia grandiflora*), hypericum (*Hypericum* sp.), duck potato (*Sagittaria latifolia*), painted-leaf (*Poinsettia cyathophora*), white beggar tick (*Bidens alba*), frog fruit (*Phyla nodiflora*), sea purslane (*Sesuvium portulacastrum*), juncus rush (*Juncus* spp.), *Coreopsis* sp., leather fern (*Acrostichum* sp.) and maidencane (*Panicum hemitomon*). Vines/Epiphytes: muscadine (*Vitis rotundifolia*), *Smilax* sp., Virginia creeper (*Parthenocissus quinquefolia*), shoestring fern (*Vittaria lineata*), and golden serpent fern (*Polypodium aureum*)

Native Midstory: cocoplum (*Chrysobalanus icaco*), common persimmon (*Diospyros virginiana*), wild coffee (*Psychotria nervosa*), rattlesnake weed (*Crotalaria spectabilis*), American beautyberry (*Callicarpa americana*), chain fern (*Woodwardia virginica*), buttonwood (*Conocarpus erectus*), buttonbush (*Cephalanthus occidentalis*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea punctata*), strangler fig (*Ficus aurea*) and dahoon holly (*Ilex cassine*)

Native Canopy: red mangrove (*Rhizophora mangle*), white mangrove (*Laguncularia racemosa*), black mangrove (*Avicennia germainans*), Carolina willow (*Salix caroliniana*), slash Pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), bald cypress (*Taxodium distichum*), pond cypress (*Taxodium ascendens*), cabbage palm (*Sabal palmetto*), and pond apple (*Annona glabra*)

**Statement for satisfaction of criteria:**

These data indicate that native plant communities do exist on the parcel.

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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:** There are opportunities for nature based recreation such as hiking and bird watching. Kayaking and fishing would not be allowed in Henderson Creek Basin due to the FFWCC Manatee “No Entry Zone”. A manatee observation deck could be a possible option next to the basin. The property can be seen from Tamiami Trail and Manatee Rd. giving motorists an unobstructed view of these areas near to these roadways. The property is located immediately north of the Manatee Elementary and Middle School property and several neighborhoods. Legal access however is only off of Tamiami Trail as Manatee Road is a private road from Tamiami Trail to Roost Road and is considered part of the public school grounds. There is a possibility that we could share parking with the Manatee Park Site that is being built less than a half a mile south, there are planned opportunities for fishing at the park site.

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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**

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

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

OBL	FACW
pickerel weed ( <i>Pontederia cordatata</i> )	beakrush ( <i>Rhynchospora sp.</i> ) (some species are OBL)
red mangrove ( <i>Rhizophora mangle</i> )	perennial marsh fleabane ( <i>Pluchea rosea</i> )
leatherfern ( <i>Acrostichum sp.</i> )	swamp fern ( <i>Blechnum serrulatum</i> )
willow ( <i>Salix sp.</i> )	<i>Coreopsis spp.</i>
black mangrove ( <i>Avicennia germainans</i> )	marsh pink ( <i>Sabatia grandiflora</i> )
white mangrove ( <i>Laguncularia racemosa</i> )	sea purslane ( <i>Sesuvium portulacastrum</i> )
button bush ( <i>Cephalanthus occidentalis</i> )	
alligator flag ( <i>Thalia geniculata</i> )	
Carolina willow ( <i>Salix caroliniana</i> )	
duck potato ( <i>Sagittaria latifolia</i> )	
bald cypress ( <i>Taxodium distichum</i> )	
pond cypress ( <i>Taxodium ascendens</i> )	
dahoon holly ( <i>Ilex cassine</i> )	
sawgrass ( <i>Cladium jamaicense</i> )	

**Wetland dependent wildlife species observed:**

Yellow-crowned night-heron (*Nyctanassa violacea*)

**Other Hydrologic indicators observed:**

Cypress knees, buttressing, water lines on trees at approximately 3.5 feet, fiddler crabs, and areas of saw grass were observed on the property.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). According to this GIS layer the majority of the property (90%) contains 27-Holopaw Fine Sand Soil, which can be found in sloughs and poorly defined drainageways. The remainder of the property contains 3-Malabar Find Sand (hydric slough soils), 25-Boca Riviera Limestone Substratum and Copeland Fine Sand-depressional (level, very poorly drained found in depressions, cypress swamps, and marshes) and 32-Urban land, which includes areas that have previously been disturbed and altered by filling grading or shaping. However, a small red mangrove area also exists along the western border and is shown to be urban on the GIS layer when indeed it is not built up and should contain 40-Durbin and Wulfert Mucks –which are frequently flooded and are typically found in poorly drained tidal mangrove swamps.

**Lower Tamiami Recharge Capacity:**

Capacity for Lower Tamiami Recharge is -167' to -48" which indicates a wetland and a discharge area.

**Surficial Aquifer Recharge Capacity:**

Capacity for recharge to the Surficial Aquifer is moderate, mapped in GIS at 43-56".

