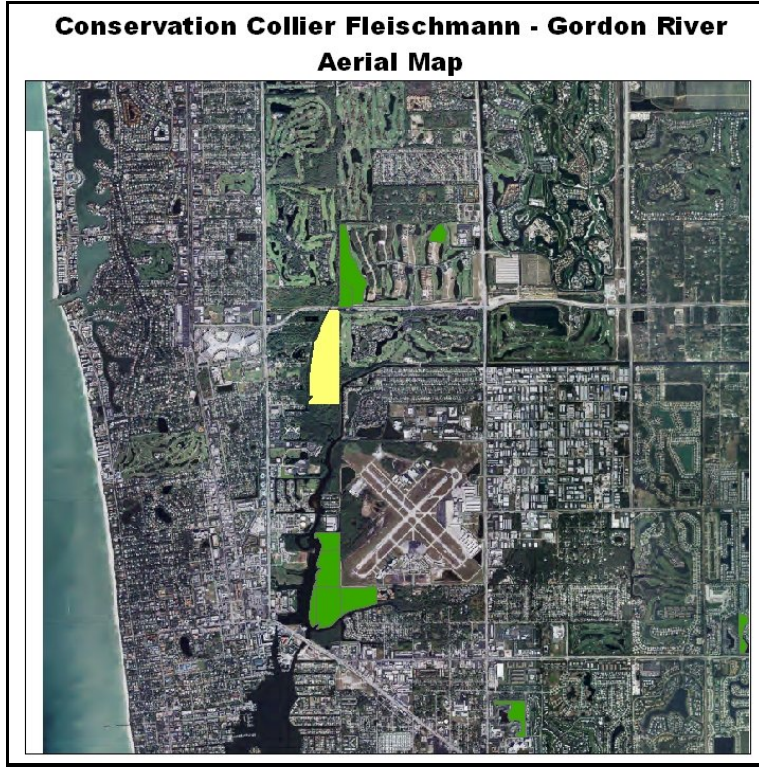


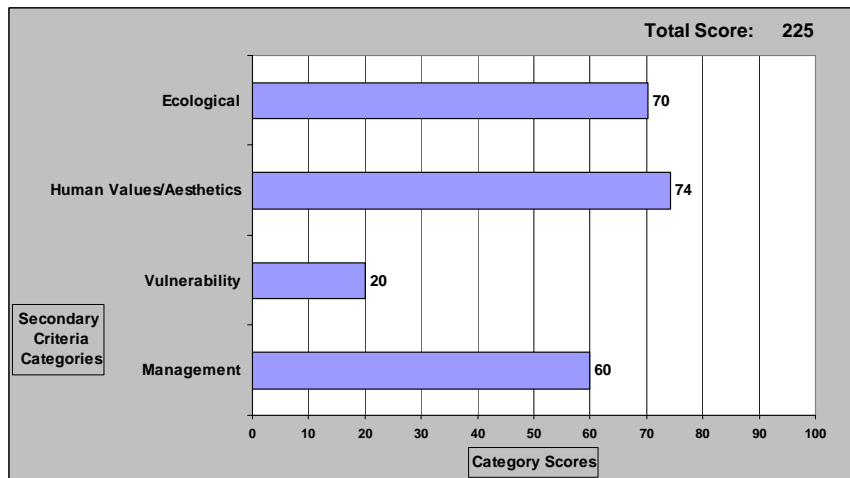
# Conservation Collier Initial Criteria Screening Report



**Property Name: Caribbean Gardens/Fleischmann – Parcel #2**

**Folio Number: 61947800001**

**Staff Report Date: December 12, 2005**



## Table of Contents

I.	Summary of Property Information	3
	Cost Estimate	7
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	13
IV.	Assessment of Management Needs and Costs	14
V.	Potential for Matching Funds	17
VI.	Summary of Secondary Screening Criteria	18

## Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	16
Table 3.	Tabulation of Secondary Screening Criteria	18

## Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	18

## 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>Caribbean Gardens/Fleischmann</b>	<b>Part of a multi-parcel sale</b>
<b>Folio Number</b>	<b>61947800001</b>	<b>n/a</b>
<b>Target Protection Area</b>	<b>Urban</b>	<b>South side of Golden Gate Parkway on the east side of the Gordon River</b>
<b>Size</b>	<b>68.12</b>	<b>Approx. 16 acres upland, 27 acres wetland &amp; 24 acres mangroves</b>
<b>STR</b>	<b>S27 T49 R25</b>	<b>n/a</b>
<b>Zoning Category/TDRs</b>	<b>A – No TDRs</b>	<b>No greater than 1 unit per 5 acres</b>
<b>FEMA Flood Map Category</b>	<b>Zone AE</b>	<b>Special flood hazard area inundated by 100-year flood</b>
<b>Existing structures</b>	<b>None</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Roadway, conservation, vacant, commercial, zoo, residential, golf course</b>	<b>N-Golden Gate Parkway and County owned conservation land across the Parkway E- golf course and residential S- parcel in process of purchase by Conservation Collier (Collier Dev Corp -43.54 acres) W-Caribbean Gardens zoo, commercial, Conservancy of SW FL, residential</b>
<b>Development Plans Submitted</b>	<b>None submitted but a plan was developed for appraisal purposes</b>	<b>No permits or petitions in the Collier county computer system for this folio</b>
<b>Other county Dept. Interest</b>	<b>Utilities, Transportation and Parks and Recreation Depts.</b>	<b>No interest in parcel #2 stated from Collier County Utilities or Transportation, however the City of Naples may have a future interest in obtaining site for an Aquifer Storage &amp; Recovery (ASR) well</b>
<b>Known Property Irregularities</b>	<b>easement</b>	<b>Purchase of this parcel may be subject to a 60' nonexclusive easement for ingress and egress along the east side to parcel #13. The easement owner will have the right to improve and pave and the County and public would have the right to use it.</b>

