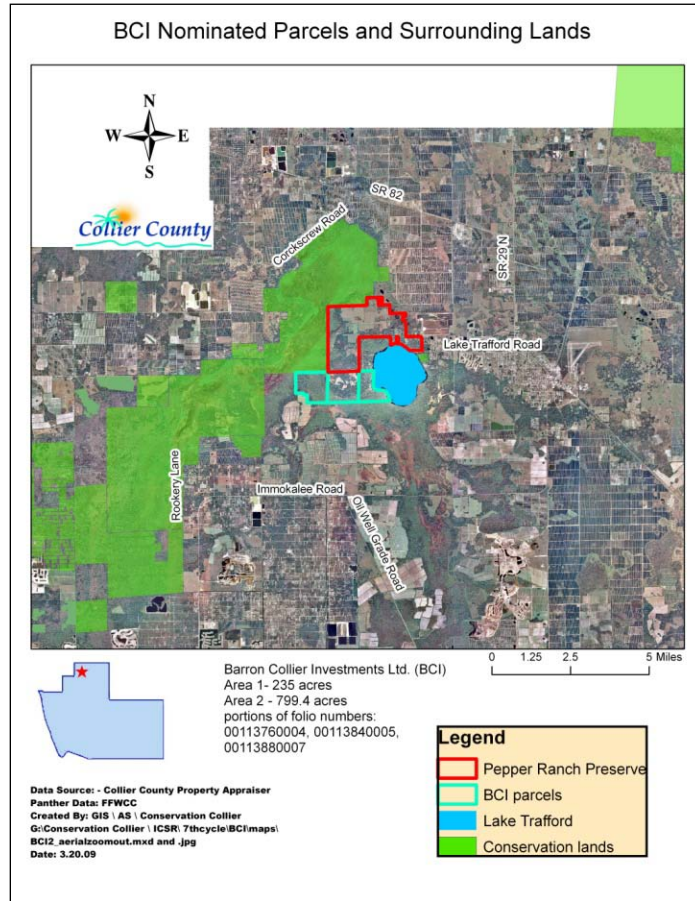


Conservation Collier Initial Criteria Screening Report



Property Name: Barron Collier Investments, Ltd.

Area 1 – 235 Acres

Area II – 799.4 acres

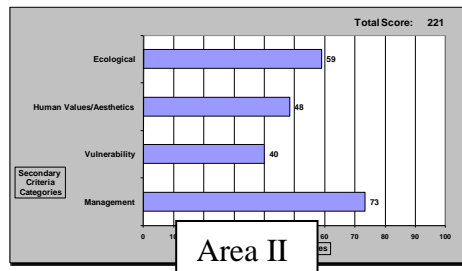
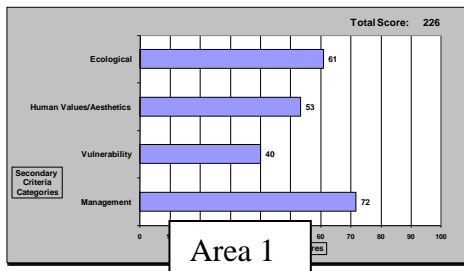
Areas offered comprise portions of folio numbers:

00113760004

00113840005

00113880007

Staff Report Date: June 8, 2009



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I. Summary of Property Information

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Barron Collier Investments, Inc. (BCI)	Both Area 1 and Area 2 are south of the Pepper Ranch Preserve
Folio Numbers	Parts of 3 separate folios	00113760004 00113840005 00113880007 Portions offered not legally segregated at present
Target Protection Area	Rural Lands Stewardship Area: Habitat (H.SA) Flow-way (FSA) and Open	Acreages are approximate: Area 1 (235 acres)-135 acres H.SA/ 100 acres Open Area 2 (799.4 acres)-393 acres H.SA/ 338 acres FSA *Approx 40 acres of the 799.4 acres is mapped over Lake Trafford but may not be included
Size	Area 1 – 235 acres Area 2–799.4 acres	The 799.4 acres may include approx 40 acres of Lake Trafford
STR	Sections 3,4 &5 in T47 / R28	Parcels offered are portions within these sections.
Zoning Category/TDRs	Agriculture	Ag/MHO (RLSA overlay District) Proposed SSA #13 (7,414 ac total) covers approx 730 acres of Area II and none of Area 1
FEMA Flood Map Category	D	Area where flood hazards are undetermined
Existing structures	n/a	All structures are impermanent or in the nature of debris
Adjoining properties and their Uses	Conservation, agriculture, vacant land, rural residential	N – Pepper Ranch Preserve – rural residential (Trafford Oaks Rd.) E – Lake Trafford S - Agricultural and/or vacant Ag zoned W – Agricultural/vacant Ag zones and Conservation (SFWMD/CREW and Audubon lands)
Development Plans Submitted	n/a	Property currently used for cattle grazing and hunting
Known Property Irregularities	Oil, Gas and Mineral Rights; (OGM)/Archeological site; Owner offers	OGM rights over both Areas would be retained by owner - which is not BCI but an entity with multiple partners; Area II contains a known archeological site. Owner has offered to remove exotics for cost using its own contractor; Owner will offer favorable payment terms. <u>If both Areas 1 and II are acquired, the existing access easement in favor of BCI would be released. If only Area 1 is acquired, the existing easement through Pepper Ranch would be retained; in addition, a new easement through Area 1 to reach Area II would be required by BCI.</u>
Other County Dept Interest	Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Coastal systems, Zoning, Engineering	Area 1, but not Area II , would be a potential source for Panther Habitat Unit (PHU) mitigation Credits. No other dept has advised of conflicts or interest, in general or for PHUs.