**FEMA Flood map designation:**

The property is within Flood Zone AE indicating that base flood elevations for this area have been determined AND that this area is inundated by 100 year floods

**Statement for satisfaction of criteria:** The property does offer opportunities for protection of water resource values, including aquifer recharge, protection of wetland dependant species habitat, and flood control. Acquisition and restoration of the undeveloped lands surrounding Henderson Creek, which link the watershed and estuary, can stop further hydrologic and habitat disturbance. These estuarine areas provide critical nursery habitat for commercially and recreationally important finfish and shellfish. Land acquisition will assure long-term protection of the upland and wetland communities associated with these parcels.

**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)

**Yes**

**Listed Plant Species:**

Listed plant species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
common wild pine	<i>Tillandsia fasciculata</i>	E	Not listed

E=Endangered, T=Threatened, C=Commercially Exploited

**Listed Wildlife Species:**

Listed wildlife species include those found on either 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) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Florida Manatee	<i>Trichechus manatus</i>	E	E

**Bird Rookery observed?**

no

**FWCC-derived species richness score:** The overall species richness score was a 6 out of 10.

**Non-listed species observed:**

Non-listed bird species observed include blue jay (*Cyanocitta cristata*), northern parula (*Parula americana*), red-shouldered hawk (*Buteo lineatus*), red-bellied woodpecker (*Melanerpes carolinus*), summer tanager (*Piranga rubra*), yellow-crowned night-heron (*Nyctanassa violacea*), white-eyed vireo (*Vireo griseus*), gray catbird (*Dumetella carolinensis*), tree swallow (*Tachycineta bicolor*), and the black-and-white warbler (*Mniotilta varia*).

Other species observed include cloudless sulphur (*Phoebis sennae*) and gulf fritillary (*Agraulis vanillae*) butterflies, brown anole (*Anolis sagrei*), fiddler crabs, gambusia sp., black racer snake (*Coluber constrictor*) and tracks were observed of a white-tailed deer (*Odocoileus virginianus*) and raccoon (*Procyon lotor*).

**Listed Species:**

**The observed habitat and location would support the presence of the following listed species:** The Endangered Florida Manatee (*Trichechus manatus*) has been observed by Rookery Bay Staff and FFWCC in the headwater basin in the northwestern portion of the property. This headwater area was deemed critical warm water refugia for the Manatee and is the only designated “No Entry Zone” in Collier County due to the seasonally high densities of the manatee that not only use the warm water there but also the freshwater seepage from the surficial aquifer. Radio transmitters have tracked the Florida Panther less than 2 miles to the north of the property and 2 miles to the southwest. Gopher tortoise burrows were found on site in a berm area located in the northwest portion of the property, we were unable to determine if they were active or not.

**Statement for satisfaction of criteria:**

This property contains both listed plant and animal species and numerous non-listed species. While the endangered Florida Manatee was not observed by Conservation Collier Staff during the site visits, this species has been observed by wildlife professionals at Rookery Bay and FFWCC. This property is mapped as having higher than average species richness. Restoration is possible, through removal of invasive exotic plant species and minimal alterations to the landscape. The property is, in some portions, dominated by exotic plants such as air-potato (*Dioscorea bulbifera*), Earleaf Acacia (*Acacia auriculiformis*), Carrotwood (*Cupaniopsis anacardioides*), Caesar’s Weed (*Urena lobata*), Brazilian Pepper (*Schinus terebinthifolius*), Melaleuca (*Melaleuca quinquenervia*), Wedelia (*Wedelia trilobata*) and Climbing fern (*Lygodium* sp.). Once the exotics are removed in many areas of the property replanting of native plants will be needed.

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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:**

It is connected to a conservation easement owned by the San Marco Mission and is a critical protection area for the Henderson Creek headwaters which serve as habitat for the endangered Florida Manatee.

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

**No**

**It was formerly part of the Rookery Bay NERR Acquisition Area, however it was removed as they were not able to acquire it due to the selling price.**

*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 is appropriate for hiking, however only after extensive exotic removal is completed.

**Nature Photography:**

This property is appropriate for nature photography.

**Bird-watching:**

This property is appropriate for birding.

**Kayaking/Canoeing:**

The headwater area of Henderson Creek is designated a "Manatee No Entry Zone" this would then prohibit the use of kayaks and canoes into or out of this area.

**Swimming:**

This property is NOT appropriate for swimming.

**Hunting:**

This property is NOT appropriate for hunting.

**Fishing:**

Although the property borders Henderson Creek and has a small basin area in the NW corner, fishing would not be allowed as the area is designated a "Manatee No Entry Zone"- no human activities are allowed.

#### **Recommended Site Improvements:**

We may be allowed to build an observation deck near the Henderson Creek basin to observe the Manatees from a distance. The FPL easement may be used as an access point for the central portion of the property. Hiking trails would have to be created and removal and management of exotic species would be a primary goal before the property could be opened up for public access. Trails could be established to most areas of the property after exotic removal.

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

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of the property, a possible manatee observation deck, and berm and spoil pile removal. The following assessment addresses 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:**

Air-potato (*Dioscorea bulbifera*), earleaf acacia (*Acacia auriculiformis*), carrotwood (*Cupaniopsis anacardioides*), caesar's weed (*Urena lobata*), Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), wedelia (*Wedelia trilobata*) and climbing fern (*Lygodium* sp.).