**Figure 1. Location Map**

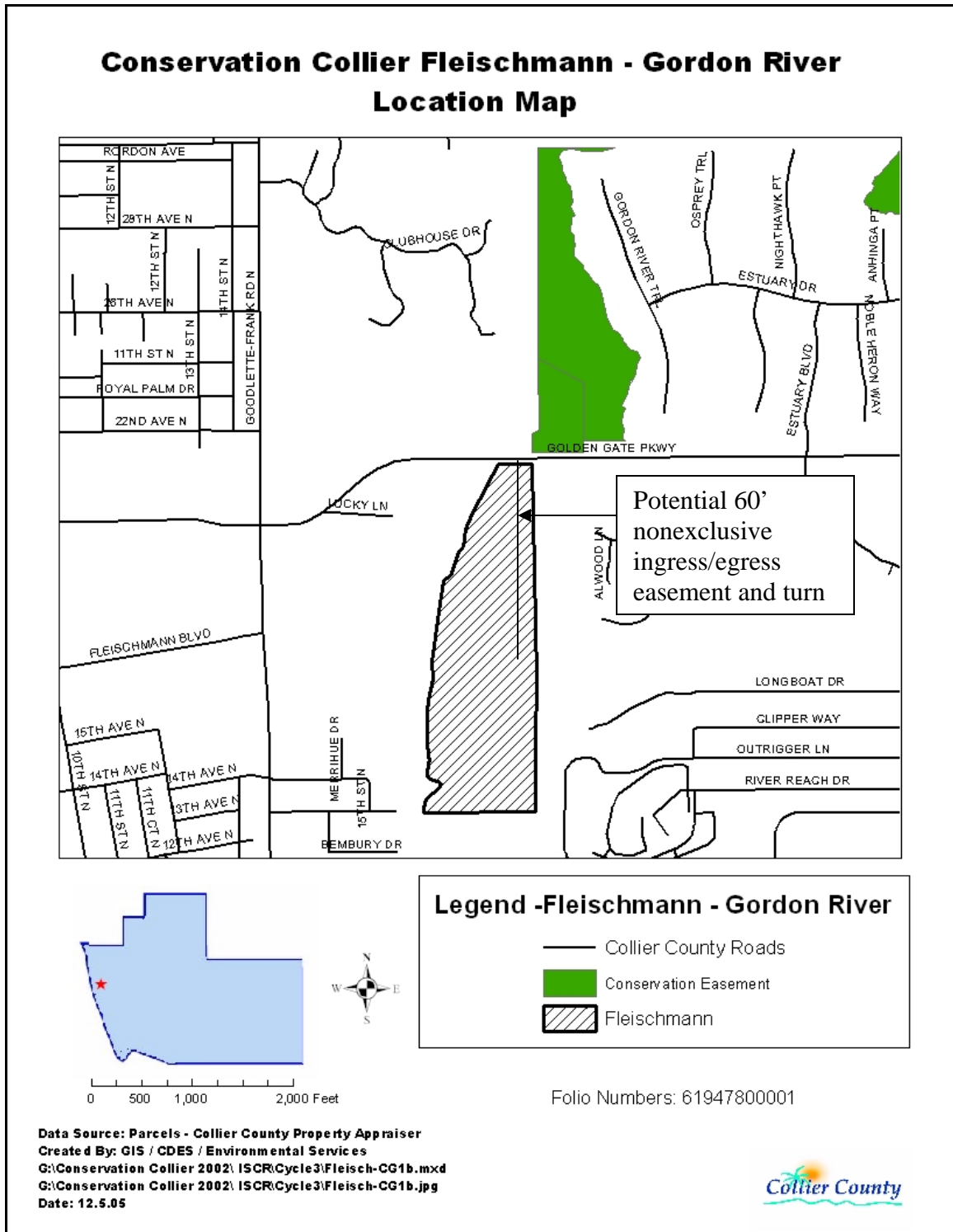




Figure 2. Aerial Map

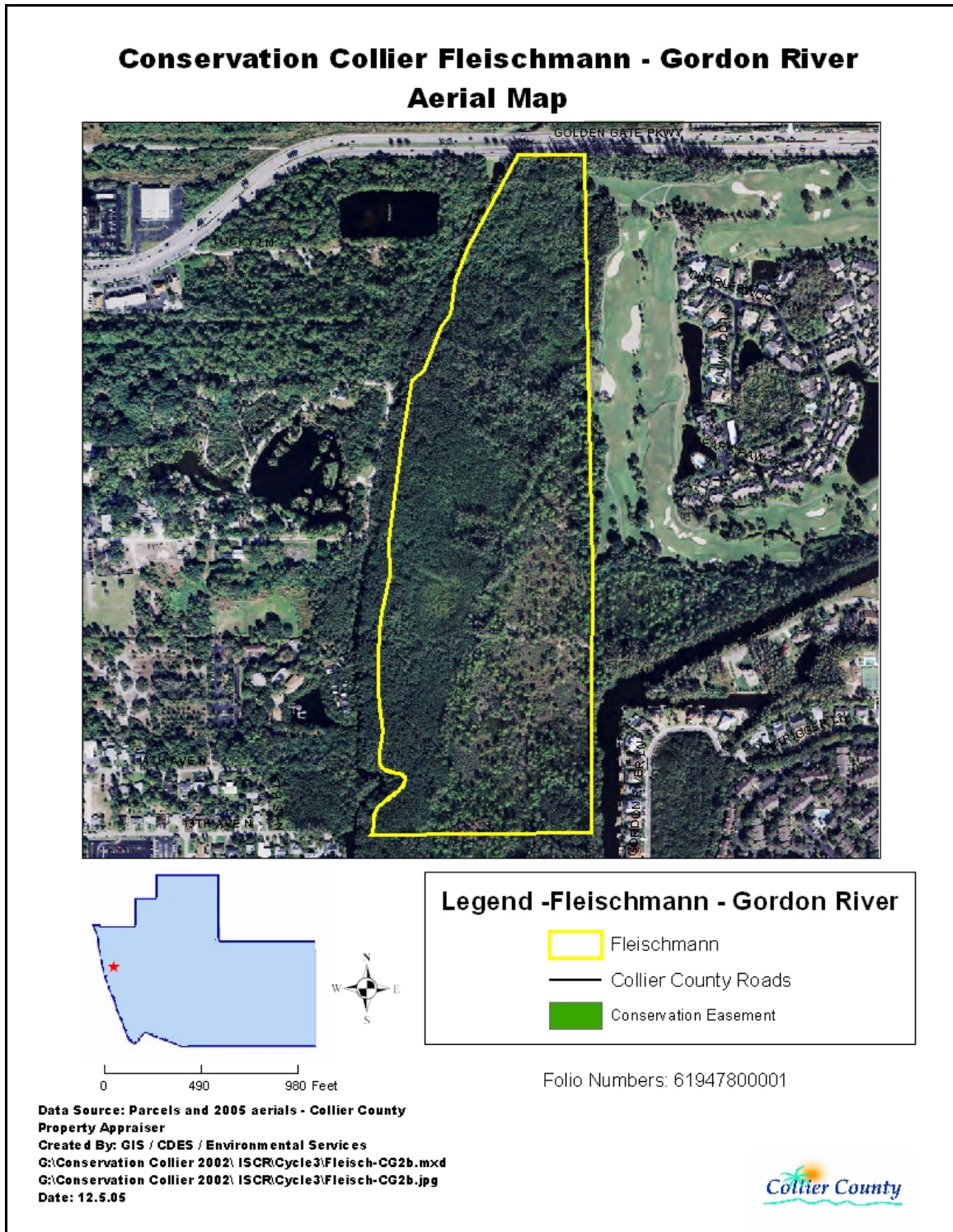
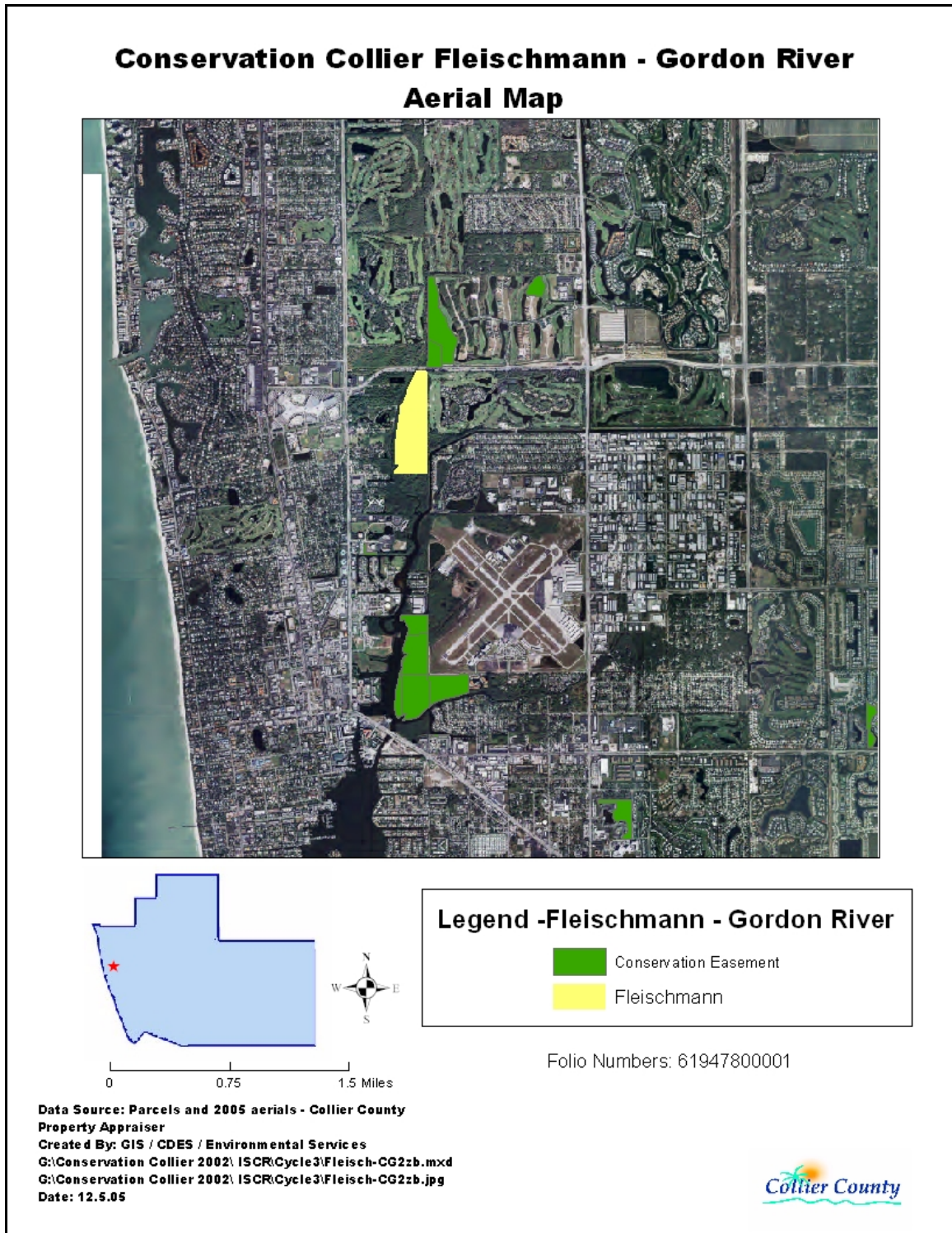