Figure 1. Location Map

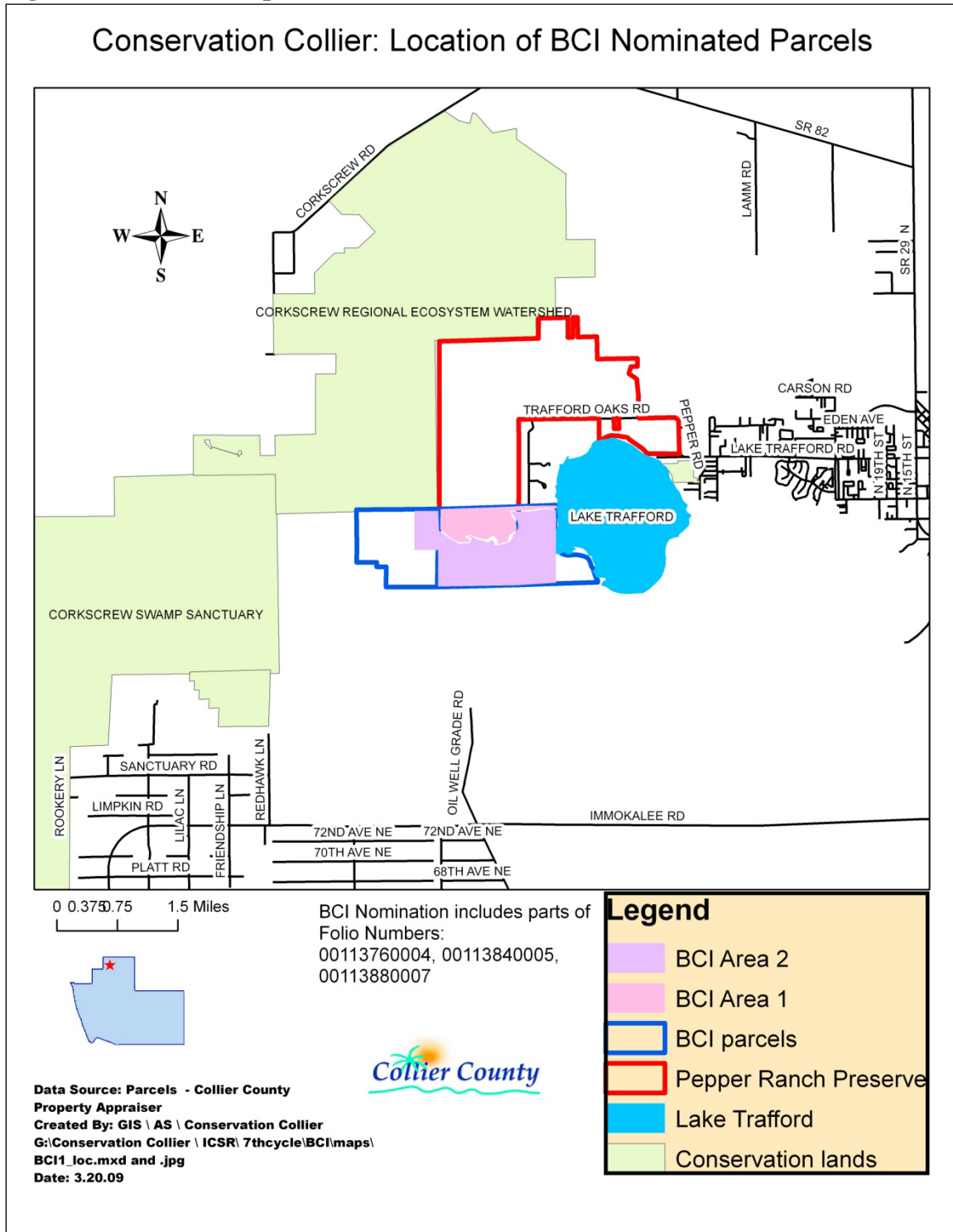


Figure 2. Aerial Map

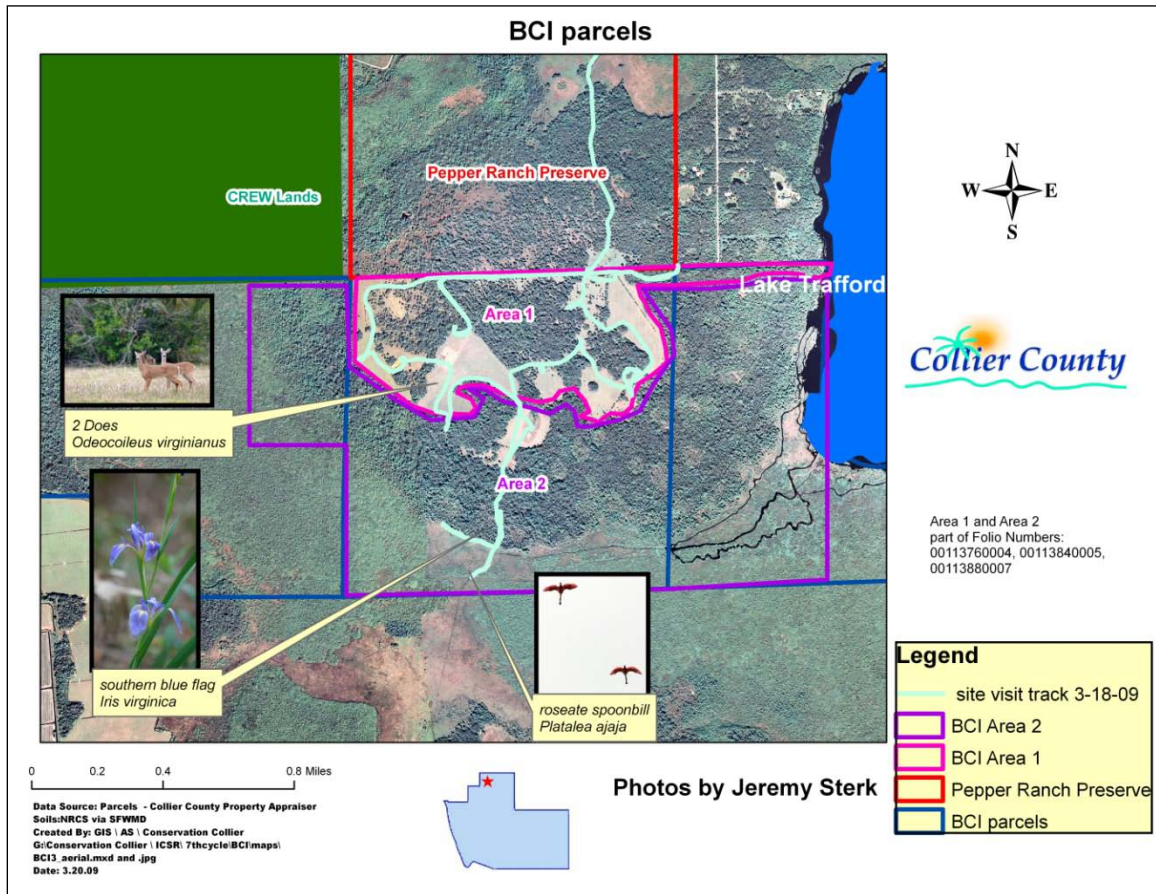
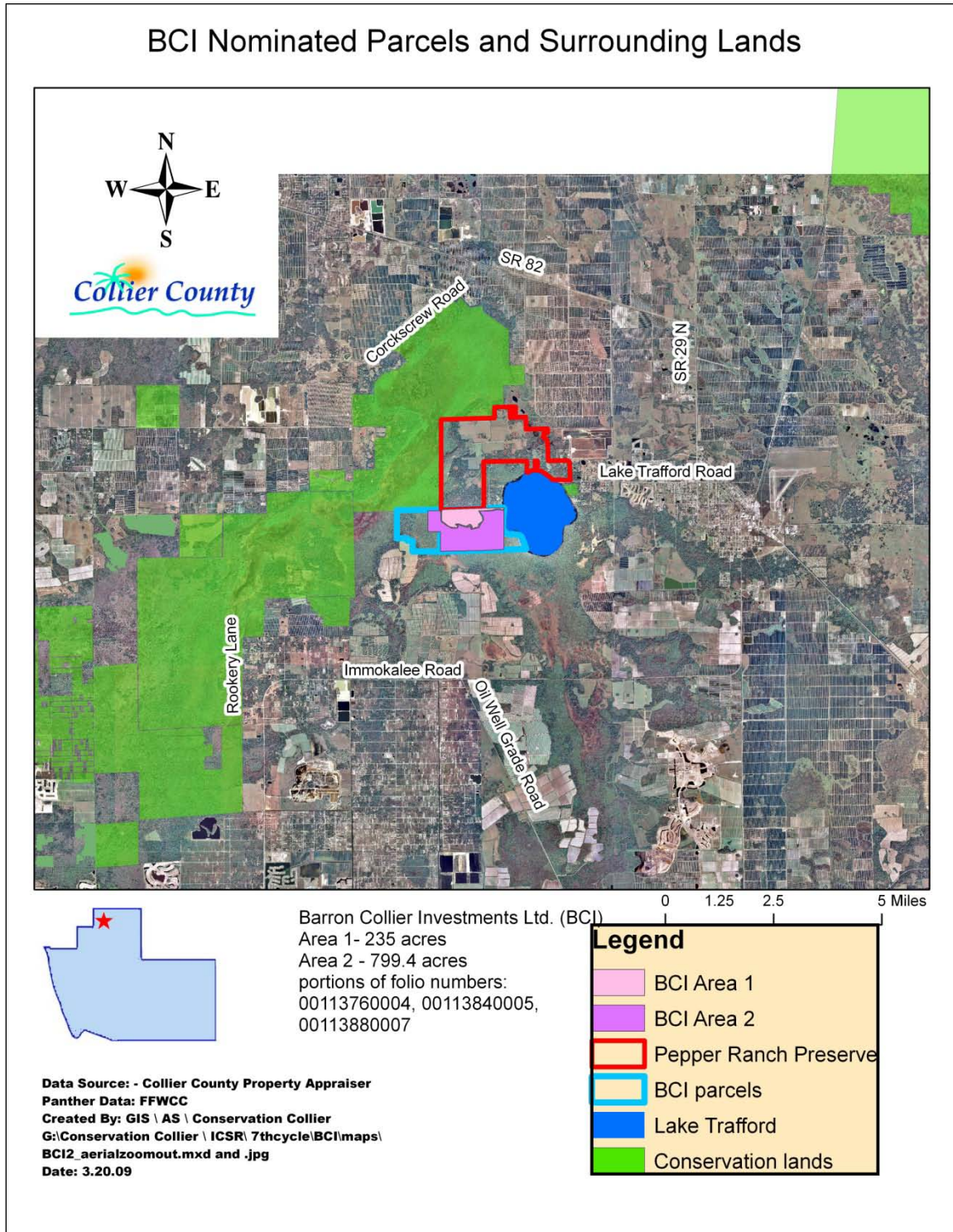


Figure 3. Surrounding Lands Aerial



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.

Estimated Assessed Value: *

Folio	Acreage	Assessed Value
Area 1	235	\$840,565
Area 2	799.4	\$2,759,529
Total	1034.4	\$3,600,094

*Assessed values are estimated using the values of the parent parcels. Assessed values for the three parent parcels are \$3,005, \$3,597 and \$3,755 per acre, rounded up to the nearest whole number. Area 1 is primarily within the middle value parcel and was estimated using that value multiplied by 235. Area II is part of all three parcels, so an average of the per acre assessed values was derived and multiplied by 799.4 for the estimate above.

Estimated Market Value:

“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

Folio	Acreage	Estimated Value Range*
Area 1	235	\$2,115,000 - \$3,055,000
Area 2	799.4	\$7,194,600 - \$10,392,200
Total	1034.4	\$9,309,600 - \$13,447,200

A more specific estimate will be provided. The estimate above is based upon a range of between \$9,000 and \$13,000 per acre.

* Property Appraiser’s Website

** Collier County Real Estate Services Department – Projected to January 2010

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

Collier County Conservation Collier Program staff conducted a site visits on March 18, 2009 and March 27, 2009.

MEETS INITIAL SCREENING CRITERIA Met 6 out of 6

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

Area 1	Area 2
Hardwood hammocks Yes	Hardwood hammocks Yes - dominant
Xeric oak scrub No	Xeric oak scrub No
Coastal strand No	Coastal strand No
Native beach No	Native beach No
Xeric pine No	Xeric pine No
Riverine Oak No	Riverine Oak No
High marsh (saline) No	High marsh (saline) No
Tidal freshwater marsh No	Tidal freshwater marsh No
Other native habitats Yes – wetland forests and wet prairie	Other native habitats Yes –freshwater marshes, wet prairie, wetland forest

Vegetative Communities:

Staff typically uses 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. In the case of both BCI submittals, staff relied upon the SFWMD electronic database, a FLUCCS map prepared by Wilson Miller for the owner in 2009, and field observations made by staff during two site visits.

FLUCCS:The electronic database identified, in order of dominance:

Area 1	Area 2
434 – Hardwood – conifer mixed	425 – Temperate hardwood hammock
211 – Improved pasture	643 – Wet prairie
425 – Temperate hardwood hammock	630 – Wetland forest mixed
212 – Unimproved pasture	617 – Mixed wetland hardwoods
630 – Wetland forest mixed	630 – Wetland forest mixed
643 – Wet prairie	212 – Unimproved pasture

The following native plant communities were observed, in order of dominance:

Area 1	Area 2
434 – Hardwood – conifer mixed	425 – Temperate hardwood hammock
212 – Unimproved pasture	643 – Wet prairie
425 – Temperate hardwood hammock	617 – Mixed wetland hardwoods
428 – Cabbage palm	618 – Willow
630 – Wetland forest mixed	212 – Unimproved pasture
643 – Wet prairie	
616 – Inland ponds and sloughs	

Characterization of Plant Communities present:

FLUCCS	Ground cover	Midstory	Canopy
212– unimproved pasture	Grasses/weedy ruderal species, hydrocotle, thistle	none	none
425 – Temperate hardwood hammock	Forbs, chain fern, wild coffee, galberry, wax myrtle, smilax	Myrsine, saltbush, cabbage palm, beautyberry	Live and laurel oak, cabbage palm, red maple, bay, pop ash, pond apple,
434 – Hardwood-conifer mixed	unknown	Wax myrtle, beautyberry	Live and laurel oak, slash pine, cabbage palm, bay
428 – cabbage palm	Grasses, poison ivy, vines, wild coffee	Myrsine, wax myrtle	Cabbage palm, live oak
616 – Inland ponds and sloughs	Hydrocotle, forbs, pickerelweed, musky mint, pellitories, frog fruit, buttonweed	None	Pop ash
630- Wetland forest mixed	Swamp fern, Thelypteris ferns, false nettle, frog fruit, musky mint, hydrocotle, maidencane, hempweed, wild coffee, leather fern	Myrsine, saltbush	Live and laurel oaks, red maple, pop ash, pond apple, magnolia, strangler fig
617 – Mixed wetland hardwoods	Swamp fern, false nettle, aster, wild coffee, pellitories, yellow cress, forbs	Dahoon holly, myrsine,	Live and laurel oak, cabbage palm, bay, red maple, pop ash
618 – Willow and Elderberry	Forbs	None	Willow
643 – wet prairie	Pickerelweed, arrowhead, alligator flag,	Dog fennel	none

Statement for satisfaction of criteria:

These data indicate that native plant communities do exist on the parcels. At least seven distinct types of vegetation communities were observed in Area 1 and five types in Area 2, along with many transitional areas containing a mix of vegetation types. Some plant communities were viewed from a distance, such as the hardwood and conifer mixed and some of the areas mapped as temperate hardwood forests. Canopy species were noted but mid and understory species in these areas were not directly observed.

