

Conservation Collier Initial Criteria Screening Report



Property Name: Narsiff - 2
Folio Number: 00105000002

Staff Report Date: September 12, 2005

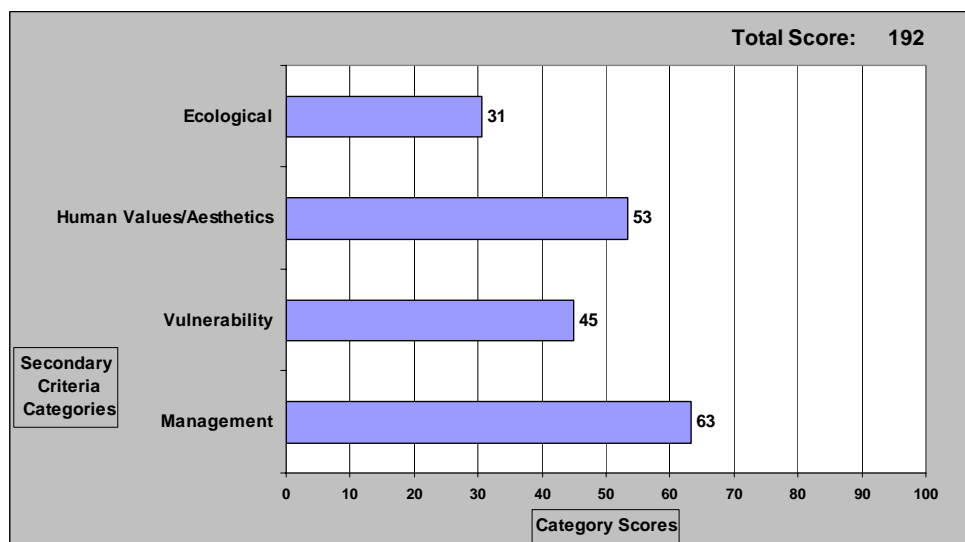


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I. Summary of Property Information

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

Characteristic	Value	Comments
Name	John W. Narsiff, Jr.	n/a
Folio Number	00105000002	n/a
Target Protection Area	Not within a TPA	Within Neutral Lands of RFMUD
Size	21.88 acres	Separated into 2 parcels by what appears to be a road ROW
STR	S25, T47S, R27E	n/a
Zoning Category/TDRs	A-MHO/ No TDRs	1 unit per 5 acres
FEMA Flood Map Category	Zone D	Outside special flood hazard area
Existing structures	None	Berm and unpaved road exist
Adjoining properties and their Uses	Improved pasture; single-family residential; undeveloped land zoned agricultural	N – Improved pasture and partially cleared residential single-family S and E – Undeveloped land zoned agricultural W – Improved pasture
Development Plans Submitted	None	No evidence of development plans in County computer system.
Known Property Irregularities	Berm and farm ditches; possible transportation easement	There is a berm cutting diagonally across property from SW to NE and farm ditches in NW corner. A transportation easement appears to extend south from Friendship Lane transecting the property into 2 parts.
Other County Dept. Interest	Utilities, Transportation, Parks and Recreation and Greenways	No interest expressed by other County Depts.