##### **Exotic Vegetation Removal and Control**

Based on the acreage involved, the initial cost of exotic removal is estimated to range from \$130,000 and \$180,000 for the entire parcel. This is based on cost estimates provided by several different contractors who routinely contract with the County for exotic removal. Costs for the level of infestation observed vary from \$2,000-\$3,000 per acre to treat exotics with herbicide in place and/or to cut and stack the debris onsite, and \$6,000-\$8,000 an acre to cut, treat the stumps and remove the debris to a waste facility. Areas of heavy exotic cover near Manatee Road should be manually removed and treated and the remainder of the property could be killed in place and /or the debris cut and stacked on site.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$500 and \$800 per acre, per year for a total of \$33,000 to \$52,000 for 66 acres. These costs would likely decrease over time as the soil seed bank is depleted.

##### **Public Parking Facility:**

The property would require an area for visitor parking. The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$25,000. Associated costs could include land clearing, design, permitting costs and potential rezoning costs. .

##### **Public Access Trails:**

Simple mulched trails can be constructed using a combination of contract and volunteer labor. Rough trails can be cleared as part of initial exotic removal, providing access for contractors and later, there is potential to use the Sheriff's weekend work groups to remove brush and lay mulch.

### **Berm and spoil removal**

The property contains several old agricultural berms, furrows and spoil areas. We would need to evaluate these areas once exotic removal is completed to determine how much restoration / regrading may be needed to restore portions of the property. We may also need to obtain a Phase II Environmental assessment as well to determine what types of chemicals may be present in the soil due to prior farming activities.

### **Manatee observation deck**

Near the Henderson Creek manatee basin an observation deck/platform of some type could possibly be built. It could be built right at the waters edge with steps or a ramp to elevate visitors to view the manatees rather than out over the water. Due to the sensitivity of the species and the small size of the basin all precautions would be made to avoid any negative impacts. Once exotic removal occurs, this will open up areas around the basin that may allow for a small structure with educational signage. Permits would need to be applied for with all local, state and federal agencies. Estimated costs could range from \$10,000 to \$25,000 depending on size and permitting costs.

### **Security and General Maintenance:**

It may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing as approx. \$5.00 per foot. Gates are approx \$250.00. Currently there is minor dumping occurring in the FPL easement, coordination with FPL would need to be done to possibly install a fence and gate or removable bollards at the south end. There is already a fence with a chain across blocking the north entrance to the easement. Costs for a fence and gate across the easement is estimated to cost around \$1,000.00. A fence with removable bollards is estimated to cost \$2,200. Signs can be placed at boundaries along public roads. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.



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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$130,000-180,000	\$500-800 per acre	Costs are for mostly kill in place and stack with full removal along the edge of Manatee Road. The annual recurring costs will go down as the seed source is depleted.
Parking Facility	\$25,000	t.b.d.	
Access Trails/ ADA	+/- \$25,000		Mulched trails to cypress wetland and manatee viewing area and ADA trail from parking area to representative area
Fencing	\$ 1,000-\$2,200		May work with FPL regarding dumping in easement to install a fence and gate on lower half of easement Field Fence-\$5.00 per foot Gates - \$250 ea
Trash Removal	\$1,000		Large items to be done one a lump sum contract basis with cost being site specific  Small items and routine trash barrel emptying can be done by contract
Berm and Spoil Removal	t.b.d		The costs and needs for this will be determined once exotic removal is completed.
Manatee Observation Deck/ Platform	\$10,000-\$25,000		Cost will depend on size and permitting costs
Signs	\$500		\$100 each- 3' X 1.5' metal on post - uninstalled
<b>Total</b>	\$192,500-\$258,700		

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

## 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 **100 out of a possible 320 points**. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be below the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition 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 none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

## VI. Summary of Secondary Screening Criteria

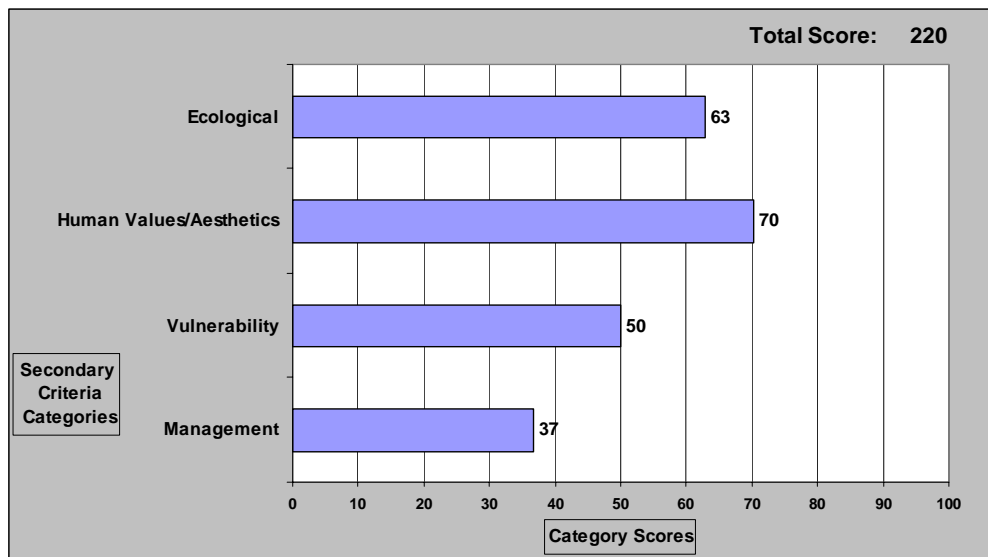
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 220 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