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:

A purchase of the Area 1 and/or Area 2 BCI properties would be additional large acreage purchases in the Immokalee area, where 2,512 acres have already been purchased. As such they may not be considered to further the goal of “equitable geographic distribution” of acquired lands. Appropriate access for nature-base recreation is available via Lake Trafford Road and Pepper Road, both paved public roads, and through the Pepper Ranch Preserve. Access throughout the Pepper Ranch Preserve is facilitated by a main interior unpaved road running east to west and an offshoot north/south unpaved track, which is the access easement for the ranching activities that are currently occurring on the Area 1 parcel. The main ranch road can easily accommodate street vehicles. The north /south branch is rougher, however street vehicles currently access it. Areas 1 and 2 have many trails already existing that could be used for hiking, biking and horseback riding. Because the offered lands are varied in habitat, with large open areas providing scenic vistas, acquisition would enhance the aesthetic setting of Collier County.

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: General characteristics are taken from examination of aerial photographs, on-site observations, area topographic maps (available on the Internet at <http://www.digital-topo-maps.com/>) and Collier County Stormwater Management Dept. maps (available on the Collier County Website at <http://www.colliergov.net/index.aspx?page=499>). Aerial photos show vegetation patterns on what is mapped as Big Hammock Island, in the Corkscrew Swamp west of Lake Trafford. Big Hammock Island comprises 100% of Area 1 and approximately 60% of Area 2. Topographic maps show Big Hammock Island as upland and lands surrounding to the south and west as swamp (Figure 4). Onsite observations confirm that Area 1 is pasture and forest and that Area 2 contains forest and marsh wetlands. Collier County storm water drainage and basin maps (Figures 5 and 6) show both Area 1 and Area 2 to be within the Corkscrew Slough Sub Basin, with surface waters having a generally eastern and then southern flow. Those wetland areas that are directly to the east of Lake Trafford likely empty into the lake during rainy season. GIS

mapping indicates that while recharge into the Lower Tamiami aquifer may be relatively low at 0 to <7" annually, recharge of the surficial aquifer is moderate to high at 43 to <56" annually. A high surficial recharge rate would indicate habitat for wetland dependent species is present most of the year. On-site staff observations of open marsh areas in the south of Area 2 in April 2009 showed the area lacking surface water, but having wetland dependent plants and numerous species of wetland dependent bird species present. Collier County Soil Survey Maps identify slough soils (Riviera fine sand, limestone substratum) in this area. Flood control capacity is unknown, as there are no residential properties close by.

Wetland dependent plant species (OBL/ FACW) observed:

Area 1:

OBL	FACW
Alligator flag (<i>Thalia geniculata</i>)	Beakrush (<i>Rhynchospora spp.</i>)
Dahoon holly (<i>Ilex cassine</i>)	Pennywort (<i>Hydrocotyle sp.</i>)
False nettle (<i>Boehmeria cylindrica</i>)	Musky mint (<i>Hyptis alata</i>)
Pickerelweed (<i>Pontederia cordata</i>)	Swamp fern (<i>Blechnum serrulatum</i>)
Swamp bay (<i>Persea sp.</i>)	Tickseed (<i>Coreopsis sp.</i>)
	Buttonweed (<i>Diodia virginica</i>)
	Red maple (<i>Acer rubrum</i>)

Area 2:

OBL	FACW
Alligator flag (<i>Thalia geniculata</i>)	Chain fern (<i>Woodwardia virginica</i>)
Arrowhead (<i>Sagittaria spp.</i>)	Leather fern (<i>Acrostichum danaeifolium</i>)
Butterweed (<i>Senecio glabellus</i>)	Musky mint (<i>Hyptis alata</i>)
Dahoon holly (<i>Ilex cassine</i>)	Pennywort (<i>Hydrocotyle sp.</i>)
Iris (<i>Iris hexagona</i>)	Semaphore (<i>Eupatorium mikanooides</i>)
Maidencane (<i>Panicum hemitomon</i>)	Swamp fern (<i>Blechnum serrulatum</i>)
pickerelweed (<i>Pontederia cordata</i>)	
Bay (<i>Persea sp.</i>)	
Popash (<i>Fraxinus caroliniana</i>)	
False nettle (<i>Boehmeria cylindrica</i>)	
Canna lilly (<i>Canna sp.</i>)	
Willow (<i>Salix sp.</i>)	
Pond apple – (<i>Annona glabra</i>)	
Yellow-cress (<i>Rorippa sp.</i>)	

Wetland dependent wildlife observed by staff include: ibis, roseate spoonbills, blue heron, wood stork and kingfisher.

Other Hydrologic indicators observed: Water lines on pop ash trees in Area 1 were observed indicating seasonal water depth of 1.5-2 feet high in one depressional area.

Figure 4. Topographic map (<http://www.digital-topo-maps.com/>)

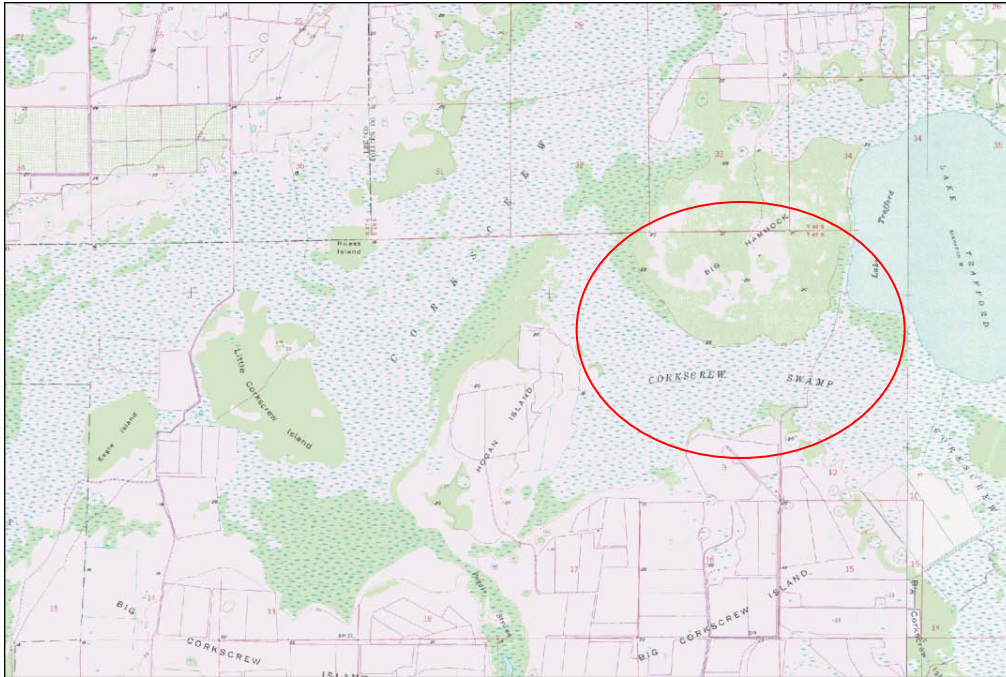


Figure 5. Collier County drainage sub-basin map

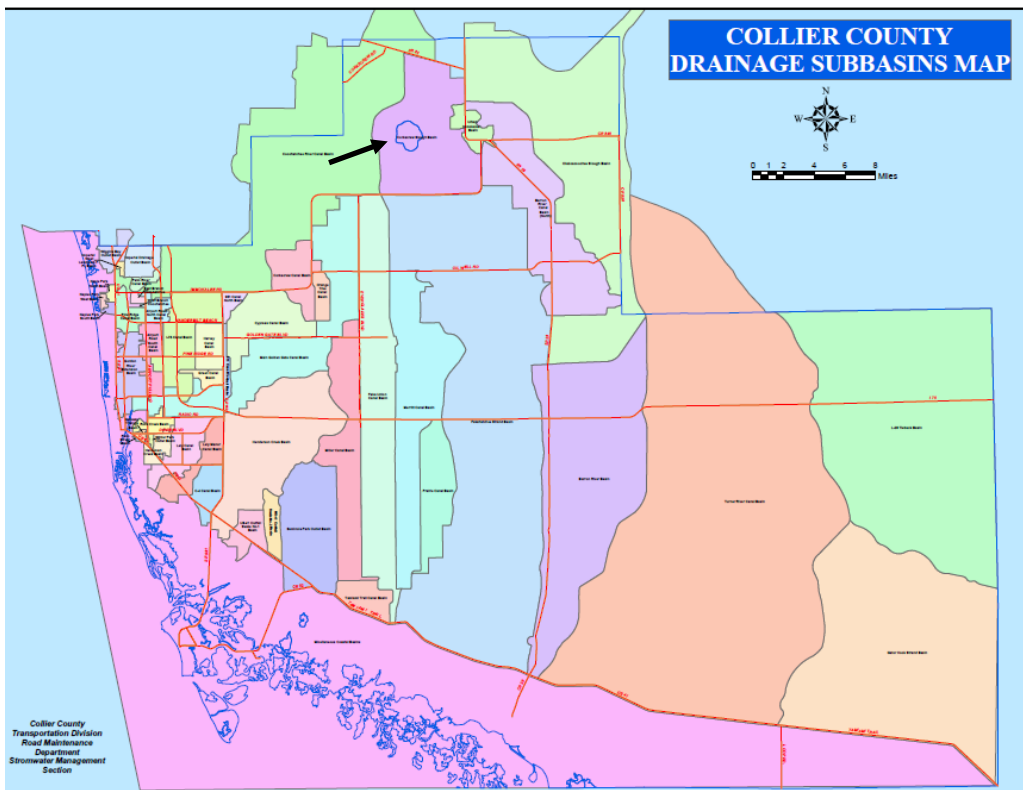
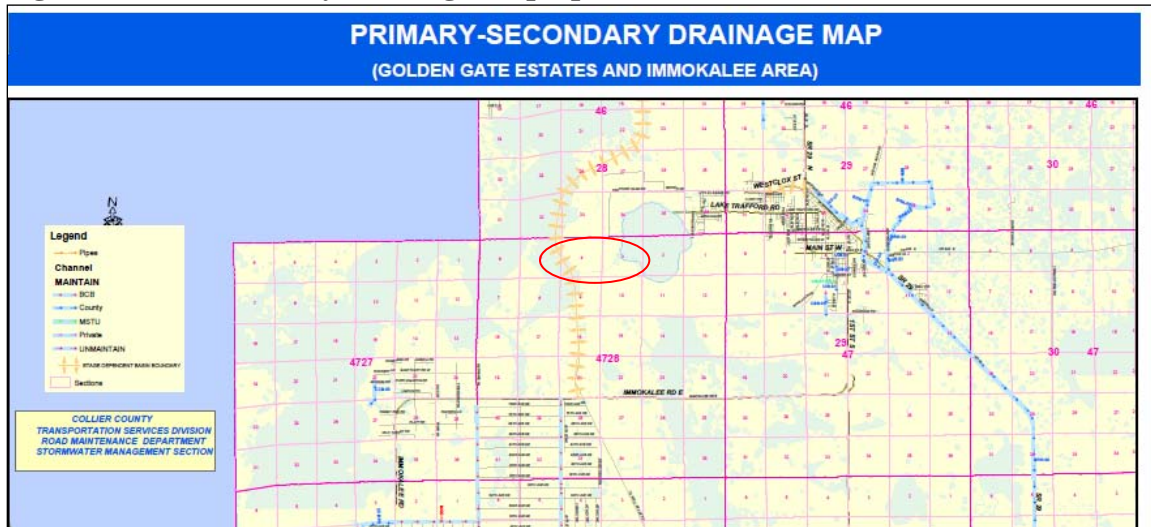