Figure 3. Surrounding Lands Aerial



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

The interest being appraised 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. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal 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 appraiser 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 separate appraisals would be secured.

**Assessed Value: \* \$43,700.00**

**Estimated Market Value: \*\*\$4,700,000**

This value does not consider an ingress/egress easement and estimated based on a spring 2006 appraisal.

\* Property Appraiser's Website accessed 12/2/05

\*\* Collier County Real Estate Services Department



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

Collier County Environmental Resources Department staff conducted a site visit on December 21, 2004 and again on December 5, 2005.

### MEETS INITIAL SCREENING CRITERIA Yes

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)

- |                              |     |
|------------------------------|-----|
| 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 |

### 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:

- FLUCCS 612- Mangrove Swamp
- FLUCCS 630 – Wetland Forested Mixed
- FLUCCS 411 – Pine Flatwoods

The above native plant communities were observed onsite.

### Characterization of Plant Communities present:

FLUCCS 612 – Mangrove Swamp

Ground Cover: leather fern (*Acrostichum* sp.), swamp lily (*Crinum americanum*)

Midstory: none

Canopy: white mangrove (primarily) (*Laguncularia racemosa*), black mangrove (some) (*Avicennia germinans*) and red mangrove (few) (*Rhizophora mangle*)

FLUCCS 630 – Wetland Forested Mixed

Ground Cover: leather fern (*Acrostichum* sp.), swamp lily (*Crinum americanum*)



Midstory: white indigoberry (*Randia aculeata*), wild lime (*Zanthoxylum fagara*), myrsine (*Myrsine floridana*), florida privet (*Foresteria segregata*)

Canopy: white mangrove (*Laguncularia racemosa*), white stopper (*Eugenia axillaris*), strangler fig (*Ficus aurea*), cabbage palm (*Sabal palmetto*)

FLUCCS 411 – Pine Flatwoods

Ground Cover: native grasses, dodder (*Cuscuta gronovii*), palmetto (*Serenoa repens*), pennyroyal (*Piloblephis rigida*), asters (*Aster* sp.), blueberry (*Vaccinium myrsinites*), runner oak (*Quercus pumila* or *Q. minima*)

Midstory: rusty lyonia (*Lyonia* sp.), galberry (*Ilex glabra*)

Canopy: slash pine (*Pinus elliottii*), sand live oak (*Quercus geminata*)

**Statement for satisfaction of criteria:**

These data indicate that native plants exist on the parcel, though all the plant communities but the interior of the mangrove portions are heavily infested with exotic plant species.

---

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:**

This parcel will be connected to another Conservation Collier parcel on the south side and potentially a smaller parcel on the north side across Golden Gate Parkway. The resulting linear group of parcels lying along the Gordon River will be at least six miles from any other currently owned Conservation Collier properties. The location along the Gordon River will provide canoe/kayak access to the public and the uplands portion will contain hiking trails. **Purchase of the property will be subject to a 60' nonexclusive ingress/egress easement along the east side** which, when developed, will provide access for the public and make the preserve visible to motorists, enhancing 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:** Approximately 50% of this parcel consists of mangrove swamp with soils that remain saturated year-round. The mixed wetland forest at the north end, comprising approximately 20% of the parcel, appears to be seasonally flooded though the ground is saturated there as well. Wetland dependent plant species were observed in both the mangrove swamp and mixed wetland forest portions of the parcel. The landscape elevation grades up from 0 in the wetland portions to between 2 and 4 feet in the SE

---

corner of the parcel, where there are uplands comprising approximately 30%. The transition zone between wetlands and uplands is heavily infested with Brazilian pepper.