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

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	63	63%
Human Values/Aesthetics	100	70	70%
Vulnerability	100	50	50%
Management	100	37	37%
<b>Total Score:</b>	<b>400</b>	<b>220</b>	<b>55%</b>

Percent of Maximum Score: 55%

**Figure 4. Secondary Screening Criteria Scoring**



### **Summary of factors contributing to score**

**Total Score: 220 out of 400**

#### **Ecological: 63 out of 100**

This property scored above average on the ecological criteria of the secondary criteria scoring form. The property is immediately contiguous with the San Marco Conservation Easement and across the street from RBNERR lands. It contained one mapped and four observed plant communities including three wetland plant communities. This property contributes moderately to the Surficial aquifer but is a discharge area for the Lower Tamiami Aquifer and contains the headwaters of the east branch of Henderson Creek where the endangered Florida Manatee has been detected by wildlife professionals. Listed plant and animal species have been documented on the property. Alterations in topography and extensive exotic removal would be needed in order to restore native plant communities and habitat.

#### **Human Values/Aesthetics: 70 out of 100**

This property scored above average because it may be accessed via a paved road and the 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 and possibly manatee viewing.

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

This property scored average on the criteria for vulnerability on the secondary criteria scoring form because it is zoned for residential single family homes.

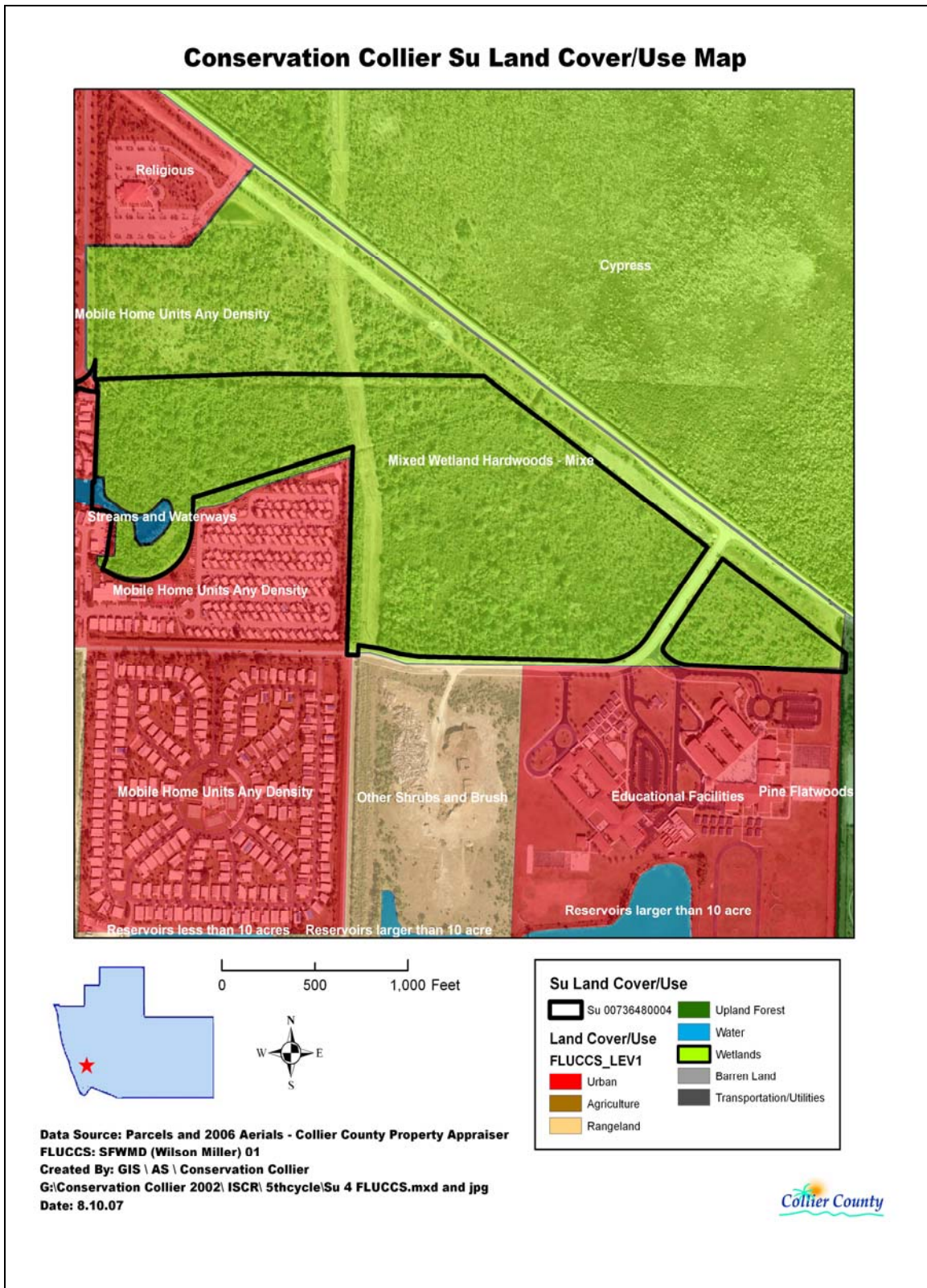
#### **Management: 37 out of 100**

This property scored below average because exotic plants constitute between 50% to 80% of plant cover and extensive removal and maintenance effort and management will be needed because of the heavy infestation of air-potato, Brazilian pepper and melaleuca. There are also several spoil areas and berms that may need to be removed throughout the property. Replanting may also be needed in areas based on what is left after the exotic cover is removed.