Figure 6. Collier County Drainage Map - portion



Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soil numbers correspond to those mapped in the survey. Mapped soils include both hydric and upland soils types, with upland soils the dominant type in Area 1 and hydric soils the dominant type in Area 2. The following is a list of the major soil types mapped in each area and the plants typically associated with them. Observed conditions generally reflect mapped plant communities.

Area 1:

Soil Type	Typical Vegetation
37 – Tusawilla FS – Upland (central and southern hammock areas)	oaks, cabbage palm, red maple, red bay, slash pine, wax myrtle, and native grasses
20 – Ft. Drum and Malabar, high, fine sands	Mainly grasses; creeping bluestem, chalky bluestem and pineland threeawn.
18 – Riviera fine sand, limestone substratum	Slash pine, cypress, cabbage palm, wax myrtle, sand cordgrass, gulf muhly, blue maidencane, South Florida bluestem and chalky bluestem

Area 2:

Soil Type	Typical Vegetation
6 – Riviera, Limestone Substratum – Copleand FS - Slough (buffering flow-way habitat area)	cypress, red maple, ferns and other wetland plants
37 – Tusawilla FS – Upland (central and southern hammock areas)	oaks, cabbage palm, red maple, red bay, slash pine, wax myrtle, and native grasses
43 – Winder, Riviera, Limestone Substratum and Chobee FS, Depressional (adjacent to Lake Trafford)	sawgrass, maidencane, pickerelweed, alligator flag, willow and other wetland plants

Lower Tamiami recharge Capacity: Both Area 1 and Area 2 have a moderate to high mapped surficial aquifer recharge rate of 43 to <56” annually.

Surficial Aquifer Recharge Capacity: Both Area 1 and Area 2 have a low mapped Lower Tamiami aquifer recharge rate of 0 to <7” annually.

Oil Gas and Mineral Rights: The owner proposes to retain the Oil Gas and Mineral (OGM) Rights on both Areas 1 and II. These rights are owned by a partnership including various entities. Companies interested in exploration or production of oil and gas in Florida are regulated pursuant to Chapter 377 Florida Statutes and related rules implemented by the Oil and Gas Program within Florida’s Department of Environmental Protection (DEP). The existing oil pad site is listed by DEP as well #1208 within the Lake Trafford Field. Its symbol on the Oil and Gas Map (Figure 12) shows it to be a “dry hole.” The pad site is currently being used as a cattle pen and is not in use for oil exploration or extraction.

FEMA Flood map designation: The property is within Flood Zone D, an area where flood hazards are undetermined.

Statement for satisfaction of criteria: Acquisition of this property would offer opportunities for protection of water resource values, including moderate recharge of the surficial and lower Tamiami aquifers and protection of wetland dependent species habitat. Wetland dependent species have been observed on the property, including those listed by the state as endangered and threatened. A primary benefit to preserving the offered lands in an undeveloped state would be protection of the Corkscrew swamp and marsh complex and wetlands associated with Lake Trafford. The Corkscrew swamp and marsh complex provides recharge for the Lower Tamiami aquifer, a source of drinking water for many County and private wells east of County Road 951. Acquisition of both Area 1 and Area 2 would protect the quality of this water source by buffering it from development and non-point source pollution. However, the owners have applied to Collier County for placement of a Stewardship Sending Area overlay (SSA #13) over Area 2, which would permanently remove development rights. It is unknown what benefits acquisition of the property would have for flood control.

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		BCI PARCELS AREA
		FDA	FWS	
Butterfly orchid	<i>Encyclia tampensis</i>	CE	n/a	2
Common wild pine	<i>Tillandsia fasciculata</i>	E	n/a	1 & 2
Inflated wild pine	<i>Tillandsia balbisiana</i>	T	n/a	1 & 2

E=Endangered, T=Threatened, CE=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).

The following listed species have been observed:

COMMON NAME	SCIENTIFIC NAME	STATUS		BCI PARCELS AREA
		GFC	FWS	
Florida panther*	<i>Felis concolor coryi</i>	E	E	1 & 2
Florida sandhill crane**	<i>Grus acnadenis pratensis</i>	T	n/a	1
Little blue heron***	<i>Egretta caerulea</i>	SSC	n/a	1 & 2
Snowy egret***	<i>Egretta thula</i>	SSC	n/a	1 & 2
White ibis ***	<i>Eudocimus albus</i>	SSC	n/a	1 & 2
Roseate spoonbill**	<i>Platalea ajaja</i>	SSC	n/a	2
Woodstork**	<i>Mycteria americana</i>	E	E	2

SSC= Species of Special Concern

*Telemetry

**County staff

***Wilson Miller 2009 Listed Species Survey

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: Area 1 is mapped as primarily 9, with approximately 14% mapped as 7 and 8. Area 2 is mapped primarily as 9 also, with approximately 1% or less mapped as 7 and 8 (Exhibit C). Both Area 1 and Area 2 are located within lands identified state and federal conservation agencies as strategic habitat for protection of the Florida Panther.

Non-listed species observed: Staff observed the following non-listed species: white-tailed deer, wild turkey, hogs, swallowtail kite, red-shoulder hawk, great blue heron, and belted kingfisher.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: All of the species listed in the table above adding Florida black bear (*Ursus americanus floridanus*), Snail kite (*Rostrhamus sociabilis plumbeus*), Osprey (*Pandion halietus*), Crested caracara (*Caracara cheriway*), and limpkin (*Aramus guarana*).

Statement for satisfaction of criteria: Both Area 1 and Area 2 offer significant biological values, listed species habitat, restoration potential and ecological quality. Staff observations and species surveys performed by Wilson Miller in Feb. 2009 show that wildlife is present. Both Areas 1 and 2 are located within Priority Panther Habitat. Telemetry points and presence of prey species indicate both areas are used by panthers. Many other native wildlife species have been documented on the parcels. There is significant restoration potential for formerly cleared pasture lands. Area 1 is directly adjacent to the Pepper Ranch Preserve. Acquisition of Area 2 without also acquiring Area 1 would not provide connectivity with Pepper Ranch Preserve.

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:

Preservation and restoration of ranch lands would protect the value of the Corkscrew Marsh and the Camp Keais Strand, functioning as buffer to the Corkscrew wetlands and ecological link and corridor for the Camp Keais Strand and other conservation lands to the south.

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

Yes

The CREW Project lands as defined by the Florida Department of Environmental Protection, extend from the Corkscrew Marsh area south along the Camp Keais Strand to the Florida Panther National Wildlife Refuge. This project area is on the Florida Forever A-List.

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

At this time, **No**, due to lack of funding, but staff will request the Florida Forever Program review to determine future partnership potential.

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: There is significant potential for hiking on this property. Many trails already exist through forest and pasture lands.

Nature Photography: There is significant potential for nature photography on this parcel. In addition to the abundant wildlife present, the large size of the property provides natural vistas of hardwood forests, marshes, and meadows. Wildlife presence would attract nature photographers.

Bird-watching: Numerous species of birds are present in the marsh area.

Kayaking/Canoeing: There is potential for kayaking and canoeing on Lake Trafford, though the presence of numerous alligators in the lake may make the use of larger types of boats more advisable.

Swimming: There is little potential for swimming in Lake Trafford. The presence of alligators would make this activity inadvisable.

Hunting: There is potential for hunting on Area 1. These lands can be added along with Pepper Ranch Preserve to the existing CREW Wildlife and Environmental Area. Staff will contact Florida Fish and Wildlife Conservation Commission to discuss hunting potential. Area 2 is marsh wetlands and would be inaccessible for parts of the year, but may provide some potential for hunting.

Fishing: There is significant potential for fishing on Lake Trafford. Much of that potential is still in the future, as the lake is currently undergoing restoration. However, in the past, Lake Trafford was known for excellent bass fishing. There are plans to restock the lake with bass as part of restoration efforts.

Horseback trails: There is significant opportunity for equestrian uses.

Recommended Site Improvements:

Trail identification and marking.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, access by the public and maintenance of trails. If acquired, both or either Area 1 and/or Area 2 would be joined to the Pepper Ranch Preserve for management purposes. Currently, Conservation Collier is not staffed to manage a property of this size in regard to daily opening and closing of gates for visitors and regular on-site presence. The following assessment does not address staffing costs. 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, in order of observed abundance:

Category 1 - Florida Exotic Pest Plant Council List: Brazilian pepper (*Schinus terebinthifolius*), guava (*Psidium guajava*) and tropical soda apple (*Solanum viarum*).

Category II - Florida Exotic Pest Plant Council List: Ceasar's weed (*Urena lobata*).

Exotic Vegetation Removal and Control:

Initial exotics removal estimated at **\$257,250 for Area 1** (\$1,500 per acre for 171.5 acres) and **Area 2 at \$618,300** (\$1,500 per acre for 412.2 acres). This estimate is based on the acreage reported by the owner in FLUCCS maps (prepared by Wilson Miller) as being infested with exotics and the least expensive removal method - killing exotics in place.