Figure 1. Location Map

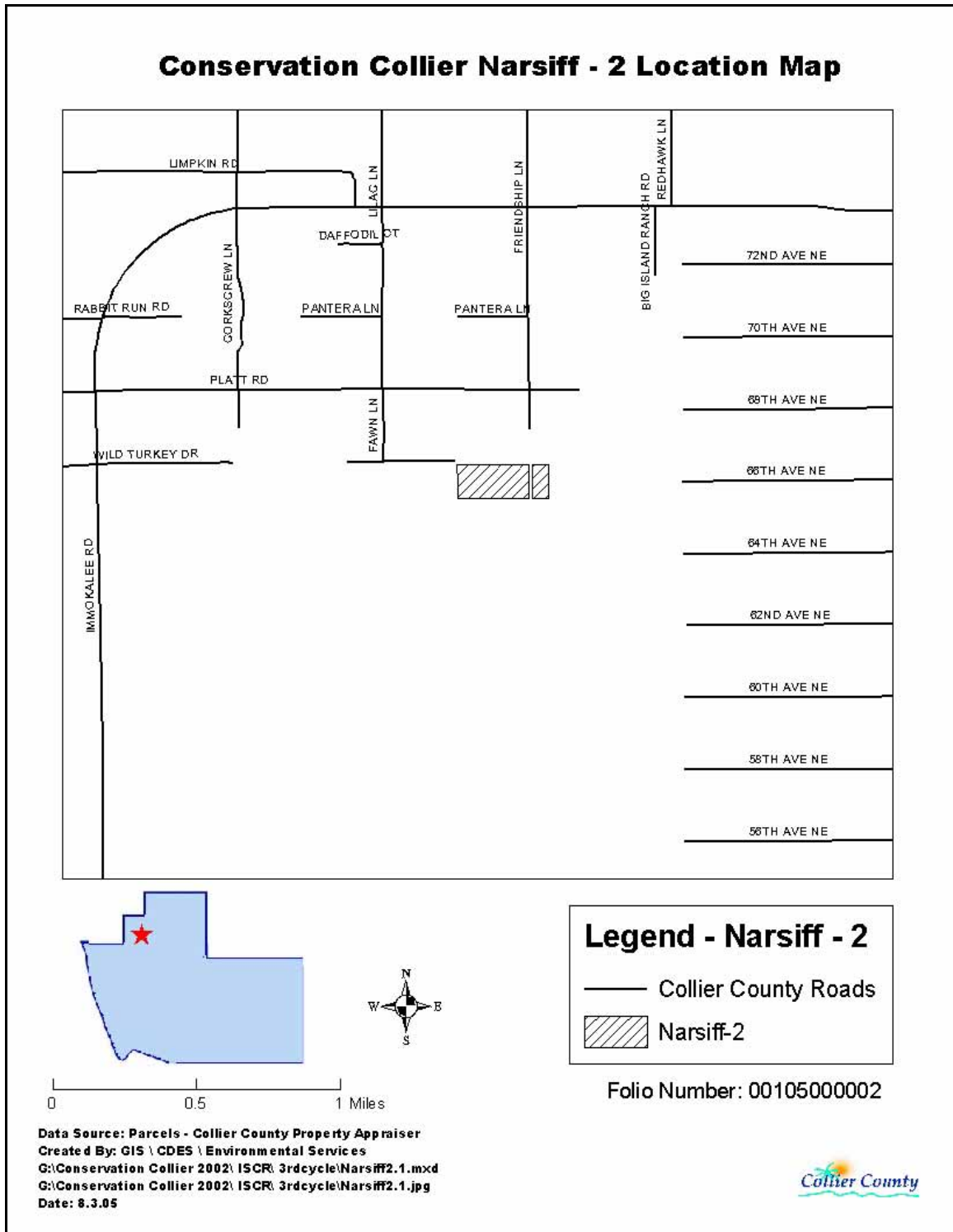


Figure 2. Aerial Map

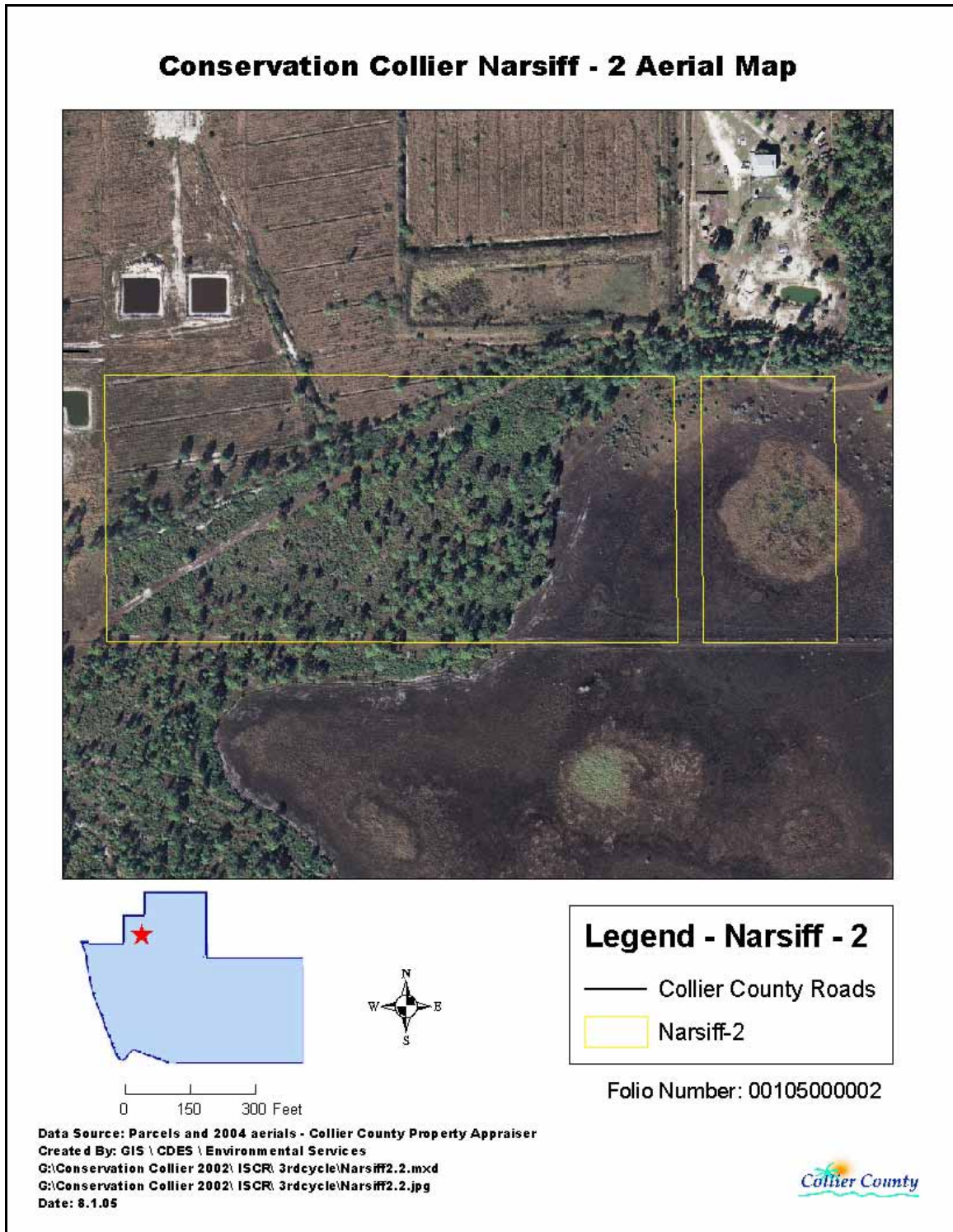
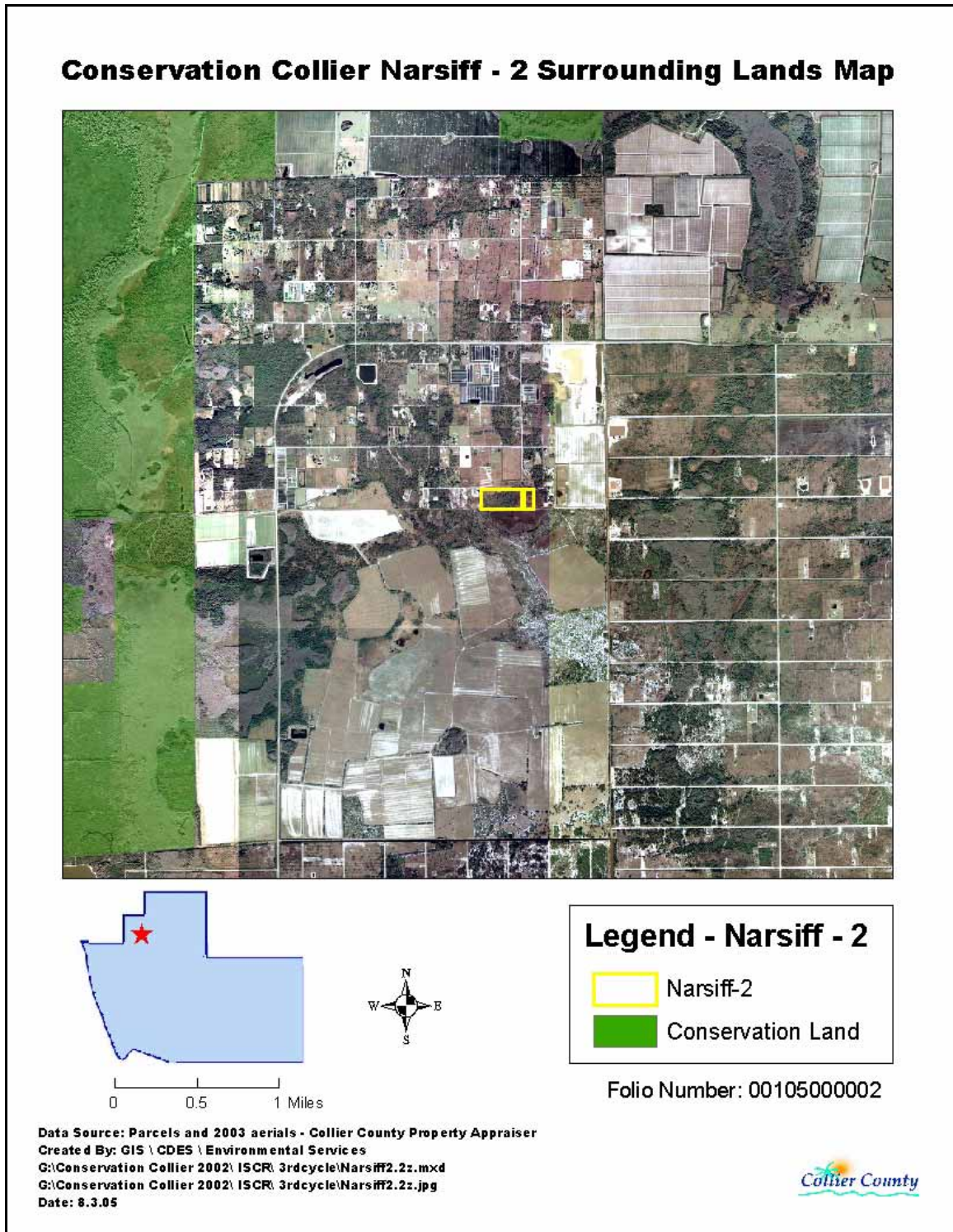


