

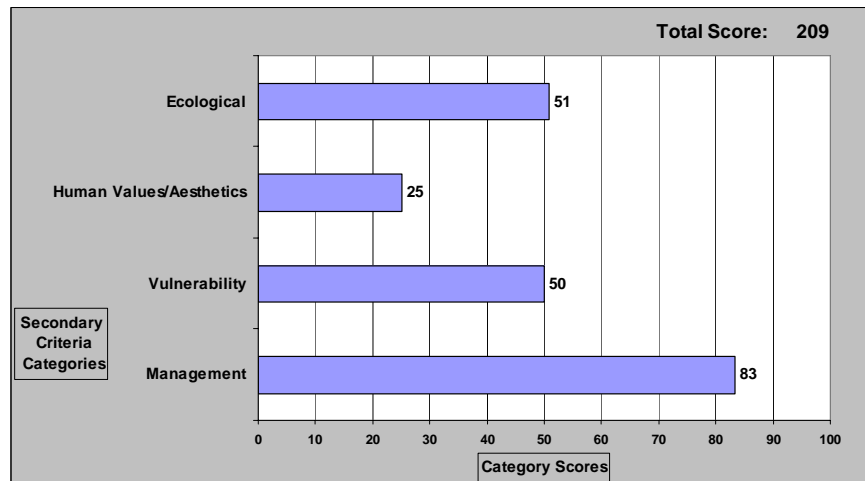
# Conservation Collier Initial Criteria Screening Report

## Conservation Collier Manis Partnership Aerial Map



**Property Name: Manis Partnership**  
**Folio Numbers: 00144360004**

**Staff Report Date: October 11, 2004**  
**CCLAAC Approval Date:**



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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**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Manis Partnership</b>	<b>Only an .80-acre portion of a 6.49-acre parcel being offered for sale</b>
<b>Folio Number</b>	<b>00144360004</b>	<b>If selected, .80-acre portion will be split out at purchase</b>
<b>Size</b>	<b>.80-acre</b>	<b>Portion of parcel on the east side of the railroad tracks</b>
<b>Zoning Category</b>	<b>Industrial</b>	<b>No ST overlays</b>
<b>FEMA Flood Map Category</b>	<b>X</b>	<b>Not in a flood zone</b>
<b>Existing structures</b>	<b>None</b>	<b>There are structures on the parcel, but not on the .80-acres that is being offered</b>
<b>Adjoining properties and their Uses</b>	<b>Developed Industrial, Conservation Collier lands (America's Business Park and Erickson parcels</b>	<b>Surrounding lands include the Railhead Industrial Park to the North, the North Collier Industrial Center to the West, and Conservation Collier lands to the East and South.</b>
<b>Development Plans Submitted</b>	<b>SDP 2001-AR-1709 – active until Jan 2005</b>	<b>The portion of the parcel being offered is separated from the project area by the railroad easement and is not included in the SDP project area. The portion of the property west of the RR tracks and adjacent to Old US 41 has commercial buildings and a parking area on it.</b>
<b>Property Irregularities</b>	<b>County Code Enforcement Cases 2004071192 &amp; 2004071188  FWCC enforcement case open concerning Gopher Tortoises</b>	<b>One Code Case is for vegetation removal and the other is for a sign violation – both concerning portions of the parcel west of the RR tracks  This case concerns damage to GT burrows – also west of the RR tracks</b>