Costs for one-time annual maintenance are estimated to be \$375 per acre. Area I is upland and maintenance would be for the total acreage. Estimated annual maintenance for **Area 1 is \$88,125** (\$375 X 235 acres). Area II has a large area of fresh water marsh that appears to be free of exotic infestation. Annual maintenance is estimated based on upland vegetation communities at \$155,000 (\$375 X 634 acres). Estimated annual maintenance for **Area II is \$238,000**. These costs would decrease over time as the soil seed bank is depleted. **BCI has offered to remove exotics at cost with its own contractors. Specifics of this offer have not been determined; however the general concept is that the County would pay costs. BCI will provide an estimate as to the savings this could generate for the County.**

Public Parking Facility: No public parking facility is contemplated on either area 1 or Area II. Public parking would be accommodated on the Pepper Ranch Preserve.

Public Access Trails: Rough trails and interior roads to most areas of the property already exist. Trails will require maintenance. It may be possible to use volunteer labor for trail maintenance.

Security and General Maintenance: Area 1 is connected to the Pepper Ranch Preserve and fenced along its northern boundary. Area II is protected by Area 1 on its northern boundary, Lake Trafford on its eastern boundary and surrounded by vast areas of marsh (Camp Keais Strand) on the southern and western boundaries. The need for additional

fencing has not been evaluated but appears unnecessary. Signs advising of a conservation area can be placed at intervals along upland area boundaries, if necessary. A routine on-site presence is recommended.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost		Annual Recurring Costs		Comments
	Area 1	Area II	Area 1	Area II	
Exotics Control	\$257,250	\$618,300	\$88,125	\$155,000	Rough estimate only. Area 1 calculated on 171.5 acres for initial @\$1,500 per acre and 235 acres at \$375 per acre for maintenance. Area 2 calculated on 479 acres of forested lands – (\$352,500). Initial cost -calculated on forested acres using a \$3,000 per acre cost for dense kill-in-place (25 – 75%). Recurring costs – calculated on forested acres for one-time follow-up annual treatment.
Access Trails	\$1,600	\$2,250	\$1,600	\$2,250	Estimated using GIS with simulated trail for both Areas X \$.10 per foot (cost of fire line mowing). Area 1 = 1,600 ft; Area II =22,500 ft. Estimate assumes trails mowed once annually.
Fencing	n/a	n/a	t.b.d.*	t.b.d.	Fencing is not initially needed as surrounding wetlands and remote area protect from casual trespass.
Trash Removal	n/a	n/a	t.b.d.	t.b.d.	Initial solid waste in Area 1 to be removed by owner. Signs would be posted for visitors to carry out their own trash.
Signs	\$1,200	\$1,500	t.b.d.	t.b.d	Trail signage would be needed. This estimate considers one \$50 sign every 1,000 feet of simulated trail length.
Total	\$260,050	\$622,050	\$89,725	\$157,250	Rough estimates only

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

BCI has offered to remove exotics at cost with its own contractors. Specifics of this offer have not been determined; however the general concept is that the County would pay costs. BCI will provide an estimate as to the savings this could generate for the County.

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. Sites that offer multiple types of public recreation amenities are favored. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2008 funding cycle the award limit per recipient, per cycle, was \$6.6 million. Due to state budget constraints, there is no funding cycle planned for 2009. The next funding cycle closes in June of 2010. 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 both Area 1 and Area II a score of 100 out of a possible 320 points. Staff was verbally advised that if a score is under 160, chances of it being selected for funding are lower. These parcels appear to have low potential for FCT post-acquisition funding.

Florida Forever Program:

Staff was verbally advised that the Florida Forever Program is concentrating on large, rural parcels, unless those parcels are inside an existing acquisition boundary. These parcels are large, rural within a Florida Forever project boundary. Florida Forever is not funded within the 2009 state budget. Conservation Collier Program staff will coordinate with state staff to determine funding partnership potential for 2010, however, in the past, the differences between the Conservation Collier and State purchase policy in regard to appraisals and offer formation have prevented partnership.

Save Our Rivers Program / South Florida Water Management District:

SFWMD staff has advised that funding partnerships are possible when lands are within state project acquisition boundaries. This property is within the state CREW Project boundary. Save Our Rivers is funded through the Florida Forever Program, which has not been funded in 2009. Conservation Collier Program staff will coordinate with state staff to determine funding partnership potential for 2010.

Other Potential Partnership Funding Sources:

No other potential partner funding source is known at this time.

VI. Summary of Secondary Screening Criteria

Staff has scored the property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 226 for Area 1 and 221 for Area II, each out of a possible 400, was achieved. The chart and graph below show a breakdown of the specific components of these scores.

Table 3. Tabulation of Secondary Screening Criteria

Area 1

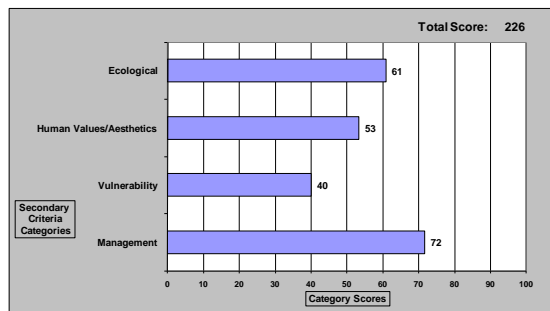
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	61	61%
Human Values/Aesthetics	100	53	53%
Vulnerability	100	40	40%
Management	100	72	72%
Total Score:	400	226	56%
Percent of Maximum Score:			56%

Area II

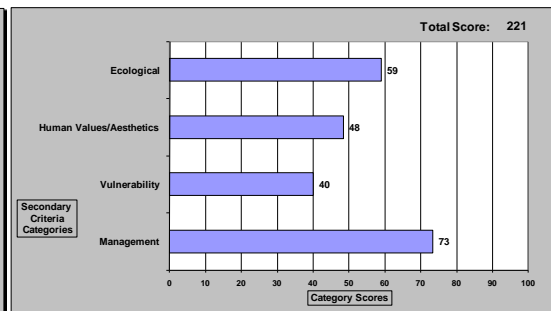
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	59	59%
Human Values/Aesthetics	100	48	48%
Vulnerability	100	40	40%
Management	100	73	73%
Total Score:	400	221	55%
Percent of Maximum Score:			55%

Figure 7. Secondary Screening Criteria Scoring

Area 1



Area II



Summary of factors contributing to score

Area 1 – 235 acres

Total Score: 226 out of 400 possible points

Ecological: 61 out of 100 possible points

Area 1 scored moderately in this category for several reasons. It has a limited variety of native plant communities, and none are the preferred habitats described in the ordinance, however, additional points were gained as the wetland hardwood forest is a mature example of this type of vegetation community. Acquisition of the parcel would protect water resources by buffering the Corkscrew Marsh area and Lake Trafford. Moderate aquifer recharge is mapped for the Surficial aquifer. Wetlands exist on site. Listed and non-listed species of wildlife are present on the parcel. Ecological quality is high, though marred by exotic plant presence, primarily, but not limited to, Brazilian pepper. Connectivity exists with Pepper Ranch Preserve lands. Connectivity to existing Conservation Collier lands is a priority established by the Conservation Collier Committee for the current acquisition cycle.

Human Values/Aesthetics: 53 out of 100 possible points

A moderate score was achieved in this category because Area 1 access is an access easement for limited uses over the Pepper Ranch Preserve. Should the property be acquired, however, public access would be available over the existing unpaved track. A small portion of Area 1 is connected to Lake Trafford and could provide boat launch and fishing access. Points were lost because the property is not visible from a public roadway.

Vulnerability: 40 out of 100 possible points

The parcel achieved a moderate to low score in this category, based on the existing zoning, which is agricultural with a mobile home overlay allowing development at one unit per five acres. Owners have indicated they intend to sell only the surface rights to Conservation Collier, and to retain oil, gas and mineral rights.

Management: 72 out of 100 possible points

A moderate to high score was achieved for management due to several reasons. Minimal hydrologic changes may be appropriate, such as re-grading ditches out of old farm fields, though possibly not needed to sustain overall site characteristics. Exotic plants are present on between 15% and 25% of the entire site, with some localized areas of infestation to 75%. Brazilian pepper was observed growing along most forest edges, and young Brazilian peppers were observed to be scattered within those forested areas examined. Existing trails would require maintenance.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is of significant size and larger than most offered to Conservation Collier. It is similar to the Starnes and Pepper Ranch Preserve parcels.

Area II – 799.4 acres

Total Score: 221 out of 400 possible points

Ecological: 59 out of 100 possible points

Area II scored moderately in this category for several reasons. The property does not have the preferred habitats described in the ordinance; however, it gained points as it contains significant acreage of temperate hardwood hammock, has mature vegetation and contains native orchids. Temperate hardwood hammock is a recently described plant community type listed by Florida Natural Areas Inventory (FNAI) and described as rare or uncommon in the state. This habitat type corresponds to FLUCCS Temperate hardwood. Acquisition of the parcel would protect water resources by buffering the Corkscrew Marsh and Lake Trafford. The site contains habitat for wetland depended wildlife species. Moderate aquifer recharge is mapped for the Surficial aquifer. Listed and non-listed species of wildlife and listed plant species are present on the parcel. Ecological quality is high, though marred by presence of Brazilian pepper on forest edges and within pastures. Connectivity to existing Conservation Collier lands is a priority established by the Conservation Collier Committee for the current acquisition cycle.

Human Values/Aesthetics: 48 out of 100 possible points

A moderate score was achieved in this category because Area II has access only through Area 1 and from Lake Trafford. Should the property be acquired, there would be no access unless Area 1 was also acquired. A small portion of Area II is connected to Lake Trafford and could provide boat launch and fishing access. **The site also contains a known archeological site – a mound attributed to early Native American people.** Points were lost because the property is not visible from a public roadway.

Vulnerability: 40 out of 100 possible points

The parcel achieved a moderate to low score in this category, based on the existing zoning, which is Agricultural with a mobile home overlay (A-MHO). This allows development at one unit per five acres, though freshwater marsh portions are not suitable for development. This property is also within the Rural Lands Stewardship Area (RLSA) Overlay and is a portion of 7,414 acres for which the owners have applied to Collier County to sever development rights under Stewardship Sending Area (SSA) #13 application. **Owners have indicated they intend to sever stewardship credits and offer only the remaining surface rights to Conservation Collier, retaining the oil, gas and mineral rights.**

Management: 72 out of 100 possible points

A moderate to high score was achieved for management due to several reasons. Exotic plants are present on between 15% and 25% of the entire site, with some localized areas of infestation to 75%. Brazilian pepper was observed growing along most forest edges, and young Brazilian peppers were observed to be scattered within those forested areas examined. Existing trails would require maintenance.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is of significant size and larger than most offered to Conservation Collier.