Figure 3. Surrounding Lands Aerial



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, one appraisal is required.

Assessed Value: * \$328,200

Estimated Market Value: ** \$420,000

There are no TDRs associated with this parcel.

* Property Appraiser's Website

** 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 August 9, 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>i. Hardwood hammocks</i>	<i>No</i>
<i>ii. Xeric oak scrub</i>	<i>No</i>
<i>iii. Coastal strand</i>	<i>No</i>
<i>iv. Native beach</i>	<i>No</i>
<i>v. Xeric pine</i>	<i>No</i>
<i>vi. Riverine Oak</i>	<i>No</i>
<i>vii. High marsh (saline)</i>	<i>No</i>
<i>viii. Tidal freshwater marsh</i>	<i>No</i>
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 641 – Freshwater Marsh
- FLUCCS 4119 – Pine Flatwood, Melaleuca Infested
- FLUCCS 211 – Improved Pasture

The following native plant communities were observed:

- FLUCCS 411 – Pine Flatwood
- FLUCCS 643 – Wet Prairie

Some melaleuca were present, but these were seedlings and were growing primarily within the wet prairie. The pine flatwood community could not be characterized as "melaleuca infested". Brazilian pepper was present along the berm. Although the eastern section of the property was identified as freshwater marsh in the electronic database, the vegetation was more indicative of wet prairie.

Characterization of Plant Communities present:

Pine Flatwood:

Ground Cover: musky mint (*Hyptis alata*), rosemary (*Ceratiola ericoides*), black root (*Pterocaulon pchnostachium*), yellow milkwort (*Polygala rugelii*), blueberry (*Vaccinium* spp.), and grasses

Midstory: saw palmetto (*Serenoa repens*), rusty lyonia (*Lyonia ferruginea*), cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), gallberry (*Ilex glabra*), dahoon holly (*Ilex cassine*)

Canopy: slash pine (*Pinus elliottii*)

Wet prairie:

This area was not examined closely as it was very wet. There was no canopy and limited midstory present, which appeared to be primarily wax myrtle (*Myrica cerifera*). The ground cover appeared to be grasses and forbs.

Statement for satisfaction of criteria:

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

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

Statement for satisfaction of criteria:

The property is accessible from an unpaved private road within Neutral Lands of the RFMUD. The wet prairie offers opportunities for bird watching and the property offers experiences of two very different vegetative communities.

-
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:

Standing water was present in the wet prairie. The adjacent pine flatwoods were dry. Fallow agricultural land borders the property to the north, partially developed land exists to the west and native plant communities similar to the subject property are present to the east and south.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
dahoon holly (<i>Ilex cassine</i>)	musky mint (<i>Hyptis alata</i>)

Wetland dependent wildlife species observed:

Great egret (*Ardea alba*), great blue heron (*Ardea herodias*), white ibis (*Eudocimus albus*)

Other Hydrologic indicators observed: standing water in wet prairie

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 over 50% Immokalee fine sand, which is found in flatwoods and less than 50% Holopaw and Okeelanta soils, depressional, which are found in depressions and marshes. Vegetation normally associated with Immokalee fine sand – a non-hydric soil – includes: slash pine, saw palmetto, wax myrtle, chalky bluestem, creeping bluestem and pineland threeawn, which were present. This soil normally will remain wet during the wet season and become very dry during the dry season. Vegetation normally associated with Holopaw and Okeelanta soils – hydric soils – includes: St. Johnswort, maidencane, rushes, primrose willow, alligator flag, pickerelweed, sawgrass and Florida willow. These soils usually pond up to six months out of the year and will remain moist even into the dry season.