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

OBL	FACW
Leather fern ( <i>Acrostichum</i> sp.)	Buttonwood ( <i>Conocarpus erectus</i> )
Swamp lily ( <i>Crinum americanum</i> )	
White mangrove ( <i>Laguncularia racemosa</i> )	
Black mangrove ( <i>Avicennia germinans</i> )	
Red mangrove ( <i>Rhizophora mangle</i> )	

**Wetland dependent wildlife species observed:** None observed

**Other Hydrologic indicators observed:** At least two-thirds of the parcel is mangrove swamp, a tidally influenced wetland. Saturated soils and presence of leather fern in the mixed wetland forest indicate that this part of the parcel is occasionally or seasonally flooded.

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel were identified as Durban and Wulfert mucks (50%), a soil type typically associated with mangrove swamps, Holopaw fine sands (20%), a soil type found in sloughs and poorly defined drainageways, and Immokalee fine sands (30%), an upland soil type associated with flatwoods.

**Lower Tamiami recharge Capacity:** Minimal Lower Tamiami recharge– 0” – 7” yearly

**Surficial Aquifer Recharge Capacity:** Moderate surficial recharge-31”-43” yearly

**FEMA Flood map designation:** Zone AE, which indicates that the parcel is located within a special flood hazard area inundated by 100-year flood.

**Statement for satisfaction of criteria:** This parcel provides habitat for wetland dependent species, water quality enhancement for the adjacent Gordon River (and by extension the Naples Bay), and will act as a floodplain to help store and drain excess surface water during seasonal flood events, protecting nearby developed lands.

- 
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
Leather fern	<i>Acrostichum aureum</i> / <i>A. danaefolium</i>	E C	n/a
Soft-leaved wild pine	<i>Tillandsia valenzuelana</i>	T	n/a
Common wild pine	<i>Tillandsia fasciculata</i>	E	n/a
Inflated wild pine	<i>Tillandsia balbisiana</i>	T	n/a
Butterfly orchid	<i>Encyclia tampensis</i>	C	n/a

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
Gopher tortoise*	<i>Gopherus polyphemus</i>	SSC	

SSC=Species of Special Concern, T(S/A)= Threatened/Similarity of Appearance

\* Active burrows observed, though no animals directly observed.

**Bird Rookery observed?** No, however, staff did not survey the portion of the parcel along the Gordon River, so a rookery may be present.

**FWCC-derived species richness score:** Scores are between 2 and 4, with most of the area being a 3.

**Non-listed species observed:** Catbird, Northern cardinal

**Potential Listed Species:** Alligators and listed wading birds

**Statement for satisfaction of criteria:**

Although the parcel's FWCC-derived species richness score is below average, the Fleischman parcels are surrounded by urban development and 3 and 4 are the highest scores in the surrounding area. Wildlife species and listed species, primarily wading birds, have been observed on adjacent parcels. This parcel is contiguous to the Gordon River, and via the river, is directly connected to other conservation parcels. Restoration will consist of removal of invasive exotic vegetation.

---

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

---

**Statement for satisfaction of criteria:**

This parcel is directly connected to another pending Conservation Collier acquisition on the south. Through that parcel, there is a direct connection to the Commons II conservation easement and, further to the south, the Airport Authority conservation easement via the Gordon River.

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

**No**

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

**N/A**

*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:** *Hiking would be an appropriate use in the upland portion of the parcel, however, to get the public to this area, a raised boardwalk would have to be constructed either through the mangroves, from the west, with a footbridge over the Gordon River from a parking area along Goodlette Road, or alternatively, from the north, on a raised boardwalk through the mixed wetland forest from a parking area created along Golden Gate Parkway.*

**Nature Photography:** *The property would provide opportunities for nature photography.*

**Bird-watching:** *This area will likely offer many opportunities for bird watching once exotic vegetation is removed.*

**Kayaking/Canoeing:** *This property would provide excellent opportunities for canoeing/kayaking on the Gordon River. A launch is envisioned to be developed along the west shore of the Gordon River, across from this parcel. The shoreline is lined with mangroves so access to this parcel from the river would be limited to a bridge-type boardwalk, once constructed.*

**Swimming:** *Swimming is not recommended in the Gordon River due to the potential presence of alligators, boats and possible submerged hazards.*

**Hunting:** *Hunting is not recommended on this site.*

**Fishing:** *There are opportunities for fishing if a platform were to be located at the river edge along a raised boardwalk.*

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

Site improvements would consist of development of minimal public access. This could include a possible access point developed from Golden Gate Parkway, a parking area on the north end of the parcel and a raised boardwalk that would allow visitors to walk to the upland portions to access hiking trails and to continue south along the Gordon River via raised boardwalk trails. Improvements should be considered and developed as part of a larger Gordon River "Central Park" concept, to be coordinated with several other entities, including the Collier County Parks and Recreation Department, the Conservancy of Southwest Florida, the Southwest Florida Preservation Trust, and the City of Naples.



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

Management of this property will address the costs of exotic vegetation removal and control and the construction of a trail system to allow the public to have access to selected portions of the property. 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:** Australian pine (*Casuarinas* sp.), Brazilian pepper (*Schinus terebinthifolius*), Downy rosemyrtle (*Rhodomyrtus tomentosus*), Earleaf acacia *Acacia auriculiformis*, Carrotwood (*Cupaniopsis anacardioides*), Climbing fern (*Lygodium* sp.)

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

The initial cost of exotic removal would be extremely high. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed (60%) to treat exotics with herbicide in place or to cut and stack the debris onsite would be approximately \$3,000 per acre, or close to \$200,000 for the entire parcel. Work would have to be done by hand except along Golden Gate Parkway, where some machinery could be used. A staging barge may be required for accessing and removing Brazilian pepper along the riverbank, which would increase costs to \$7,500 to \$9,000 per acre for the riverbank area.

Costs for follow-up maintenance, done quarterly, have been estimated at \$400 to \$500 per acre for a high total of \$35,000. Done annually, a follow-up treatment is estimated at \$300 per acre for a total of \$13,600 for the 68 acres. A quarterly treatment is recommended for the first couple of years. Maintenance 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 once a boardwalk is fully developed to provide access to the upland area and to connect with a boardwalk system to the south. At this time, staff is coordinating with the Collier County Parks and Recreation Department for plans to develop a parking area on the west side of the Gordon River. There is also potential for a small parking area off Golden Gate Parkway if an access road is developed in the future by the owner of parcel #13. A raised boardwalk and walking bridge are envisioned to provide access to this parcel from the west to the east side of the Gordon River. County staff plans to develop a grant proposal to the Florida Communities Trust for assistance with access development costs.