Figure 8. FLUCCs Maps

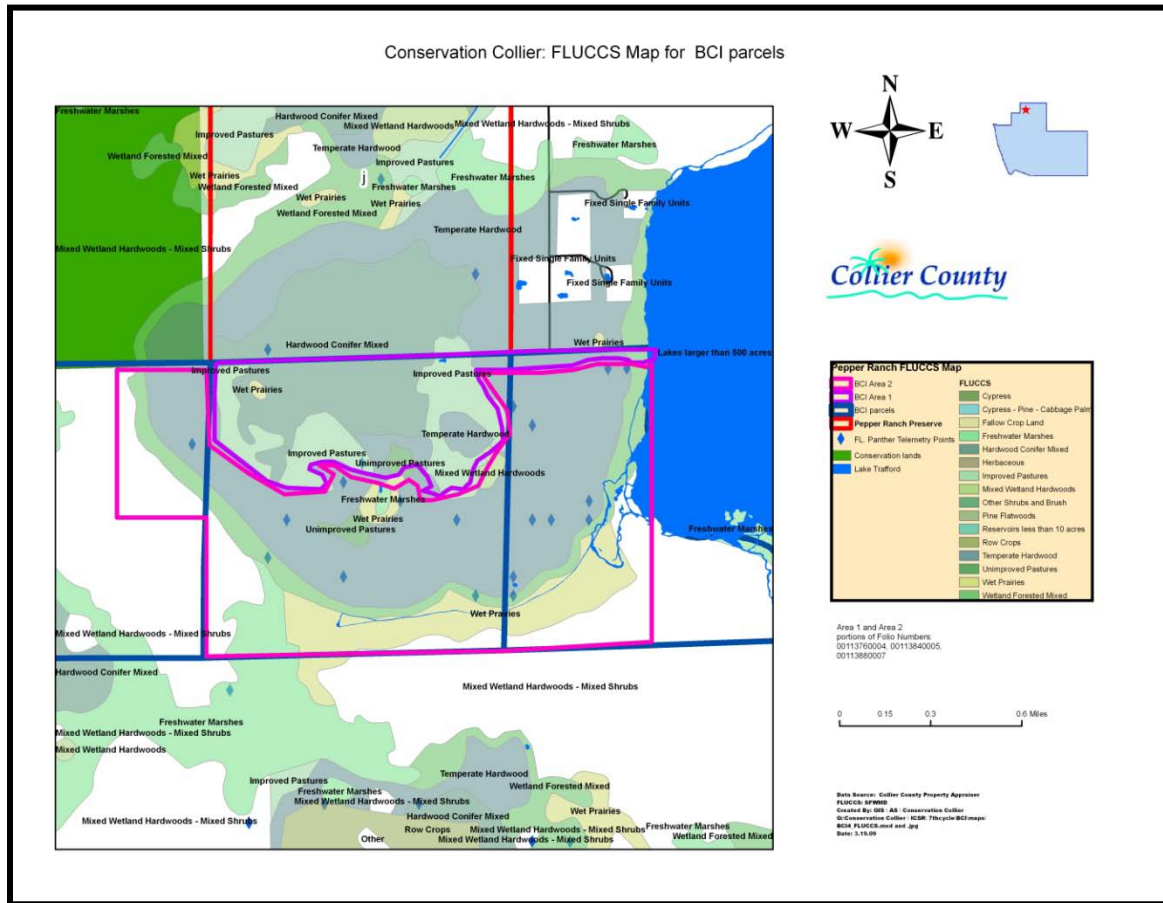


Figure 9. Soils Map

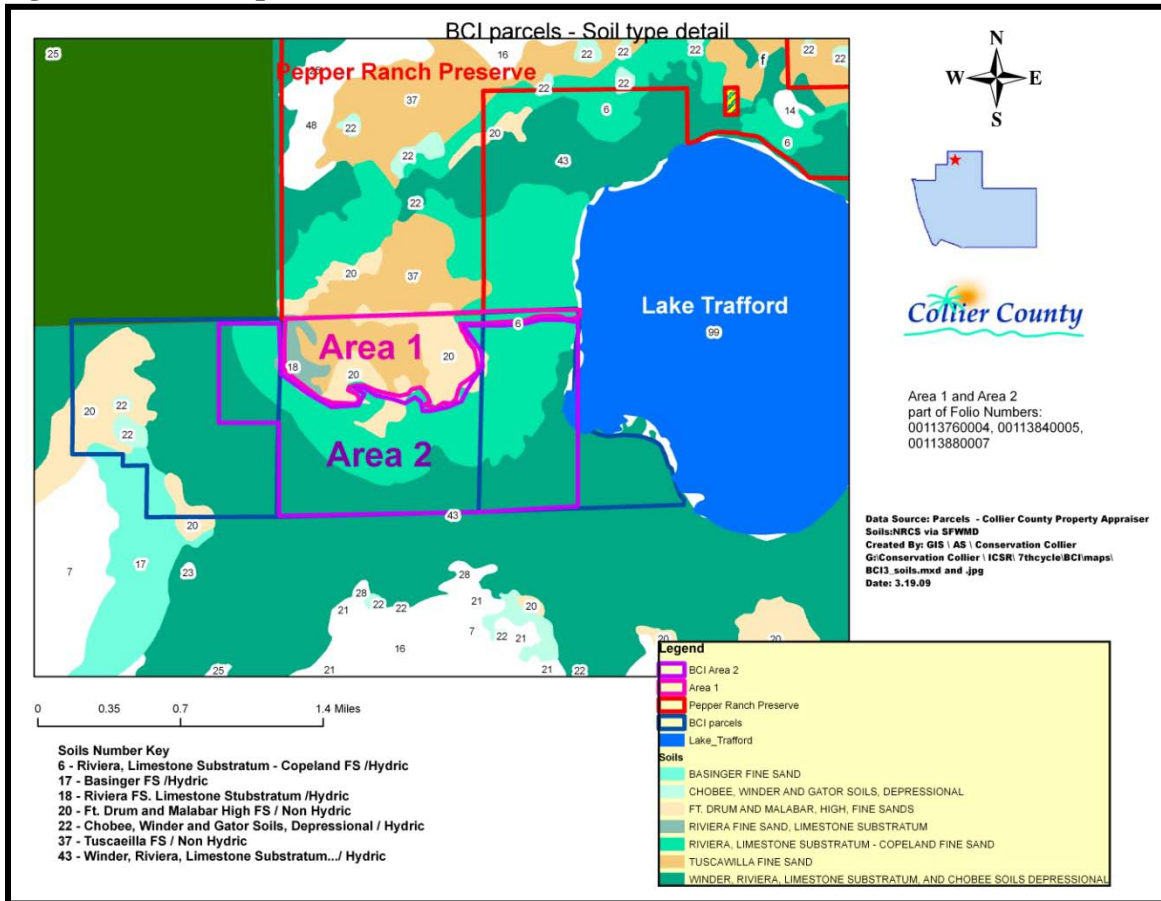


Figure 10. Species Richness Map

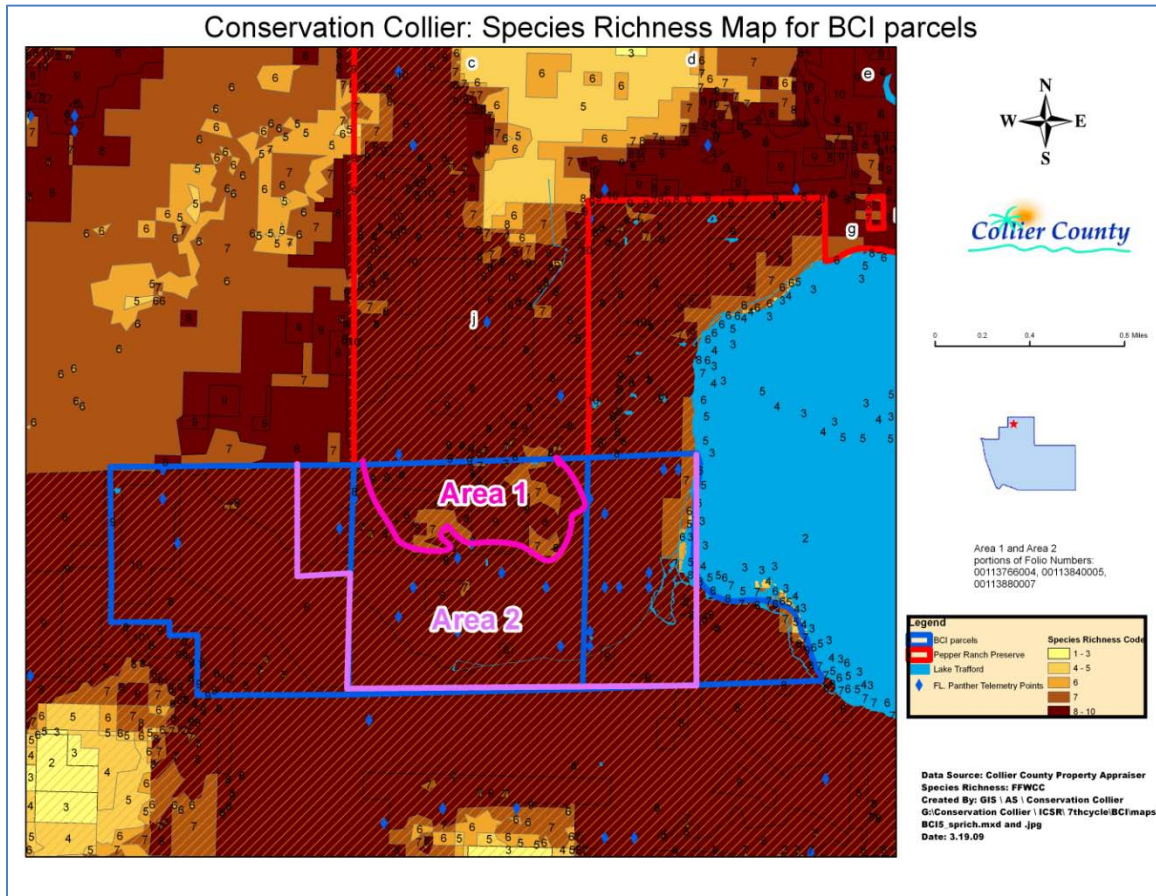


Figure 11. Well field Protection and Aquifer Recharge Maps

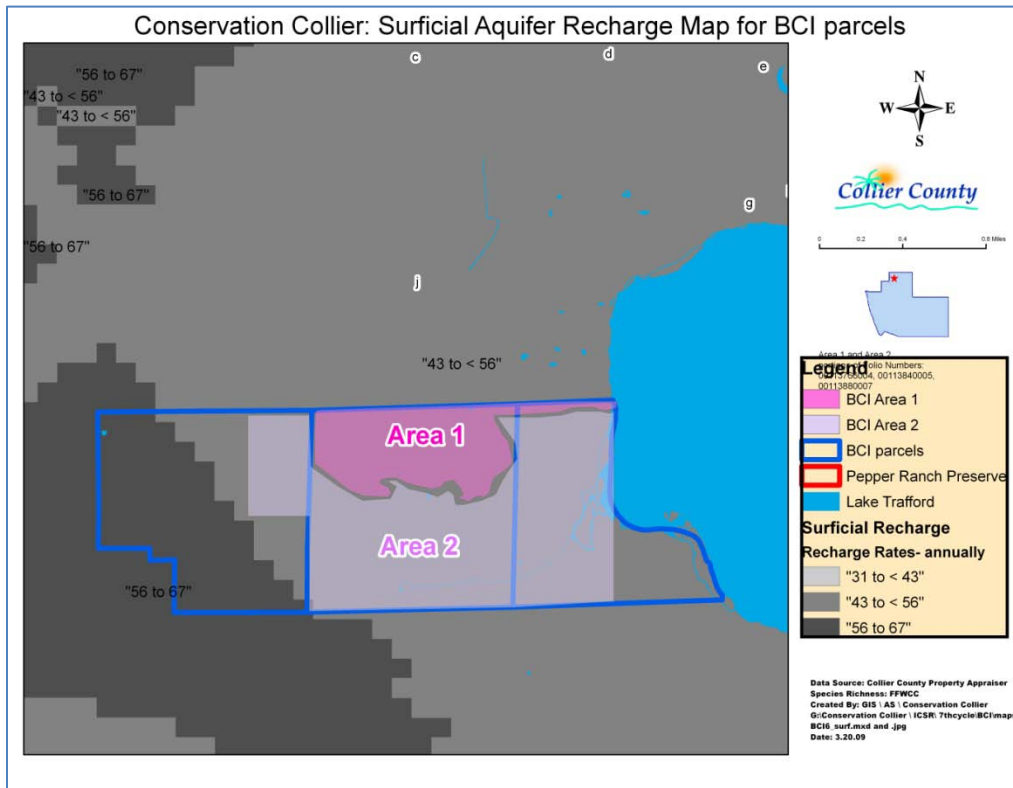
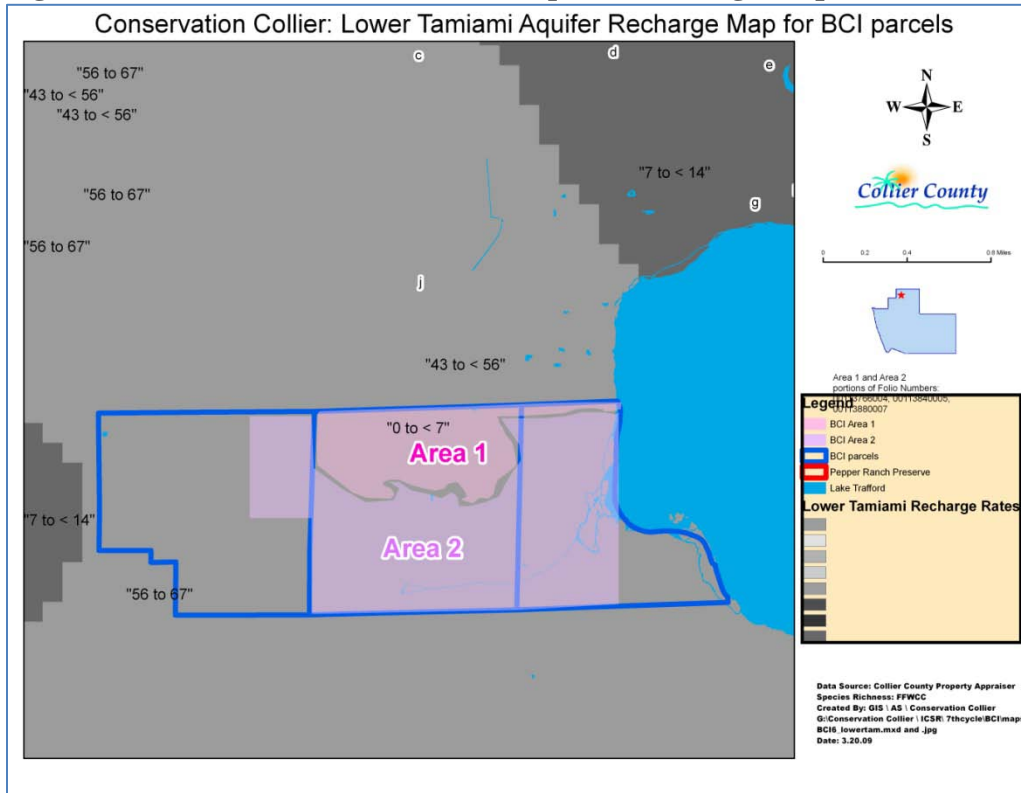


Figure 12. Oil and Gas Map

Florida Department of Environmental Protection Oil and Gas Program Maps, Portion of Sheet 17 of 26. <ftp://ftp.dep.state.fl.us/pub/geo/web/oilngas/insetmap17.pdf>

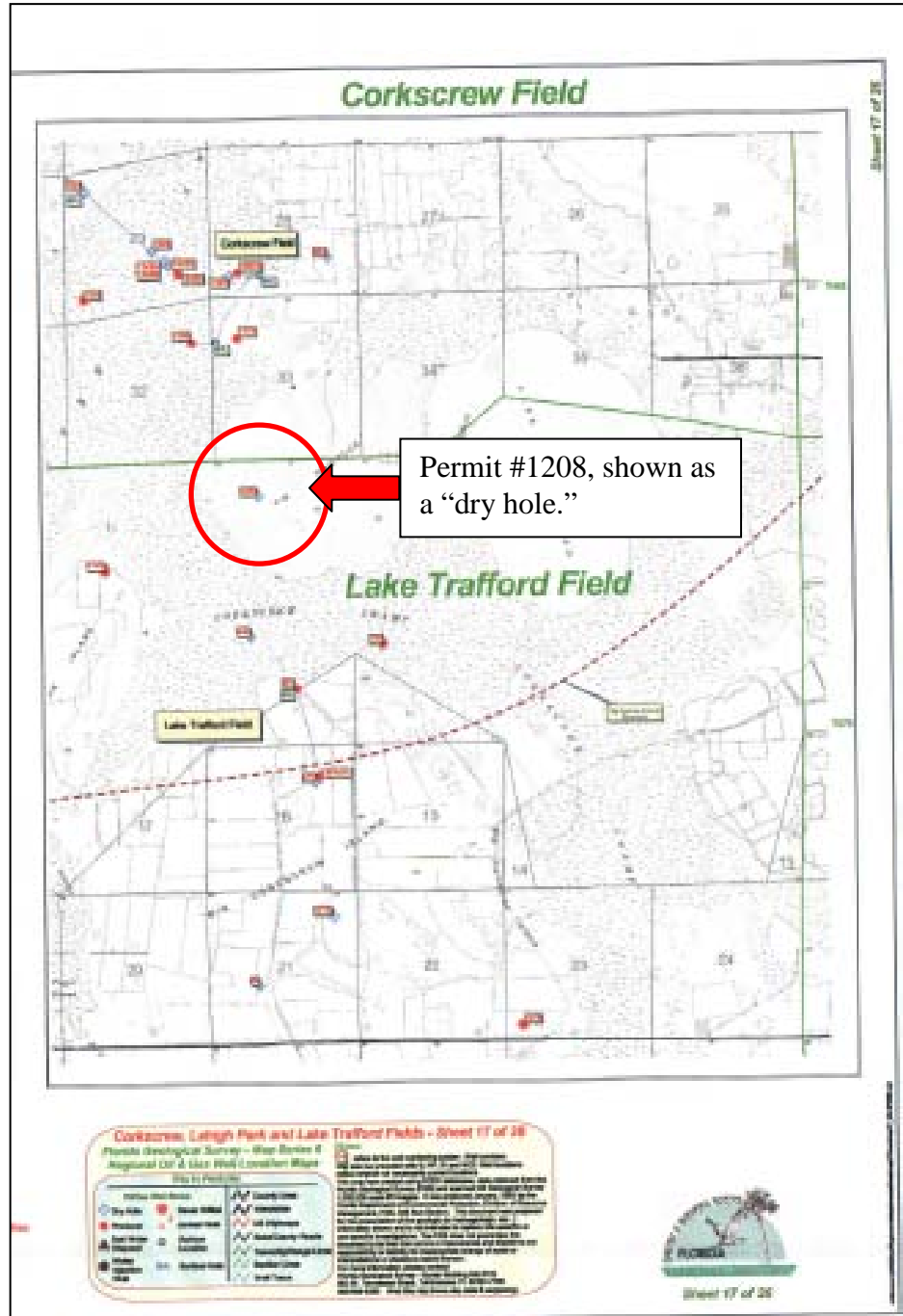


Figure 13. Completed and Scored Secondary Criteria Screening Form – Area 1

Property Name: BCI Area 1 - 235 acres		Folio Numbers: Parts of 00113760004, 00113840005, and 00113880007	
Geographical Distribution (Target Protection Area): portion in Rural Lands Stewardship Area (RLSA) - H.S.A.			
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	FLUCCS: 212-Unimproved Pasture, 434-Hardwood conifer-mixed, 617-mixed wetland hardwoods, 643-wet prairie
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNA) listed plant community found on the parcel	5 each		None listed by FNA higher than S4=Apparently secure statewide, may be rare in some part so of range
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	mature example of wetland hardwood forest
1.A. Total	100	15	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>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	50	GIS maps show this property contributes primarily to the surficial aquifer-42 to <56" annually; contribution to Lower Tamiami mapped at 0-<7" annually.
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal loca	0		
2. Surface Water Quality (<i>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	Parcel buffers Camp Keais Strand and a small portion of Lake Trafford
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Wetlands exist on site - approx. 60 % of site contains wetland forest
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80		
b. Slough Soils	40	10	Approx. 25% of parcel mapped as hydric slough soils - Approx. 13% Riviera Fine Sands with Limestone substratum (18) and Approx 12% Riviera Limestone Substratum-CopelandFine Sands (6).
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	160	
1.B Total	100	53	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>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	434-hardwood-conifer mixed; 617-mixed wetland hardwoods, 643-wet prairie, 212-unimproved pasture
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	<i>If a. or b. are scored, then c. Species Richness is not scored. - Staff observed woodstorks (E), ibis (SSC), Provide documentation source - White ibis mapped by Wildon Miller in 2009</i>
b. Listed wildlife species have been documented on the parcel by	70		
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</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	<i>Tillandsia fasciculata and T. balbisiana</i>