#### **Parcel Size: ± 72 acres**

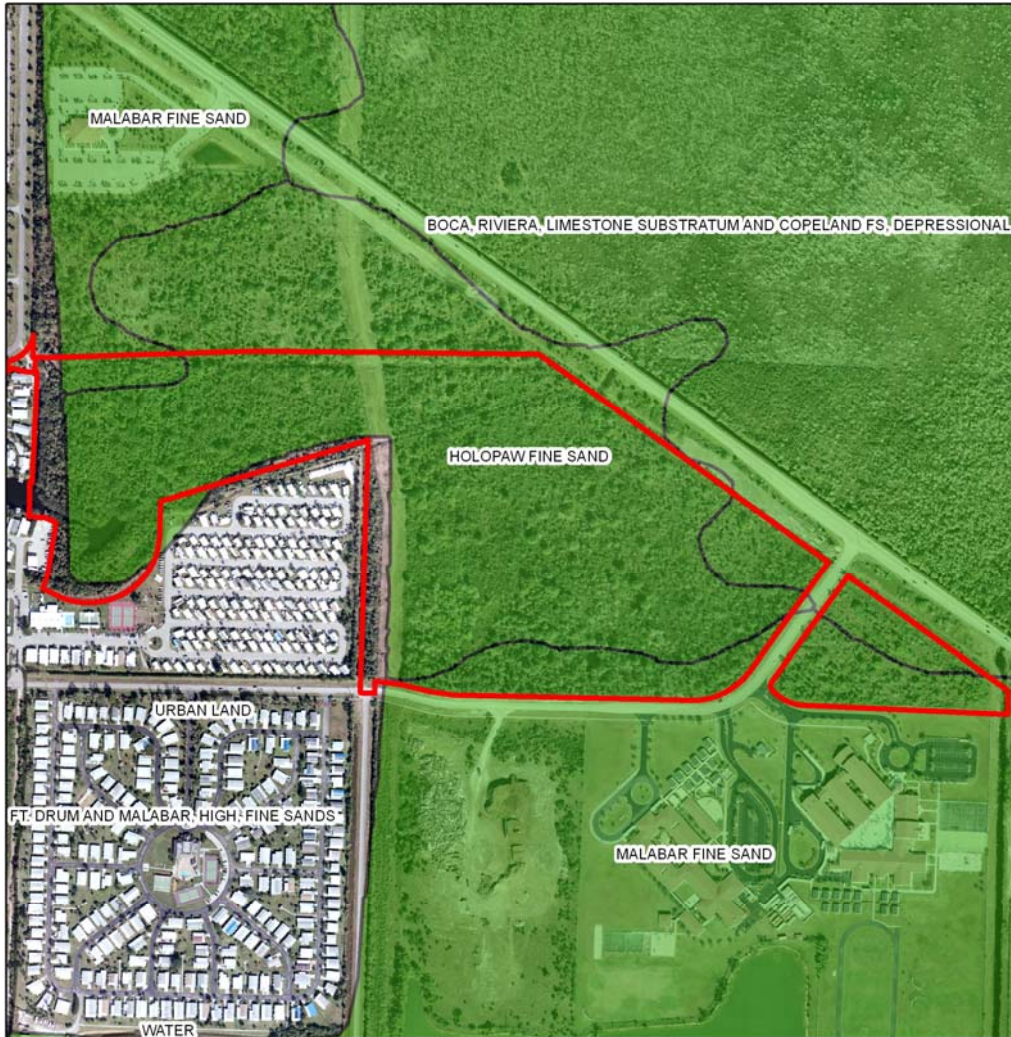
While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is comparable in size to the Rivers Road Properties nominated in the fifth acquisition cycle. The Rivers Road Properties are 71.9 acres and contain 9 plant communities. Both properties contain wetlands – this parcel contains freshwater and brackish areas while the Rivers Road Properties contain only freshwater areas and occur in an inland location. There is a discrepancy in the amount of acreage this parcel covers. Property appraisers lists the property at 76 acres, the property listings advertise 72 acres and other GIS computer layers indicate less. This would obviously need to be addressed before a purchase.