**Public Access Trails:**

Trails are envisioned to include a raised boardwalk through wetland portions of the parcel and rough hiking trails through the upland portion. Upland trails can be developed in conjunction with exotic removal. Costs of a raised boardwalk have been estimated at between \$500 and \$1,000 a linear foot (LF). Based on estimates of 3,800 LF of boardwalk needed to traverse the property, costs could run between \$1,900,000 and \$3,800,000 million, including engineering, permit costs, materials and labor.

**Security and General Maintenance:**

It would be desirable to fence the property on the east side between public and private 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 could be used. Cost including installation for field fencing is approx. \$5.00 per foot. A sign identifying the preserve can be placed at the boundary. Further security and management needs would be addressed in both an Interim and Final Management Plan.

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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$200,000	\$35,000	Cut and remove biomass only along GG Pkwy and Gordon River, treat in place throughout.
Parking Facility	t.b.d	t.b.d.	Parks and Recreation Department will likely take the lead with parking area development
Rest Rooms	t.b.d	t.b.d	Parks and Recreation Department will likely take the lead with Rest Room development
Access Trails	\$1,900,000 to \$3,800,000	t.b.d.	Estimated at between \$500 and \$1,000 LF X 3,800'
Fencing	\$20,000	t.b.d.	Field fencing - \$5.00 per foot for approx. 2,800 feet along east boundary adjoining Bears Paw PUD
Trash Removal	t.b.d.	t.b.d.	No debris noted onsite. Removal may be needed when public access is developed.
Signs	\$3,000	t.b.d.	One main sign at the public entrance having a maximum height of 8 feet and a maximum area of 32 square feet and interpretive signs throughout
Information Kiosk	\$14,000	t.b.d.	Based on Palm Beach County costs
<b>Total</b>	<b>\$2,137,000 to \$4,237,000+</b>	<b>\$35,000+</b>	

**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. The next funding cycle closes in June of 2006. 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. The Conservation Collier Program will coordinate with the Collier County Parks and Recreation Department to pursue FCT grant funding.

**A cursory test scoring of this parcel with FCT criteria by staff, making some project assumptions, gives this parcel a score of 130 out of a possible 320 points.** A future plan will include other partners, amenities and access potential that have not yet been specifically determined, however, this parcel will likely be a part of a project that has high potential 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

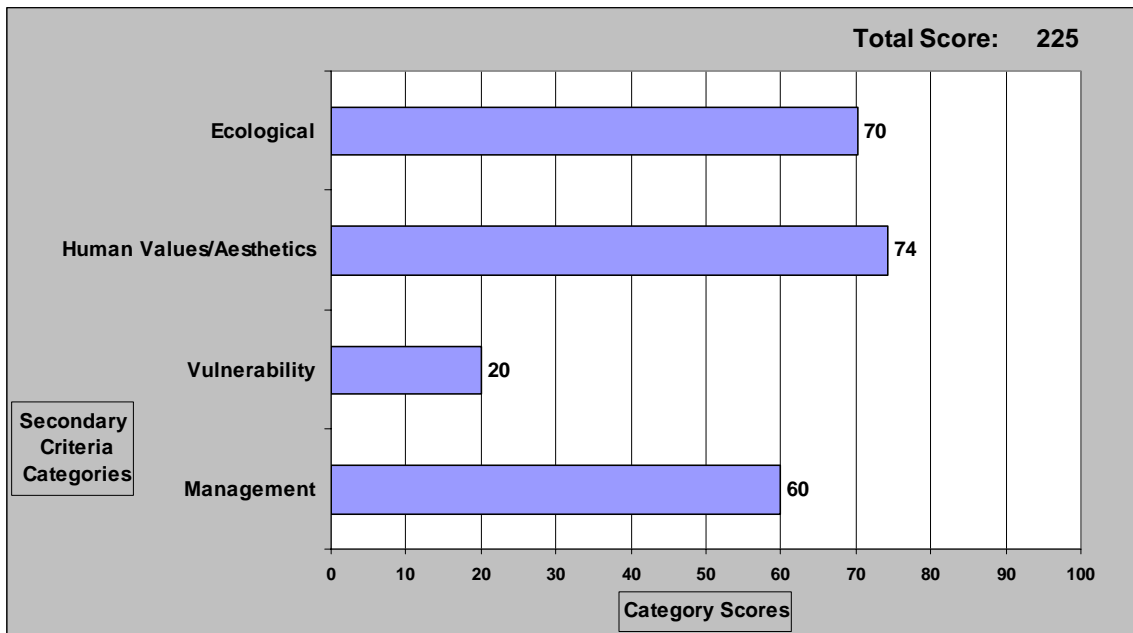
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 225 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

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

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	70	70%
Human Values/Aesthetics	100	74	74%
Vulnerability	100	20	20%
Management	100	60	60%
<b>Total Score:</b>	<b>400</b>	<b>225</b>	<b>56%</b>

Percent of Maximum Score: 56%

**Figure 4. Secondary Screening Criteria Scoring**





**Summary of factors contributing to score: 225 out of a possible 400**

**Ecological: 70** Parcel #2 achieved a higher than average score in this category. The low component of this score reflects a lack of unique and endangered plant communities as described by the ordinance criteria. In other components, including resource and ecological value and protection, significance for water resources and enhancement of current conservation lands, high scores were achieved. The parcel buffers and protects both surface and ground water quality, has listed wildlife and plant species on it and connects to other conservation lands along the Gordon River.