Figure 12. Completed and Scored Secondary Criteria Screening Form (Area 1 Cont'd)

3. Restoration Potential			
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	50	Exotics 10-24% on 138 acres and between 25-75% in other areas. General global observation - 15% or slightly more.
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	225	
1.C Total	100	75	Divide the subtotal by 3
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	adjoining/south of Pepper Ranch Preserve
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		
1.D Total	100	100	
1. Ecological Total Score	100	61	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	Limited uses for access easement across Pepper Ranch Preserve - agriculture, ranching, forestry and hunting
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
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	100	Small portion borders Lake Trafford. Though not appropriate for swimming, a boat launch and fishing are possible uses.
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		
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	0	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
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	10	Provide a description and photo documentation of the outstanding characteristic - mature oak groves, wildflowers, possible lake Trafford view.
Subtotal	300	160	
2. Human Social Values/Aesthetics Total Score	100	53	Obtained by dividing the subtotal by 3.

Figure 12. Completed and Scored Secondary Criteria Screening Form
 (Area 1 Continued)

3. Vulnerability to Development/Degradation			
	Possible points	Scored points	Comments
3.A Zoning/Land Use Designation			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
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 5 acres	40	40	A-MHO - Agricultural with Mobile Home Overlay
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		
3. Vulnerability Total Score	100	40	
4. Feasibility and Costs of Management			
	Possible points	Scored points	Comments
4.A Hydrologic Management Needs			
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75	75	some old farm ditches exist. They may interfere with hydrology minimally but likely do not need to be removed.
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		
5.A Total	100	75	
4.B Exotics Management Needs			
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Averaged over the whole 235 acres. Certain spots have up to 75%.
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		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	80	
4.C Land Manageability			
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	Parcel contains trails that would require maintenance and fire may not be appropriate in the hardwood forests, but would be fine on the pastures.
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	0	No other maintenance entity known
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	0	Parcel is difficult to access and protected by Camp Keais Strand marsh
5.C Total	100	60	
4. Feasibility and Management Total Score	100	72	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	226	

Figure 12. Completed and Scored Secondary Criteria Screening Form - Area II

Property Name: Barron Collier Investments, Ltd. - 799.4 acres - Area II		Folio Numbers: Parts of 00113760004, 00113840005 and 00113880007	
Geographical Distribution (Target Protection Area): Rural Lands Stewardship Area- H.SA/FSA			
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	FLUCCS 425 - Temperate Hardwood; FNAI - Mesic Temperate Hammock/Prairie Hammock; 641-Freshwater Marsh; 630 - Wetland Forest Mixed; 618 - Willow
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) listed plant community found on the parcel	5 each	5	Mesic Temperate Hammock / Prairie Hammock is listed by FNAI as S3/S4. S3=Rare or uncommon in state; S4=Apparently secure statewide, rare in some parts of the state.
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	mature vegetation, orchids (Habernaria sp.)
1.A. Total	100	20	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>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	50	Mapped as contributing primarily to surficial aquifer - 43" to <56" annually
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface Water Quality (<i>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	Lake Trafford is just to the east and parcel is surrounded by Camp Keais Strand marsh wetlands
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Camp Keais Strand marsh wetlands over southern 137 acres
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	24	30%
b. Slough Soils	40	28	70%
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Camp Keais Strand portions are seasonally flooded and soils wet year-round.
Subtotal	300	222	
1.B Total	100	74	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>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	425, 641, 630, 618
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	If a. or b. are scored, then c. Species Richness is not scored. Roseate spoonbills observed by staff on 3/18/09
b. Listed wildlife species have been documented on the parcel by	70		Provide documentation source - 2009 Wilson Miller FLUCCS-Species Map - White Ibis, Snowy Egret, Little Blue Heron, Tricolored Heron
c. Species Richness score ranging from 10 to 70	70		Score is prorated from 10 to 70 based on the FFWCC Species Richness map
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	Encyclia tampensis -CE; Tillandsia fasciculata (E); T. balbisiana (T)

Figure 12. Completed and Scored Secondary Criteria Screening Form (Area II Cont'd)

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Exotic removal, exclusion of cattle
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		
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	275	
1.C Total	100	92	Divide the subtotal by 3
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		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Parcel is nearly adjoining Pepper Ranch Preserve, parcel between this and Pepper Ranch has also been offered - Area 1 (235 acres)
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		
1.D Total	100	50	
1. Ecological Total Score	100	59	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	Access easement is limited to agricultural uses, hunting and forestry.
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
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	hunting, hiking, photography, education, primitive camping are possible public uses
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	0	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
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	20	Provide a description and photo documentation of the outstanding characteristic - outstanding vista of Camp Keais Strand marsh area from edge of hammock island. Archeological site is a mapped feature.
Subtotal	300	145	
2. Human Social Values/Aesthetics Total Score	100	48	Obtained by dividing the subtotal by 3.

Figure 12. Completed and Scored Secondary Criteria Screening Form (Area II Cont'd)

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
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	40	currently zoned A-MHO - Agriculture with a Mobile Home Overlay
4. Zoning favors stewardship or conservation	0	0	Application submitted for Stewardship Sending Area (SSA) #13.
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		
3. Vulnerability Total Score	100	40	
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	100	No known hydrologic changes necessary to maintain site characteristics.
2. Minimal hydrologic changes are required to restore function, such 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		
5.A Total	100	100	
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	80	WilsonMiller has mapped approx half the 799 acres as having 10-24% exotics. A small portion (half an acre) is mapped at 25-49% exotics. Onsite inspections shows significant Brazilian pepper (<i>Schinus terebinthifolius</i>) on all forest and pasture edges and within pasture "islands." Young BP are through out forested areas examined. Scattered Guava (<i>Psidium cattleianum</i>), tropical soda apple (<i>Soalnum Viarum</i>) and Ceasar weed (<i>Urena lobata</i>) are also present. Wilson Miller's estimates seem OK.
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		
f. maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20	-20	BP removal will require significant removal and maintenance effort.
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		Seed source exists on Pepper Ranch, though this will be treated over time.
5.B Total	100	60	
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	60	Exotic maintenance necessary in remote location, parcel contains trails that will require maintenance
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	0	No other maintenance entity known
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	0	none known. Parcel is protected by expanse of marsh.
5.C Total	100	60	
4. Feasibility and Management Total Score	100	73	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	221	

Exhibit - Photographs

Photo 1. Access point from Pepper Ranch Preserve



Photo 2. pasture on northern side of Area 1



Photo 3. Habitat type – Palm hammock with scattered oaks



Photo 4. Area 1 pop ash wetland in pasture



Photo 5. Forest edge in Area 1 – Brazilian pepper



Photo 6. Area 1 Pasture & forest canopy - mixed hardwoods and pines



Photo 7. Area 1 pasture and oil exploration pad site



Photo 8. Area 1 stock pond

Photo 9. Area II - temperate hardwood hammock



Photo 10. Area II - existing trails through temperate hardwood hammock



Photo 11. Area II – Edge between forested area and marsh wetlands (dog fennel stalks)



Photo 12. Area II – Marsh overlook



Photo 13. Area II – Marsh overlook



Photo 14. Area II - Hog damage near edge of marsh



Photo 15. Area II - Edge of forest and wetland area – Brazilian pepper



Photo 16. Area II – Soda apple along trail in hardwood forest – likely spread by cattle



Photo 17. Area II - Temperate hardwood forest



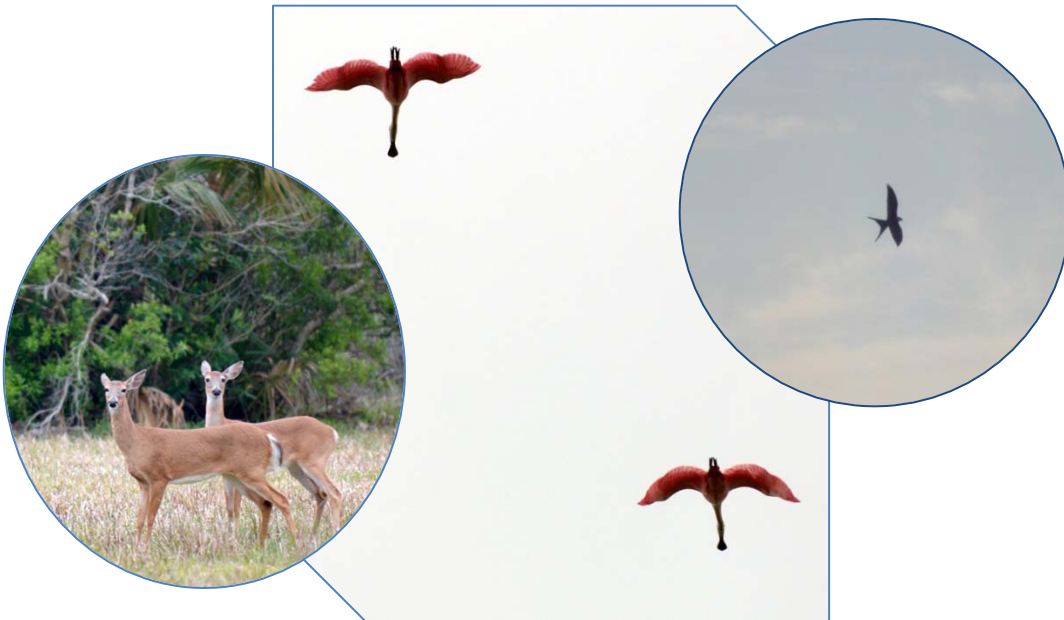
Photo 18. Blue flag Iris – *Iris hexagonia*



Photo 19. Area 1 – road to oil exploration well pad site



Photos 17. Wildlife observed – Deer, Swallowtail Kite, Roseate spoonbills



Wildlife Photos by Jeremy Sterk