Lower Tamiami recharge Capacity: Minimal - 0 to 7 inches annually

Surficial Aquifer Recharge Capacity: Moderate - 43 to 56 inches annually

FEMA Flood map designation: Zone D, outside special flood hazard area

Statement for satisfaction of criteria:

The wet prairie community present on the eastern side of the property contains wetlands and was covered with standing water during the site visit. The property contributes only minimally to aquifer recharge, but holds water during rain events and provides habitat for wetland dependant species.

-
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).

No listed plant species were observed on site.

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 were observed on the property:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
White ibis	<i>Eudocimus albus</i>	SSC	

SSC=Species of Special Concern

Bird Rookery observed? No rookery observed

FWCC-derived species richness score: 5-6 out of 10

Non-listed species observed: Great egret (*Ardea alba*), great blue heron (*Ardea herodias*)

Potential Listed Species: American alligator (*Alligator mississippiensis*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tri-colored heron (*Egretta tricolor*), wood stork (*Mycteria americana*)

Statement for satisfaction of criteria:

The properties species richness score is above average and its habitat is suitable for many listed species. The natural portions of this site have high ecological quality and would require very little restoration.

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:

There is an intact ecological link between this parcel and Corkscrew Swamp Sanctuary, although Immokalee Road bisects this link.

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: A trail exists along the northwest corner of the property through the pine flatwoods. Hiking would also be possible along the edges of the wet prairie during the dry season.

Nature Photography: Opportunities to photograph landscapes and wildlife (especially wading birds) exist at this site.

Bird-watching: Many wading birds congregate within the wet prairie

Kayaking/Canoeing: N/A

Swimming: N/A

Hunting: N/A

Fishing: N/A

Recommended Site Improvements:

Minimal amounts of invasive exotic vegetation exist on the property and should be controlled. A berm and old agricultural ditches in the NW corner of the property should be graded to restore hydrology. A small parking area would need to be created. Field fencing could be installed to identify property boundaries. More trails could be created and a sign identifying the property as conservation land could be installed.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, berm and ditch grading, fence installation, trail creation, parking lot creation and sign installation. 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:

Melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolius*) and Java plum (*Syzygium cumini*)

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be relatively low. 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 (25%) to treat exotics with herbicide in place or to cut and stack the debris onsite would be \$2,000 per acre. Costs to cut, treat and remove biomass would range from \$2,500-\$3,000 per acre.

Based on the acreage involved (10 acres with exotic vegetation), total initial removal costs could range from \$20,000 - \$30,000 for the entire parcel. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$2,000 to \$9,000 for 20 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The property would require an area for visitor parking. **The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars today would be approximately \$15,000.** This value would include

- Land clearing
- Design
- Permitting costs

Public Access Trails:

A simple trail can be constructed using a combination of contract and volunteer labor. A representative portion of any trail must be accessible to wheelchairs.

Security and General Maintenance:

It would be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 could be used. Cost including installation for field fencing is approx. \$3.00 per foot. Fences already exist along the western and southern property lines. Fencing would only need to be installed along the north and east boundaries.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$20,000 - \$30,000	\$2,000 - \$9,000	Based on 25% infestation for 20 acres – removing biomass
Parking Facility	\$15,000		Today's costs
Access Trails	\$15,000	t.b.d.	Could be contracted or volunteer labor ADA compliant portion est. \$15,000
Fencing	\$7,090	t.b.d.	Field fencing – 2,280 feet X \$3.00 per foot + \$250 per gate
Trash Removal	t.b.d.	t.b.d.	Large items to be done one a lump sum contract basis with cost being site specific Small items and routine trash barrel emptying can be done by contract/partnership
Signs	\$350 each	t.b.d.	Less than 32 sq. ft. metal on post - uninstalled
Total	\$57,440 – \$67,440+	\$2,000 to \$9,000+	

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

V. Potential for Matching Funds

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

Florida Communities Trust:

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2004 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of 90 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be below the minimum mark for possibility of selection for FCT post-acquisition funding.

Florida Forever Program:

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

Save Our Rivers Program / South Florida Water Management District:

SFWMD staff has advised unless a parcel is within a SFWMD project boundary or serves to further a Comprehensive Everglades Restoration Project (CERP), funding partnerships are unlikely.

VI. Summary of Secondary Screening Criteria

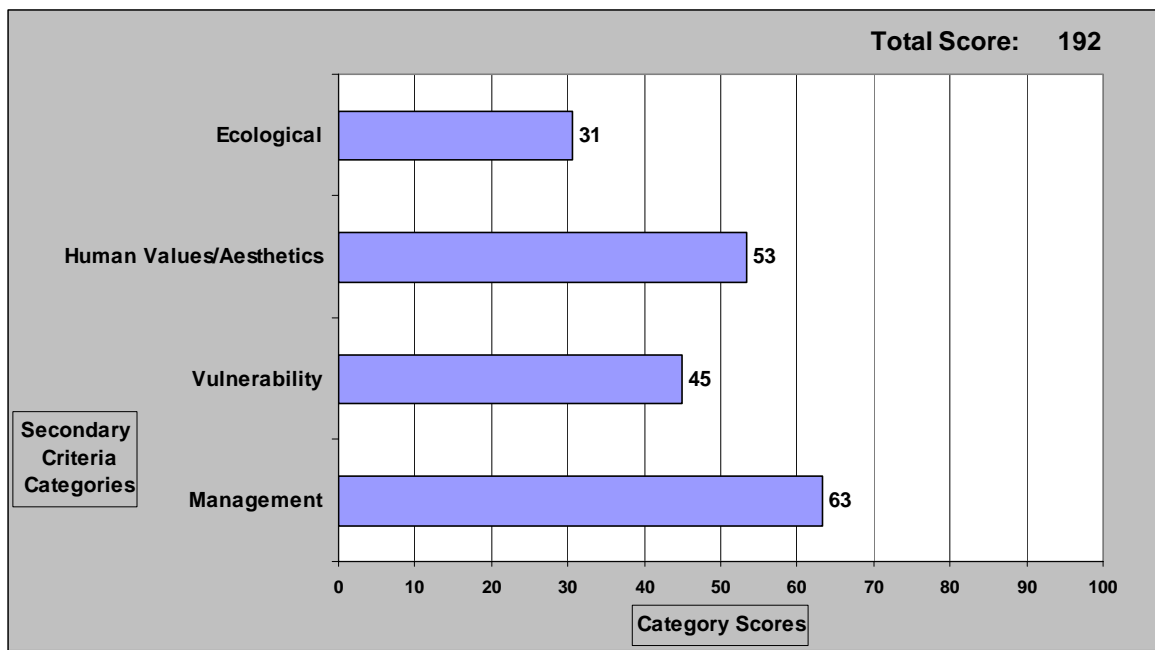
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. **A total score of 192 out of a possible 400 was achieved.** The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	31	31%
Human Values/Aesthetics	100	53	53%
Vulnerability	100	45	45%
Management	100	63	63%
Total Score:	400	192	48%