### Exhibit A. FLUCCs Map



## Exhibit B. Soils Map

### Conservation Collier Su Soils Map



0 500 1,000 Feet



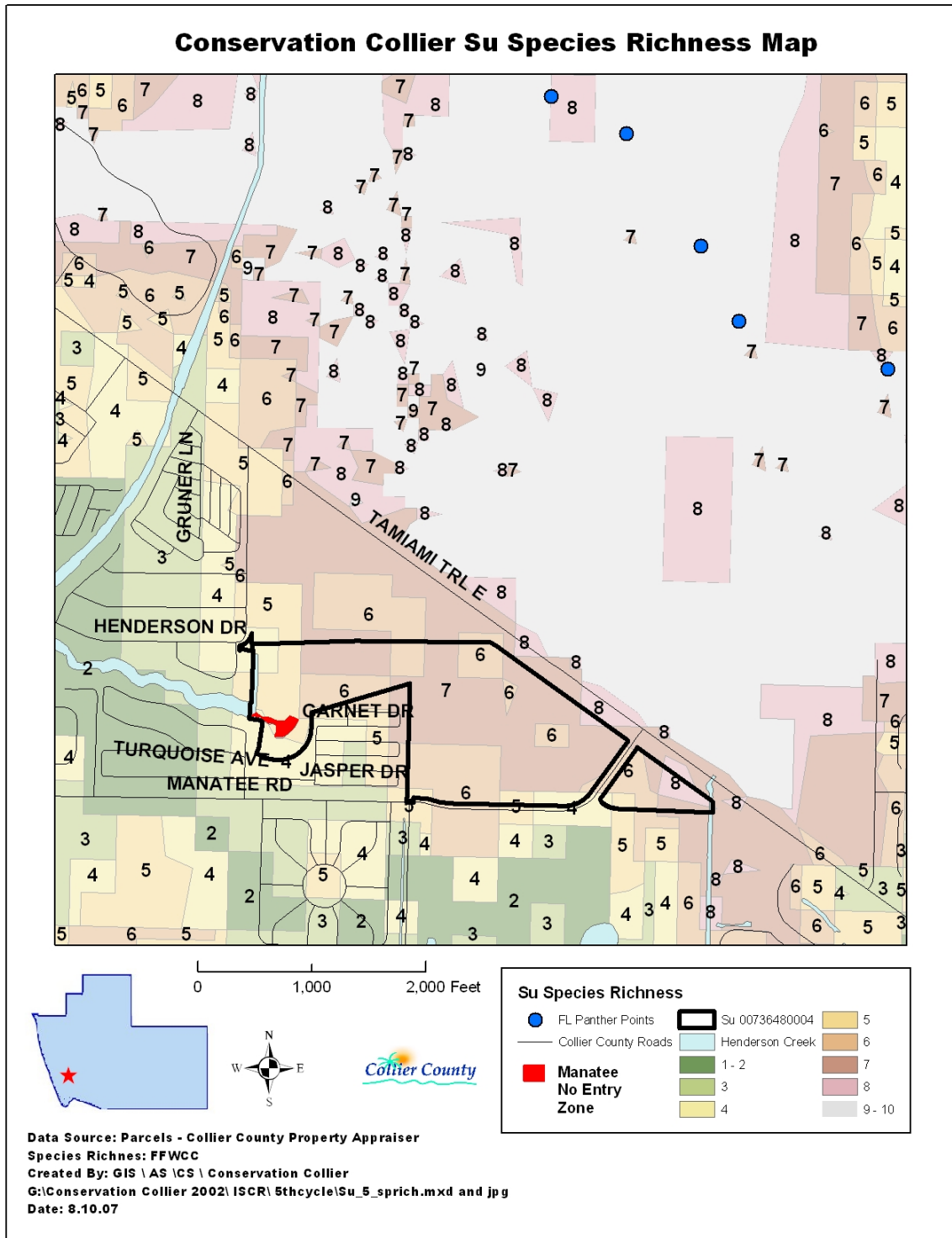
#### Su Soils

-  Su 00736480004
-  Non-hydric Soils
-  Hydric Soils

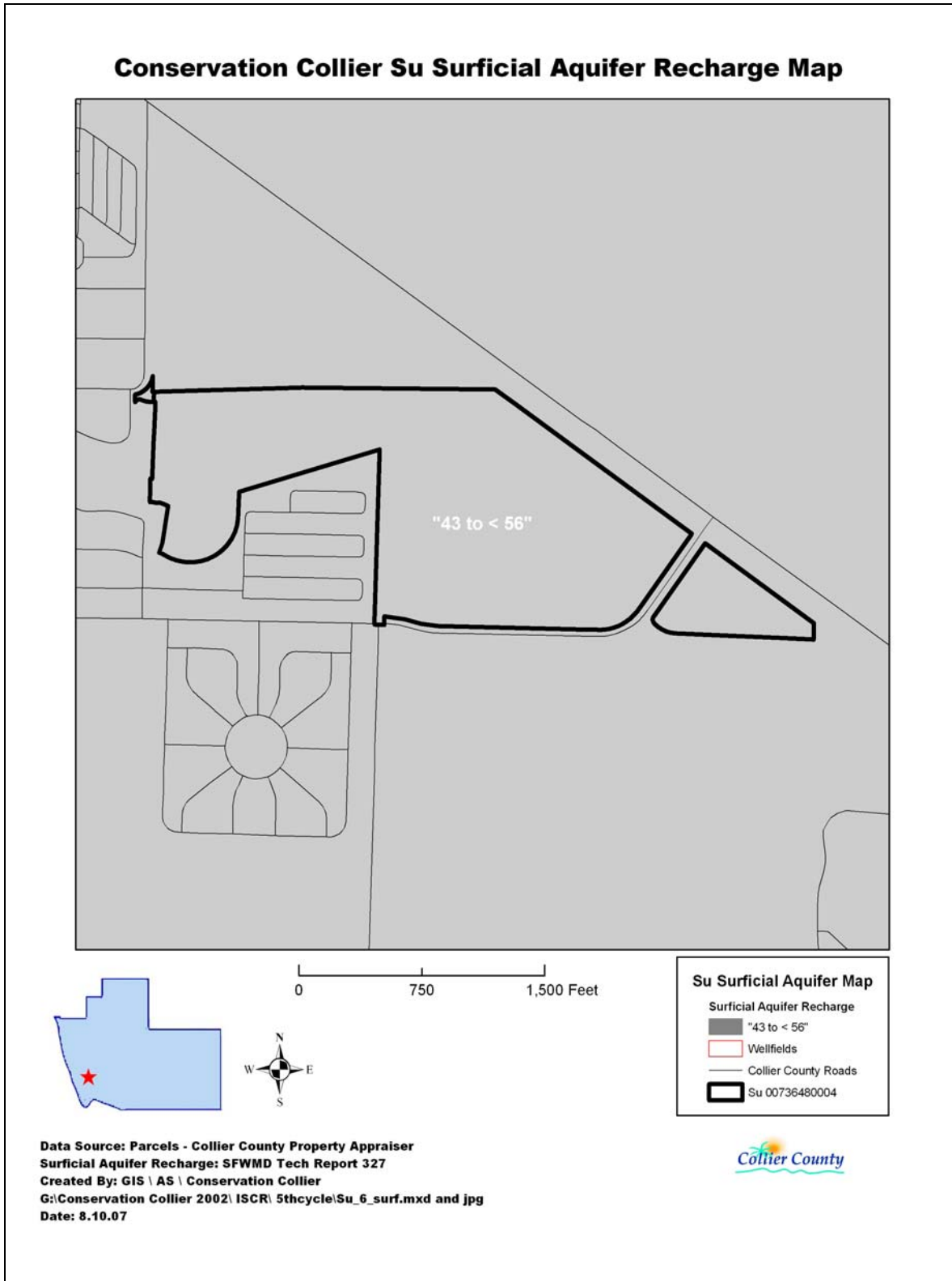
Data Source: Parcels and 2006 Aerials - Collier County Property Appraiser  
Soild: NRCS via SFWMD  
Created By: GIS \ AS \ Conservation Collier  
G:\Conservation Collier 2002\ ISCR\ 5thcycle\Su 3 Soils.mxd and jpg  
Date: 8.10.07