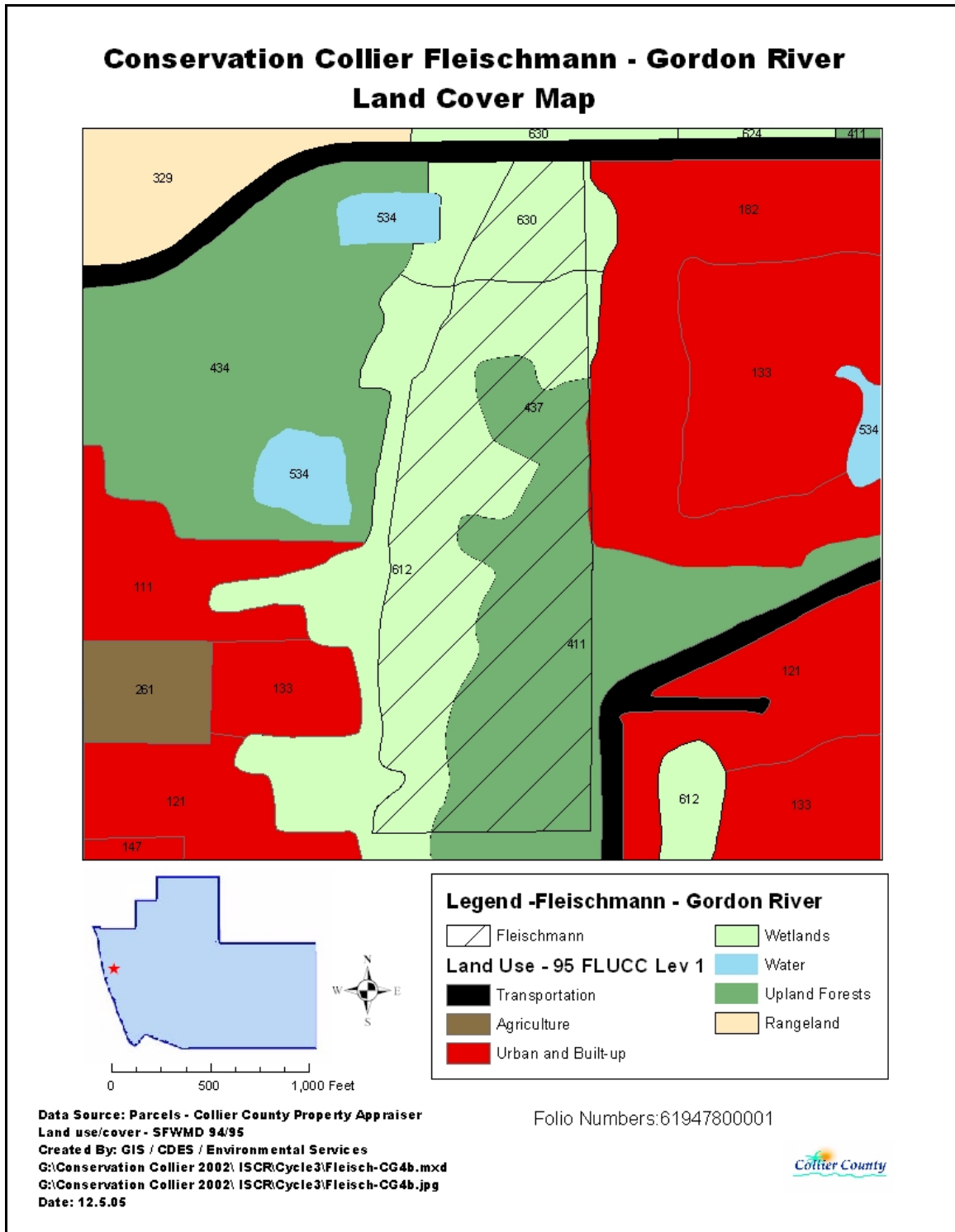
**Human Values/Aesthetics: 74** A high score was achieved because the parcel has access from a paved public road, has multiple opportunities for natural resource-based recreation consistent with the goals of this program, and enhances the aesthetic setting of Collier county by being visible from a public thoroughfare.

**Vulnerability: 20** A low score was achieved in this category due to the Agricultural zoning of the parcel and because the parcel has a Special Treatment (ST) overlay which would make it difficult to develop.

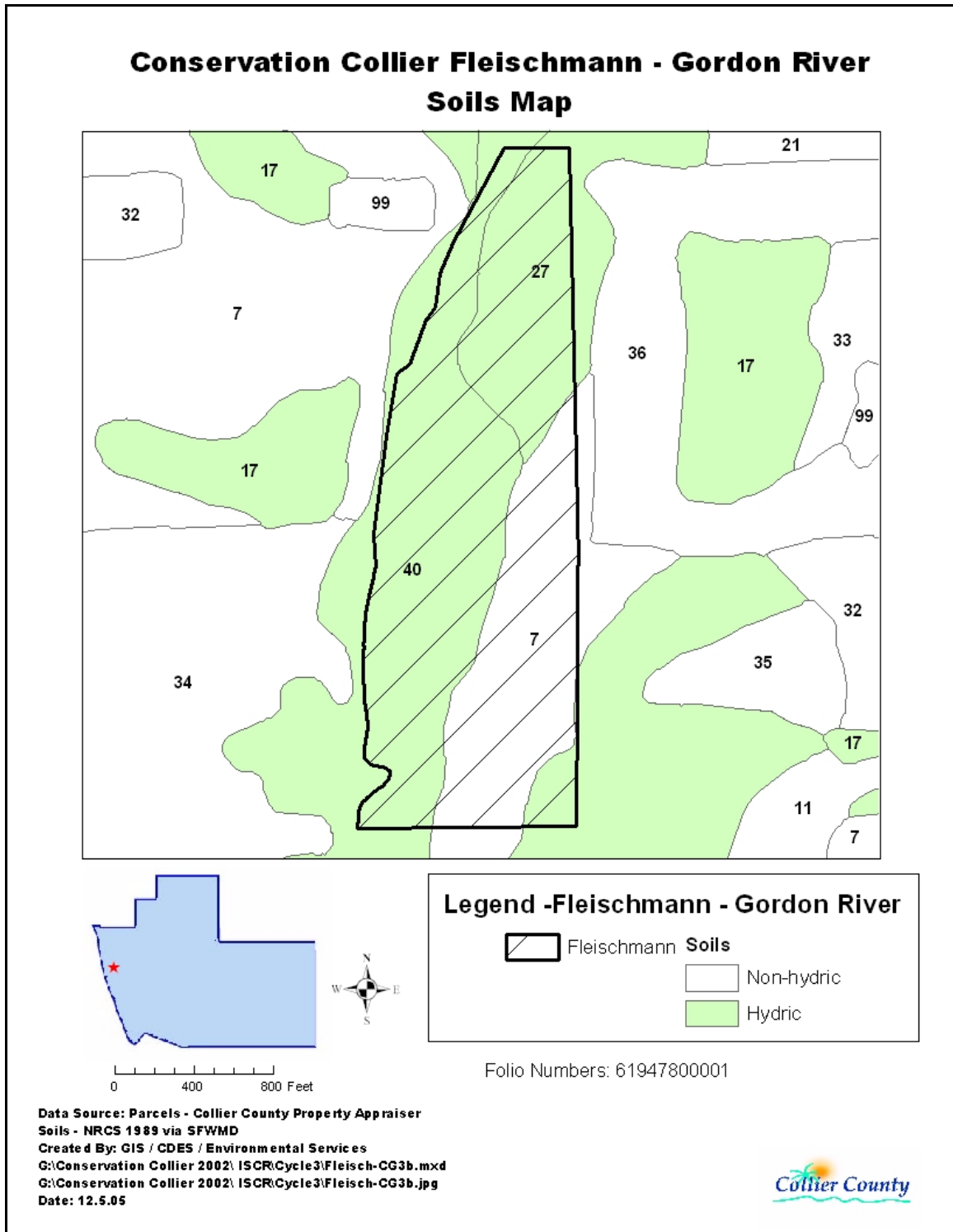
**Management: 60** A moderately high score was achieved because there are no hydrologic changes necessary and currently, there would be only moderate management needs. This situation would change in the future when boardwalk structures were placed on the property, increasing needs for maintenance.