Percent of Maximum Score: 48%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 192 out of a possible 400

Ecological: 31 out of 100

The score in this category was low. The parcel contains 2 FLUCCS, neither of which is unique or endangered. It contributes minimally to aquifer recharge, but wetlands exist on site and the eastern portion of the property contains depressional soils. The site is not contiguous to any conservation lands, and moderate work would be required to restore it to high ecological function.

Human Values/Aesthetics: 53 out of 100

The property scored slightly above the median in this category. The site could provide several land based natural resource based recreational opportunities – with excellent opportunities for wading bird observations. However, the parcel is only accessible from a private unpaved road, and no portions of it are visible from a major public thoroughfare.

Vulnerability: 45 out of 100

The property is zoned A-MHO, Agricultural with a Mobile Home Overlay. If developed, the density on the property could not be greater than 1 unit per 5 acres. The property is within Neutral Lands of the RFMUD with no available TDRs.

Management: 63 out of 100

The parcel scored relatively well in this category. Very few invasive exotic plants were observed and only moderate activity would be required to restore hydrology, manage fire dependant habitat and maintain trails.

Parcel Size: 21.88 acres While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcels is not similar to any others being currently considered.

Exhibit A. FLUCCs Map

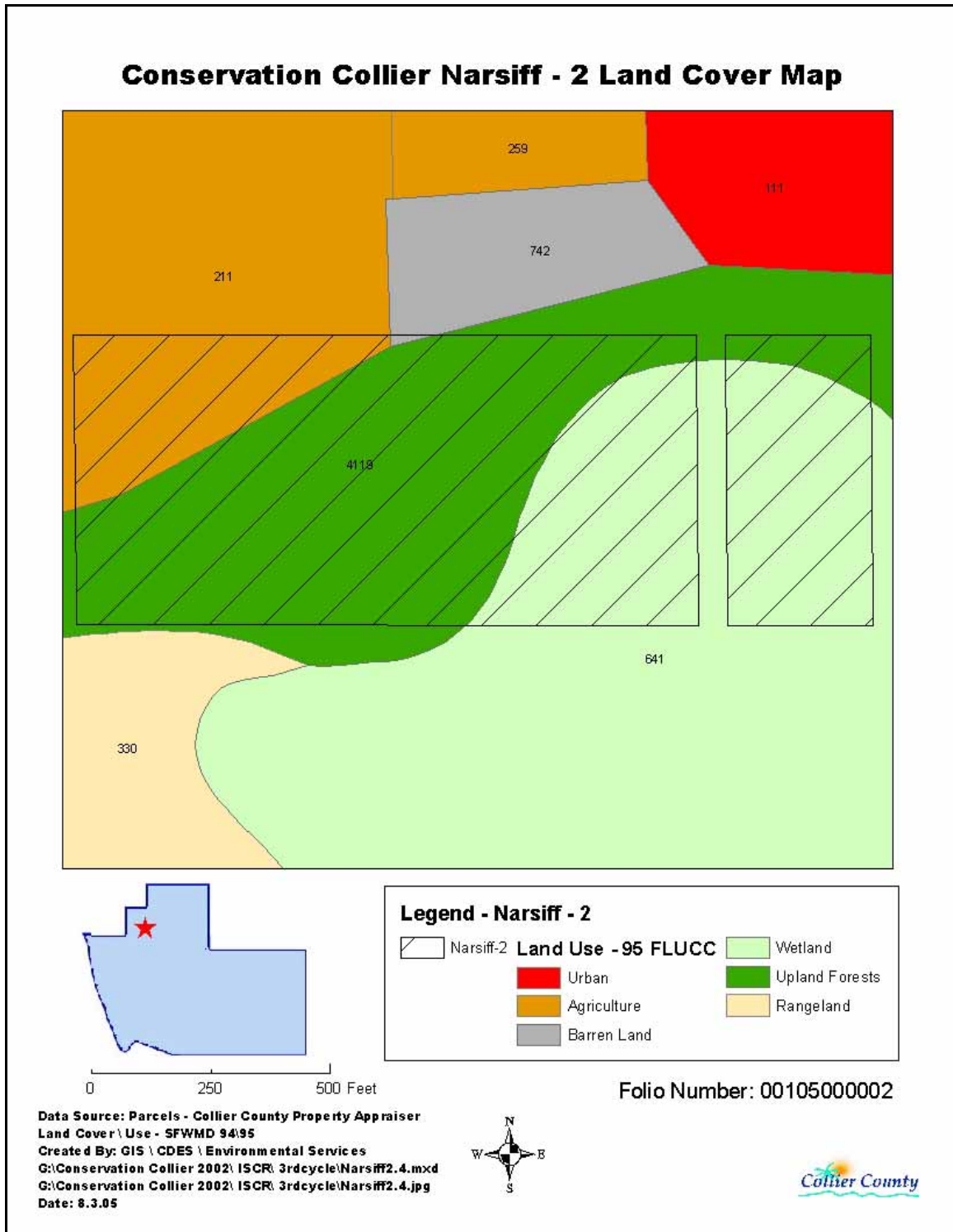


Exhibit B. Soils Map

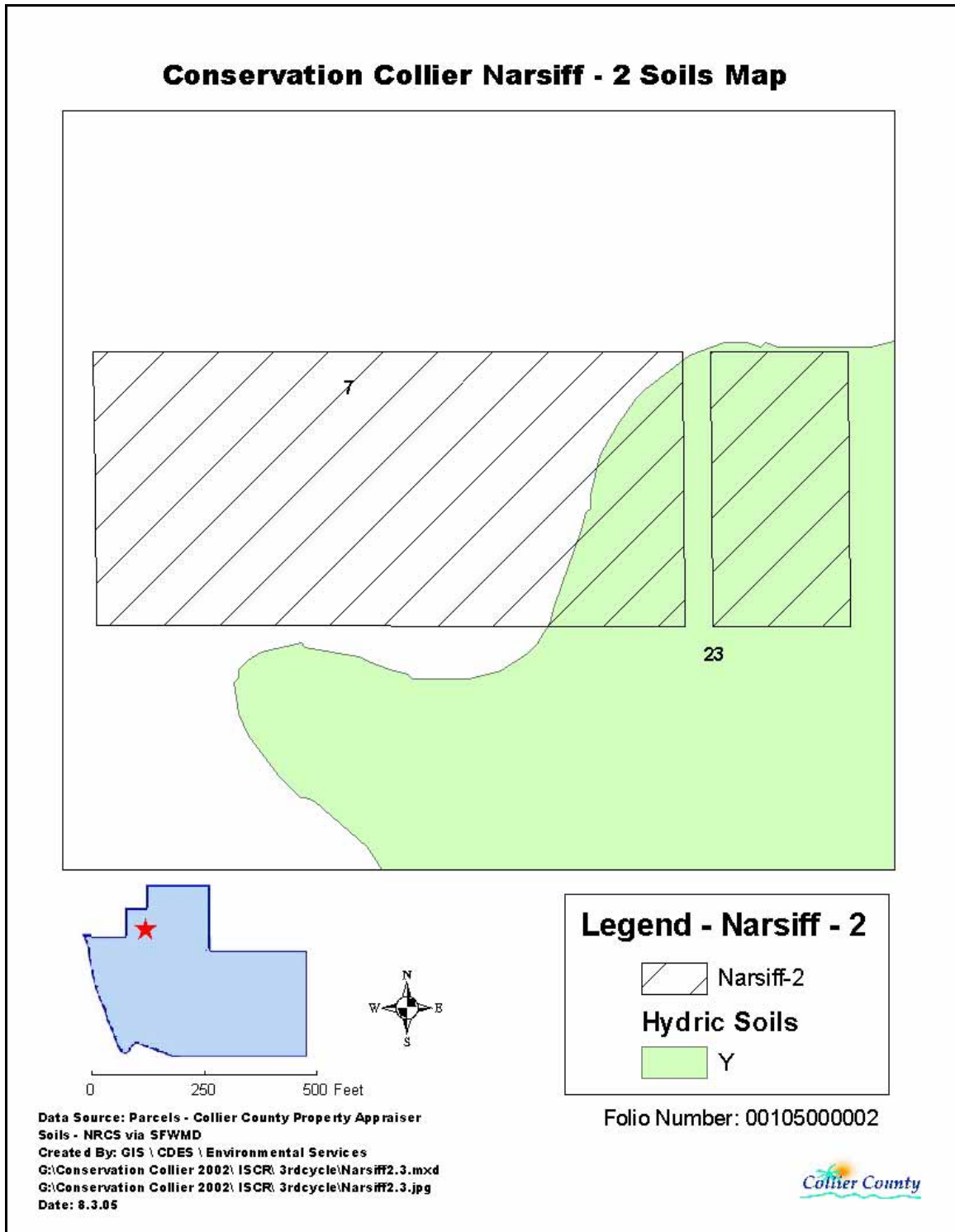


Exhibit C. Species Richness Map

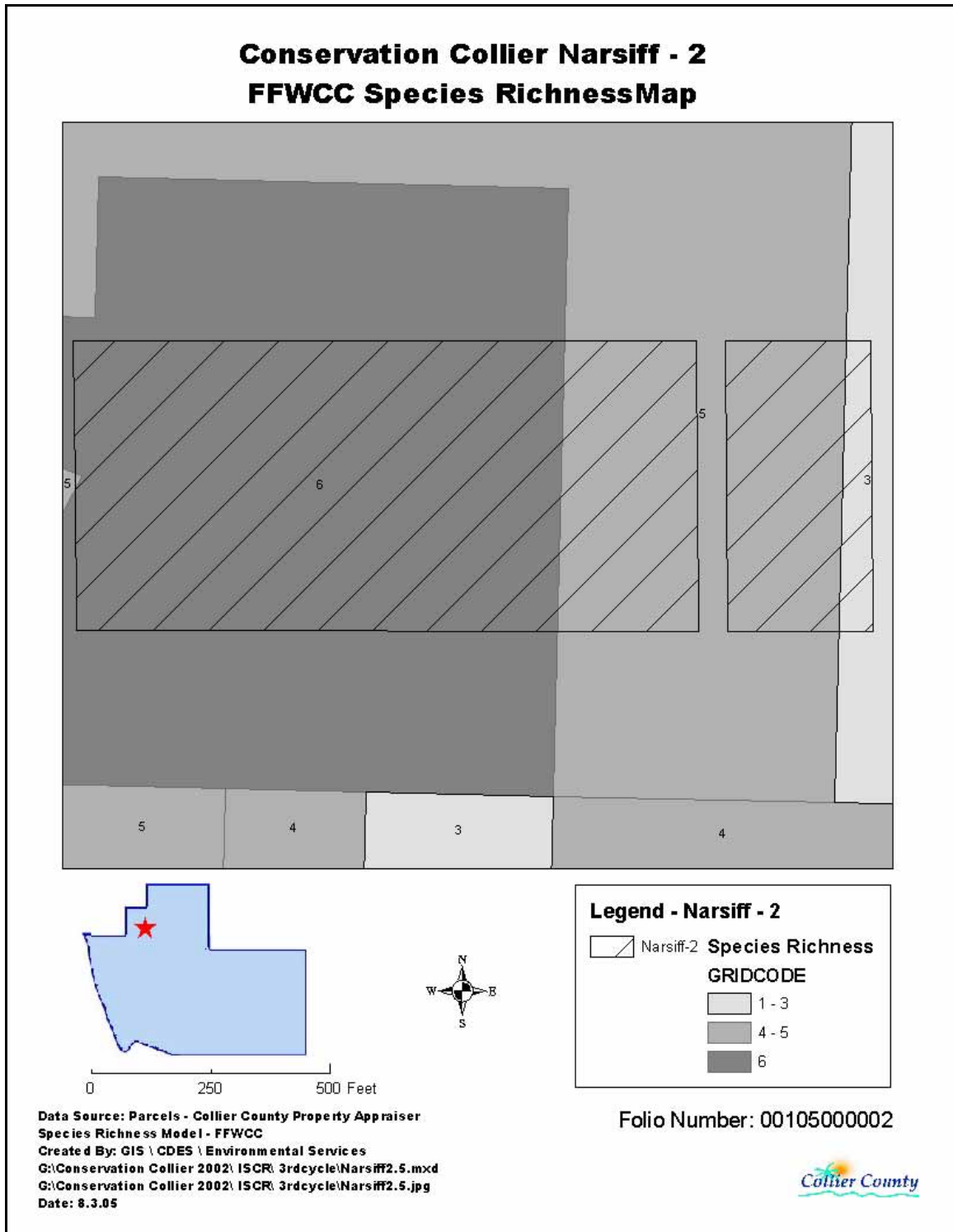
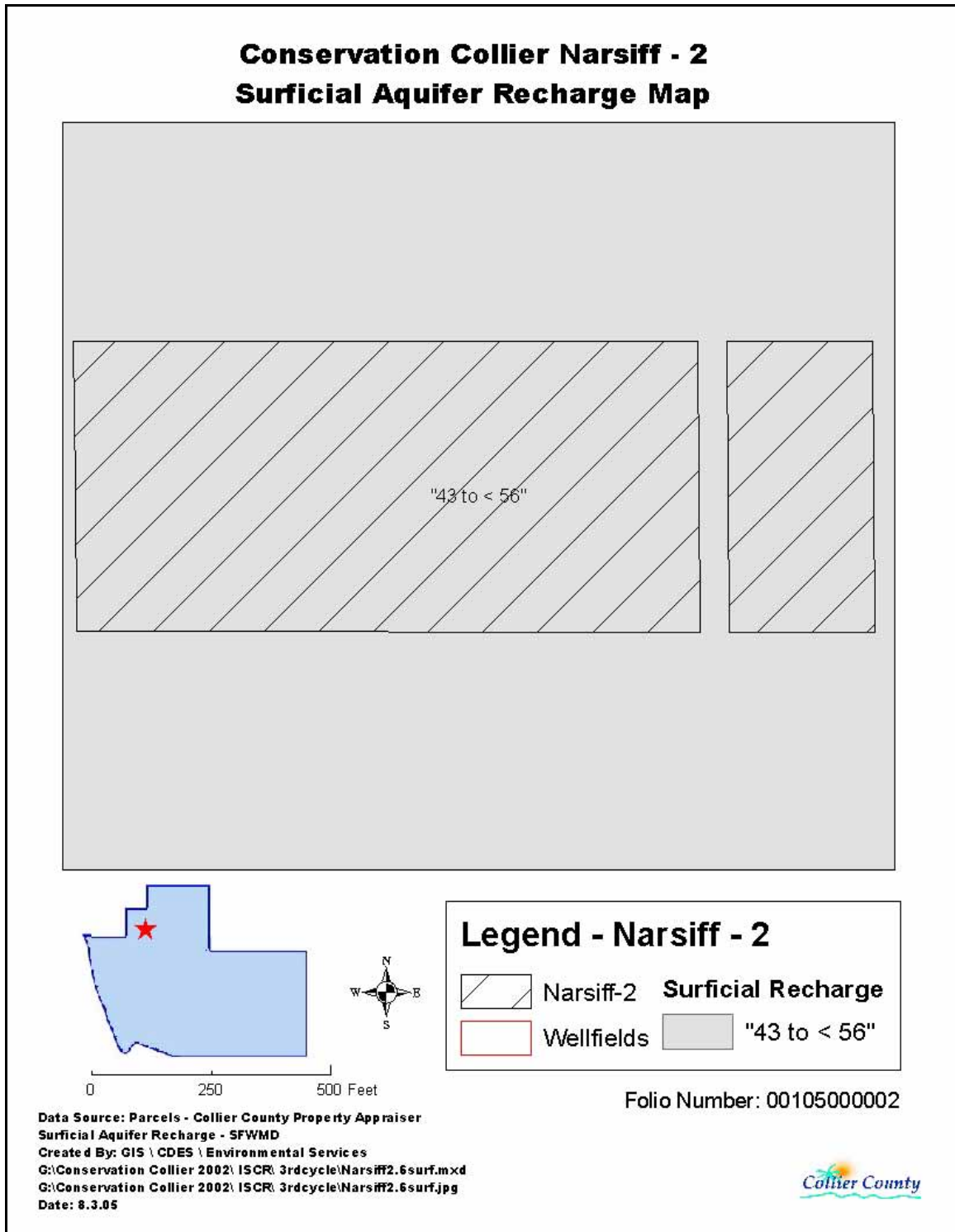
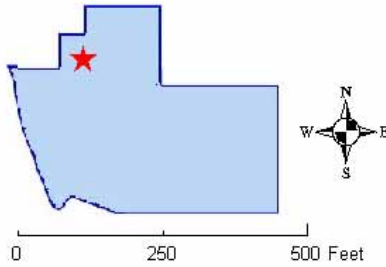
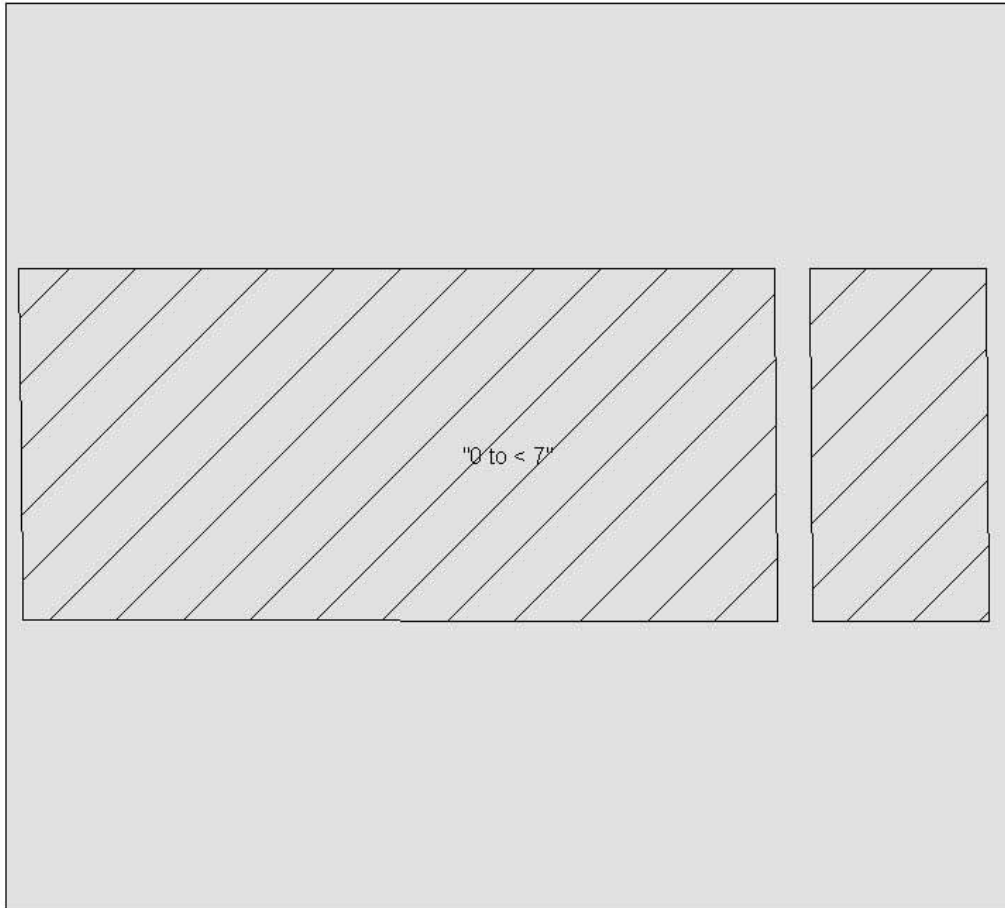