### Exhibit C. Species Richness Map

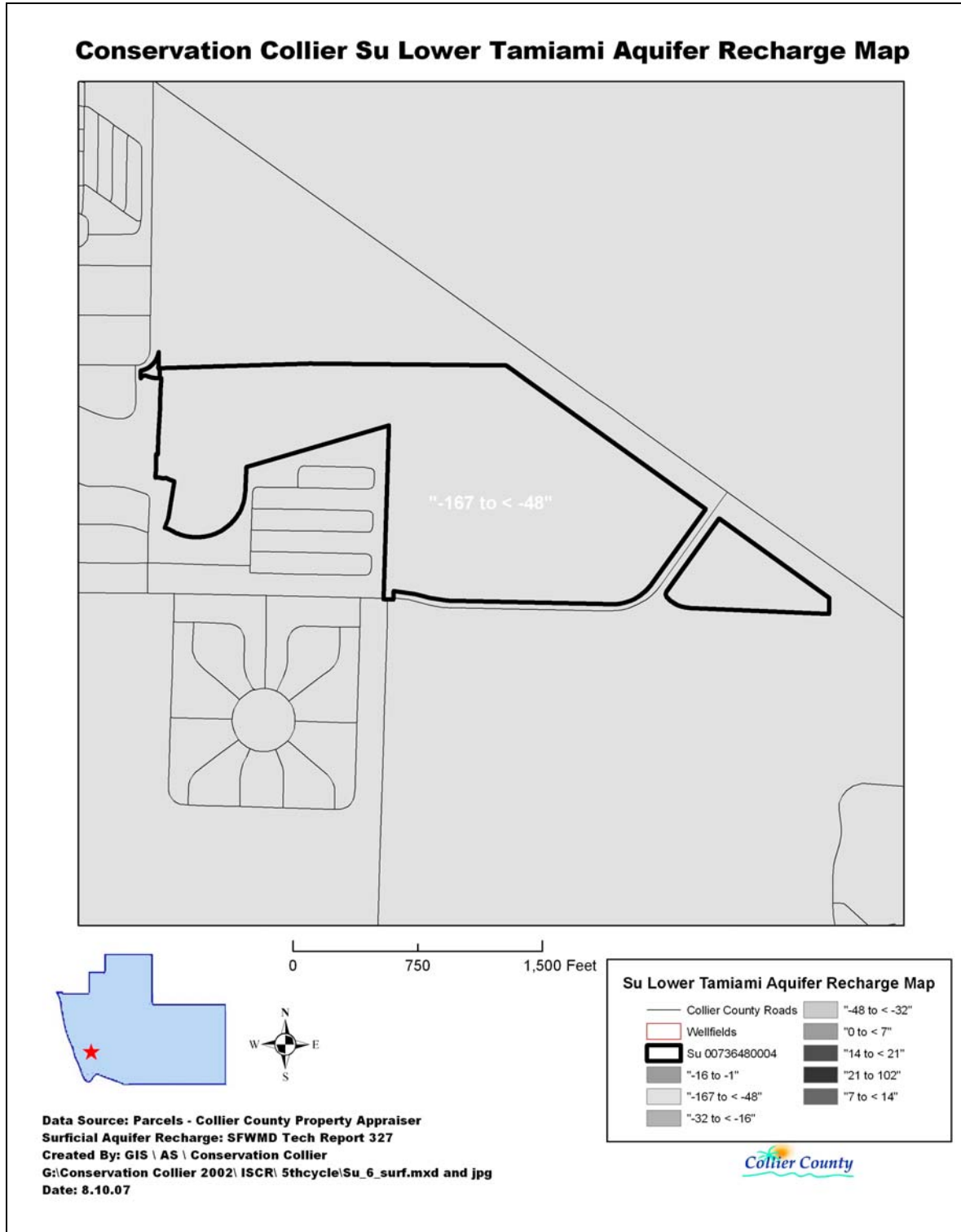


### Exhibit D. Wellfield Protection and Aquifer Recharge Maps





### Exhibit D. Wellfield Protection and Aquifer Recharge Maps (continued)



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

1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<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	mixed wetland hardwoods, cypress wetlands and mangrove swamp old ag. land with recruitment
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>	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
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	25	Contributes primarily to surficial aquifer: 43 to <56"; Lower Tamiami: -167 to <-48" discharge area: also probable discharge of surficial aquifer into Manatee basin
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0	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	Property contains the headwaters of the east branch of Henderson Creek (along western edge of the property)
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	mixed wetland hardwoods, cypress wetlands and mangrove swamp
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	80	Boca, Riviera, Limestone substratum and copeland FS, depressional
b. Slough Soils	40	40	Malabar fine sand; Holopaw fine sand
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	245	
<b>1.B Total</b>	<b>100</b>	<b>82</b>	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<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	75	6218 – Cypress Melaleuca Infested; 624 – Cypress – Pine – Cabbage Palm; 612 – Mangrove Swamps; 6172 – Mixed Wetland Hardwoods
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored.</i>
b. Listed wildlife species have been documented on the parcel by wildlife	70	70	<i>Provide documentation source - Rookery Bay and FFWCC-FL Manatee</i>
c. Species Richness score ranging from 10 to 70	70		<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map Average score 6</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	<i>Tillandsia fasciculata</i>
<i>3. Restoration Potential</i>			
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	Some areas totally infested with Earleaf Acacia, Melaleuca and Brazilian Pepper. Lygodium exists in wetlands. Alterations in Topography
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	180	
<b>1.C Total</b>	<b>100</b>	<b>60</b>	<i>Divide the subtotal by 3</i>

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

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Immediately contiguous with San Marco Conservation Easement and across the street from RBNERR lands
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>63</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access ( <i>Select the Highest Score</i> )			
a. Parcel has access from a paved road	100	100	
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		
2. Recreational Potential ( <i>Select the Highest Score</i> )			
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	75	Environmental education, hiking, nature photography, bird watching.
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	36	<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.</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	211	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>70</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Degradation</b>			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	Zoning RSF-3
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 per acre	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		
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>	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
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 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	50	There are several small berms and spoil piles throughout the property as a result of old agricultural activity. There area also some large spoil piles in the FPL easement area
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		
<b>5.A Total</b>	<b>100</b>	<b>50</b>	
4.B Exotics Management Needs	Possible points	Scored points	Comments
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	40	
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20	-20	Heavy infestation of air-potato and Brazilian pepper on the west side of property, Melaleuca, wedelia, Australian Pine, ceasar's weed, and earleaf acacia found throughout the property
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>	
4.C Land Manageability	Possible points	Scored points	Comments
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		
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	40	Extensive exotic removal, possible spoil pile and berm removal
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		
<b>5.C Total</b>	<b>100</b>	<b>40</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>37</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>220</b>	

## **Exhibit F. Photographs**

**Photo 1. Area infested with *Melaleuca* east of the FPL easement.**



**Photo 2. Area infested with Air-potato along western border.**



**Photo 3. Boat ramp and dock located on northwestern side of property within a mobile home park-looking out onto Henderson Creek.**



**Photo 4. Florida Power and Light easement running through the center of the parcel.**



**Photo 5. Example of Laurel Oak/ Cabbage Palm areas located throughout the parcel. These areas seemed to be situated on top of an old agricultural berm.**



**Photo 6. Possible gopher tortoise burrow found west of the FPL easement.**



**Photo 7. Pine Flatwood area in south eastern triangle portion of the parcel east of Manatee Road.**



**Photo 8. Dumping that has occurred in FPL easement.**





**Photo 9. An old roadway that exists in the northern portion of the property and runs East and West.**



**Photo 10. Large Cypress in wetland area mid-property, buttressing and waterlines evident**



Photo 12. Another large Cypress in wetland area east of the FPL easement mid property



Photo 13. Aerial photograph, provided by the realtor-  
(boundaries differ from property appraisers)