**Parcel Size: 68.12 acres** While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. There are no similar parcels as this is the largest parcel in the 3<sup>rd</sup> selection cycle and the only one located along a natural water course.

### Exhibit A. FLUCCs Map



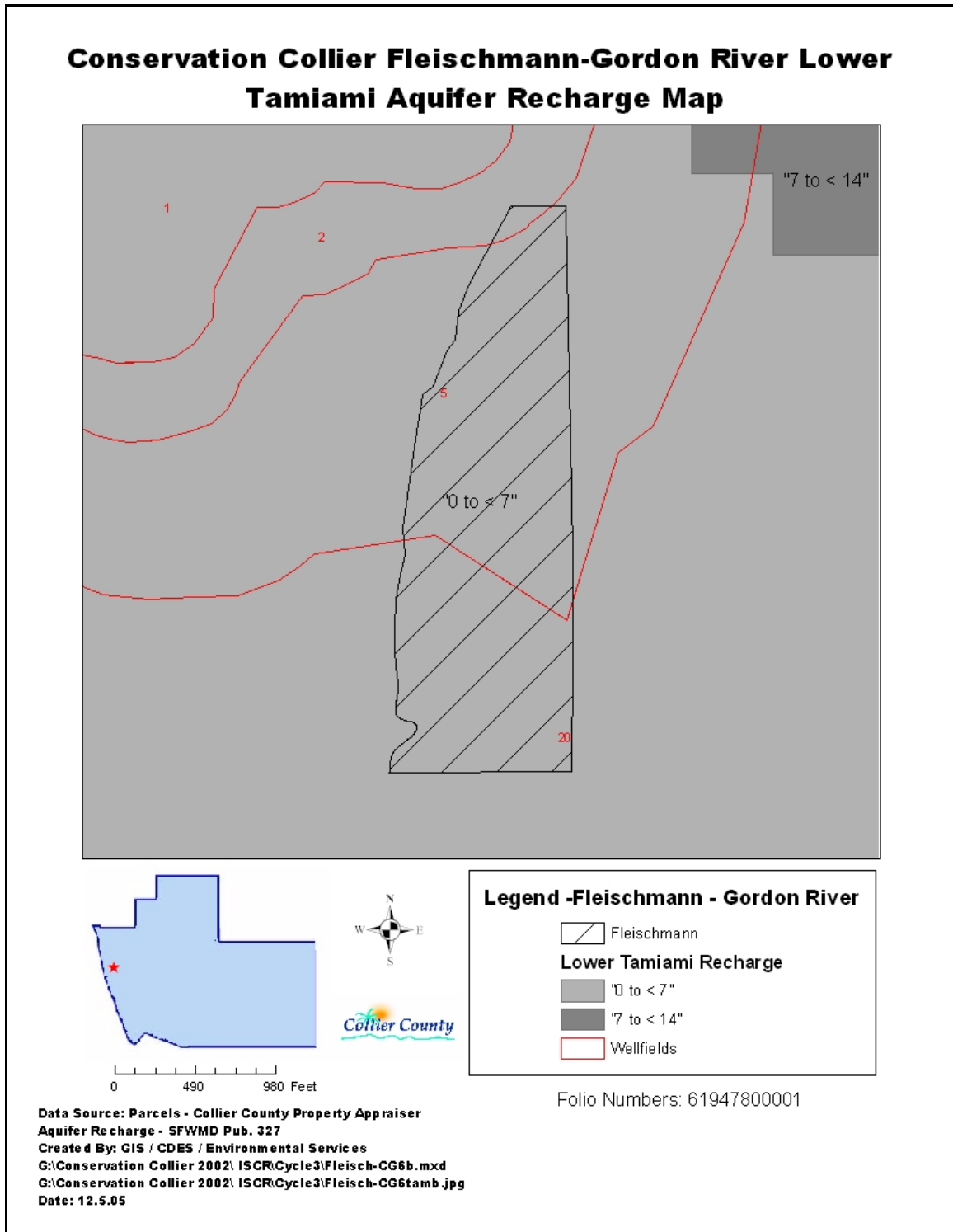
### Exhibit B. Soils Map



### Exhibit C. Species Richness Map

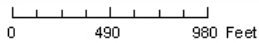
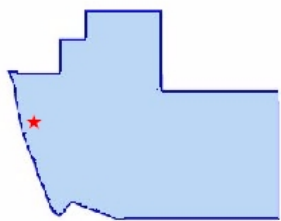
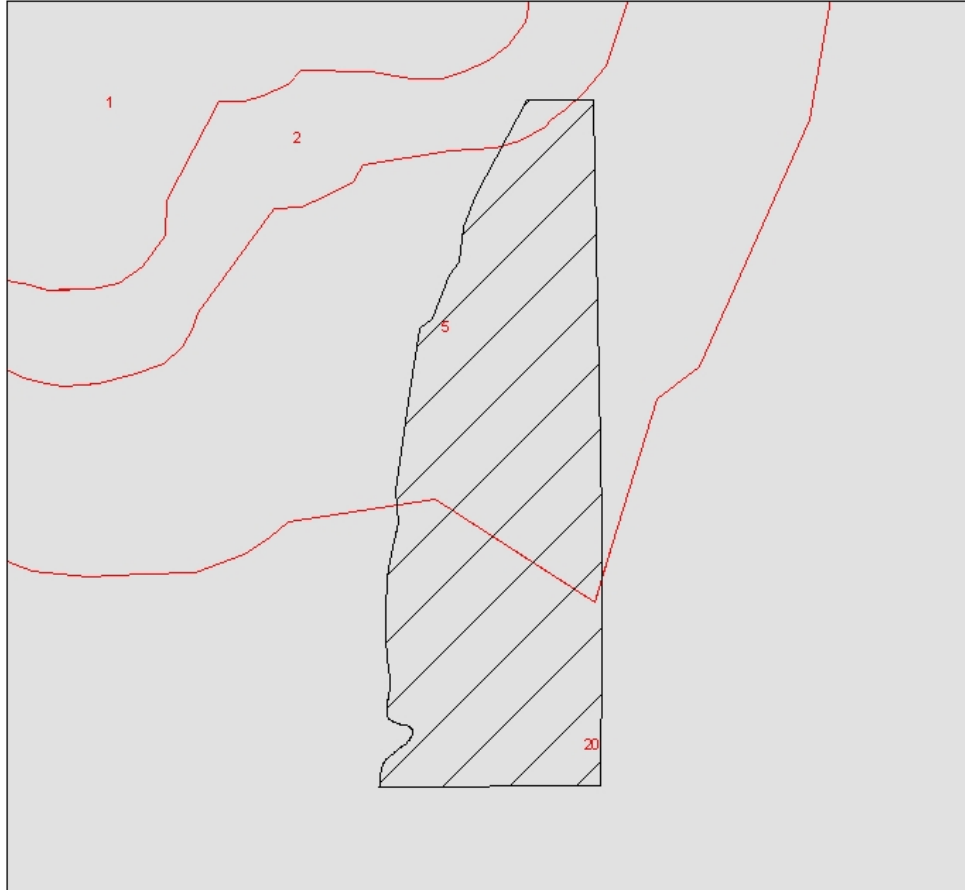