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier Narsiff - 2 Tamiami Aquifer Recharge Map



Legend - Narsiff - 2

- Narsiff-2 Lower Tamiami Recharge
- Wellfields "0 - < 7"

Folio Number: 00105000002

Data Source: Parcels - Collier County Property Appraiser
Surficial Aquifer Recharge - SFWMD Tech. Report 327
Created By: GIS \ CDES \ Environmental Services
G:\Conservation Collier 2002\ ISCR\ 3rdcycle\Narsiff2.6tam.mxd
G:\Conservation Collier 2002\ ISCR\ 3rdcycle\Narsiff2.6tam.jpg
Date: 8.3.05



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Narsiff - 2		Folio Numbers: 00105000002	
Geographical Distribution (Target Protection Area): n/a - Big Corkscrew Island - Neutral designation			
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	411- pine flatwood; 643-wet prairie
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		
1.A. Total	100	10	
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		
c. Parcel would contribute minimally to aquifer recharge	25	25	parcel contributes moderately to surficial aquifer (43-56" annually) and minimally to Lower Tamiami aquifer (0-7" annually)
	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		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	wet prairie exists onsite
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	27	(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	prairies are wet
Subtotal	300	97	
1.B Total	100	32	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		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	411-Pine flatwood; 643-wet prairie
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. White Ibis was observed along with other non-listed wading birds
b. Listed wildlife species have been documented on the parcel by w	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70		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 point	20		

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

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	alteration would include removal of young Melaleuca in prairie, minimal brazilian pepper and one observed earleaf acacia in pine flatwood, and removal of old ag ditch features
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		<i>explain limiting conditions</i>
Subtotal	300	180	
1.C Total	100	60	<i>Divide the subtotal by 3</i>
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		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0	0	
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20	20	There is an intact ecological link between this parcel and corkscrew sanctuary, although Immokalee Road bisects this link.
1.D Total	100	20	
1. Ecological Total Score	100	28	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Physical access exists from Friendship Lane, but this is a private, unpaved road. Legal access is unknown at this time.
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	Trail could traverse 2 vegetative communities with opportunities for hiking and environmental education
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	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	10	<i>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. - Wet prairie could provide excellent birdwatching opportunity</i>
Subtotal	300	160	
2. Human Social Values/Aesthetics Total Score	100	53	<i>Obtained by dividing the subtotal by 3.</i>

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

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	45	A-MHO - In Neutral lands
3. Zoning allows for agricultural use /density of no greater than 1 unit	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
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	45	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such as 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	50	There is a berm cutting diagonally across property from SW to NE and farm ditches in NW corner.
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	50	
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	less than 25% exotic observed
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 rosemary)	-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	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	Moderate maintenance would include fire and exotic plant management and trail 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		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	60	
4. Feasibility and Management Total Score	100	63	Sum of 5A, 5B, 5C, then divided by 3
Total Score			
	400	192	

Exhibit F. Photographs

Photo 1. Wet prairie with view of freshwater marsh on adjoining property in background



Photo 2. Wet prairie, pine flatwoods edge



Photo 3. Pine flatwoods communities



Photo 4. Southern boundary of property



Photo 5. Trail cutting through pine flatwoods



Photo 6. Pine flatwoods community



Photo 7. Dead trees in pine flatwoods



Photo 8. Evidence of recent fire on slash pine (*Pinus elliotti*)