### Exhibit D. Wellfield Protection and Aquifer Recharge Maps





### Conservation Collier Fleischmann-Gordon River Surficial Aquifer Recharge Map



**Legend -Fleischmann - Gordon River**

- Fleischmann
- Surficial Recharge 31" to < 43"
- Wellfields

Folio Numbers: 61947800001

Data Source: Parcels - Collier County Property Appraiser  
Aquifer Recharge - SFWMD Pub. 327  
Created By: GIS / CDES / Environmental Services  
G:\Conservation Collier 2002\ISCR\Cycle3\Fleisch-CG6b.mxd  
G:\Conservation Collier 2002\ISCR\Cycle3\Fleisch-CG6surfb.jpg  
Date: 12.5.05

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

Property Name: Fleischmann parcel - Parcel #2		Folio Numbers: 61947800001	
Geographical Distribution (Target Protection Area): Urban			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Mangrove swamp, pine flatwood, mixed wetland forest
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
<b>1.A. Total</b>	<b>100</b>	<b>10</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100	100	5 year recharge zone
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge location	25		
	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	Provides buffering for the Gordon River
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	2/3 of the property is wetlands
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	40	(Prorate site based on area of Slough or Depressional Soils) 50%
b. Slough Soils	40	8	20%
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	268	
<b>1.B Total</b>	<b>100</b>	<b>89</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	411- Pine Flatwood; 630 - Mixed wetland forest; 612 - Mangrove swamp
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	80	If a. or b. are scored, then c. Species Richness is not scored. Active gopher Tortoise burrows observed
b. Listed wildlife species have been documented on the parcel by w	70		Provide documentation source -

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

c. Species Richness score ranging from 10 to 70	70	21	Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Based on an average score of 3.
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	3 Species of Tillandsias and Encyclia tampensis
<b>3. Restoration Potential</b>			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	Removal of exotics is the primary restoration needed - 60% exotics
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	246	
<b>1.C Total</b>	<b>100</b>	<b>82</b>	Divide the subtotal by 3
<b>1.D Protection and Enhancement of Current Conservation Lands</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Proximity and Connectivity</b>			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Property to the south is in process of purchase by Conservation Collier
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>70</b>	Sum of 1A, 1B, 1C, 1D then divided by 4
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Access (Select the Highest Score)</b>			
a. Parcel has access from a paved road	100	100	Golden Gate Parkway
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
<b>2. Recreational Potential (Select the Highest Score)</b>			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100	100	Parcel offers opportunities for environmental education, hiking, nature photography, bird watching, kayaking, canoeing and fishing.
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		
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80		Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. 4% visible to public
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 document ation of the outstanding characteristic - mature pines and native orchids, along with canal frontage make this an aesthetically appealing parcel.
Subtotal	300	223	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>74</b>	Obtained by dividing the subtotal by 3.

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

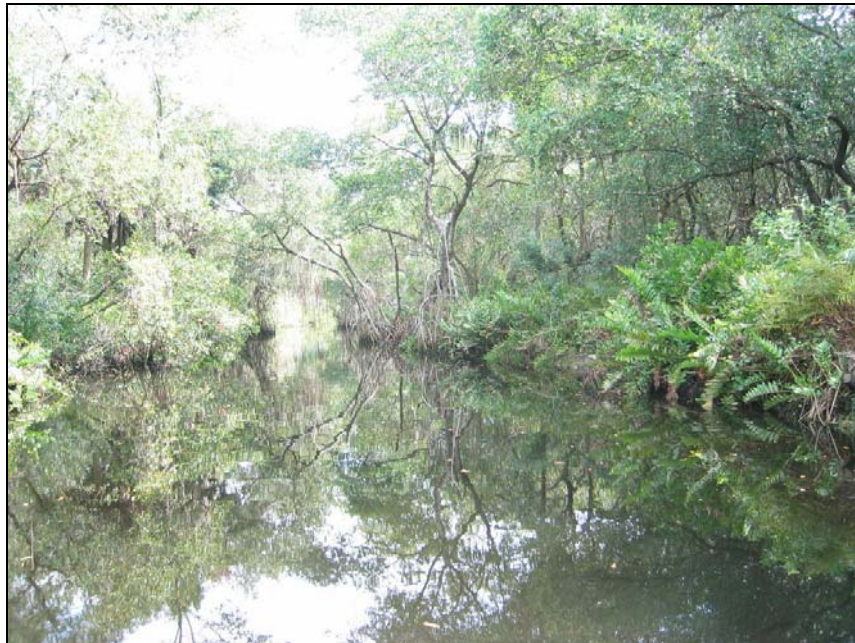
3. Vulnerability to Development/Destruction			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	40	40	Ag zoned
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20	-20	Has ST overlay
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>20</b>	
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
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		
<b>5.A Total</b>	<b>100</b>	<b>100</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	Approx. 60% coverage with exotic plants
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 rosemyrtle)	-20	-20	heavy infestation of all exotics including downy rosemyrtle
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	60	Parcel will contain trails. Pine flatwood required fire management and circumstances do not favor burning.
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>	<b>100</b>	<b>60</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>60</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>			
	<b>400</b>	<b>225</b>	

## Exhibit F. Photographs

**Photo 1. East bank of the Gordon River showing mangrove swamp  
Photo taken 5-6-04**



**Photo 2. Looking north along Gordon River towards Golden Gate  
Parkway- Mangroves on Parcel #2 at right  
Photo taken 5-6-04**





**Photo 3. Looking into the mangrove swamp – Photo taken 5-6-04**



**Photo 4. Northern section of the Gordon River - Note control structure adjacent to Golden Gate parkway in photo taken 12-5-04**





**Photo 5. Active gopher tortoise (*Gopherus polyphemus*) burrow  
Listed by state as Species of Special Concern (SSC)  
Photo taken 12-21-04**



**Photo 6. Pine flatwood uplands. Note heavy Downy rosemyrtle infestation – photo taken 12-21-04**





**Photo 7. View of pine flatwoods showing scrubby character of some areas – Photo taken 12-21-04**



**Photo 8. View along canal edge at SE side of parcel – Nature Pointe Subdivision across canal.**





**Photo 9. Spoil berm along canal – 50-60 feet tall and covered with invasive exotics – Photo taken 12-21-05 (may be on #13)**



**Parcel 10. Downed Australian pine – one of many – along Golden Gate Parkway. Photo taken 12-5-05**



**Photo 11. Interior of mixed wetland forest area along Golden Gate Parkway at N side of parcel. Photo taken 12-5-05**