**Figure 1. Location Map**

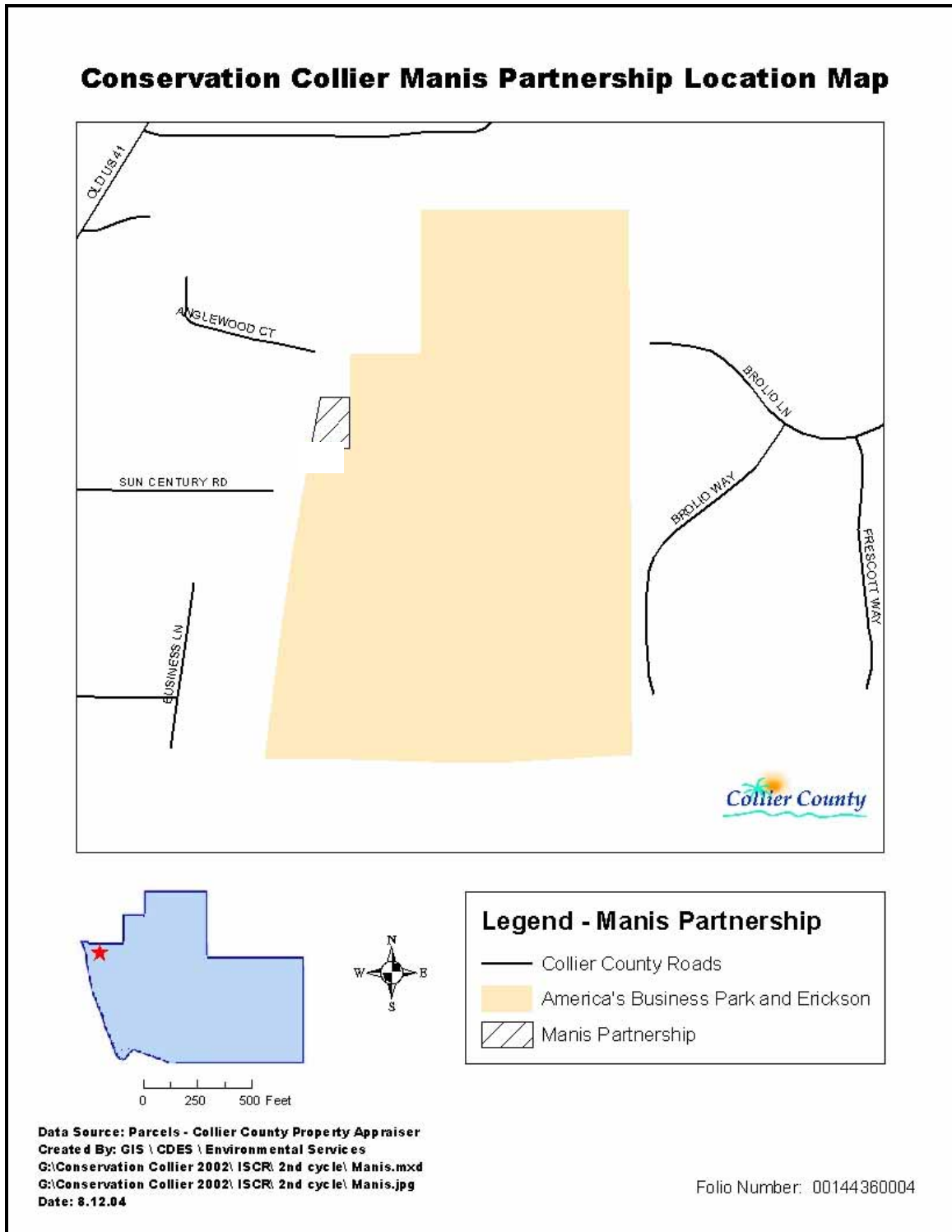


Figure 2. Aerial Map

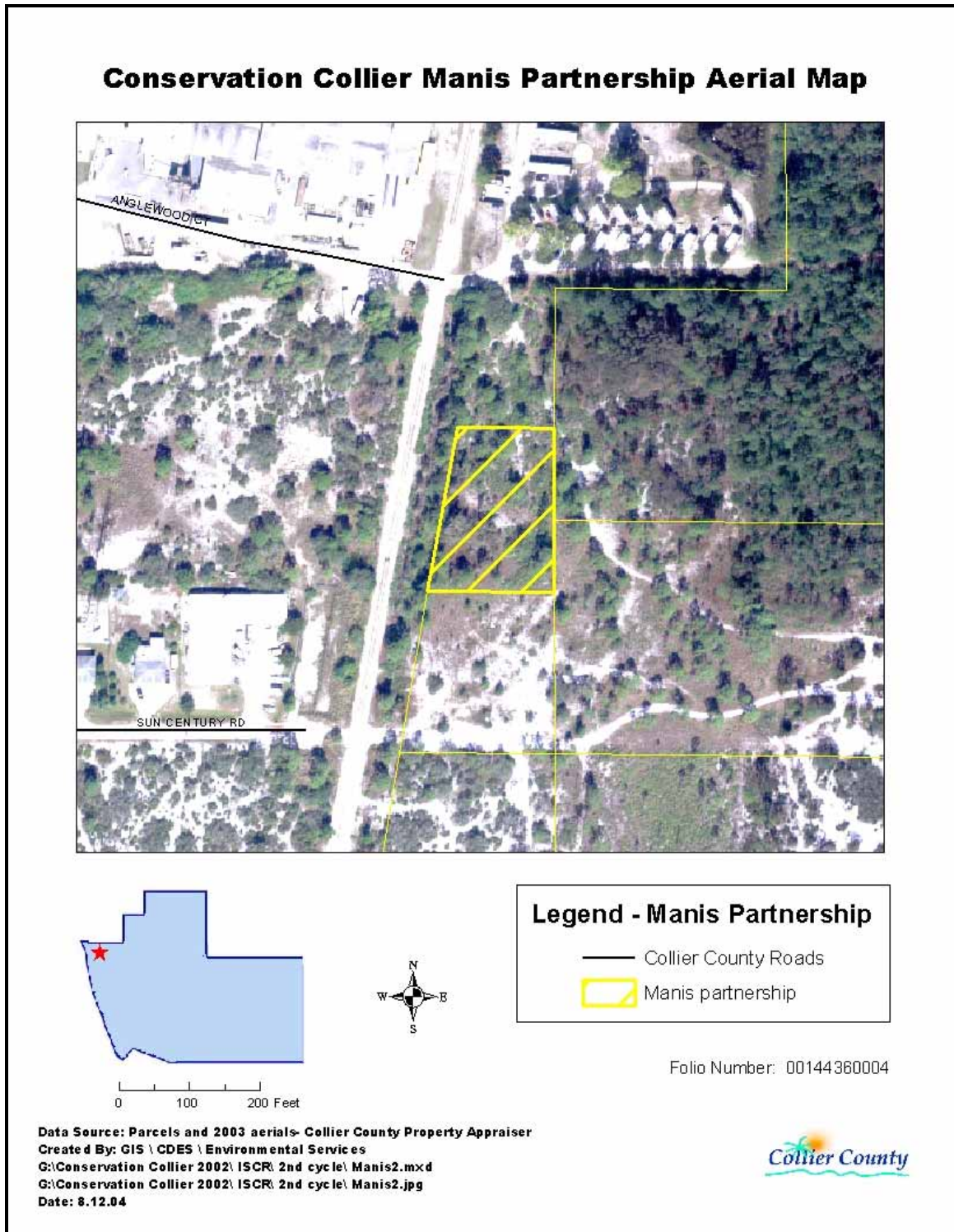
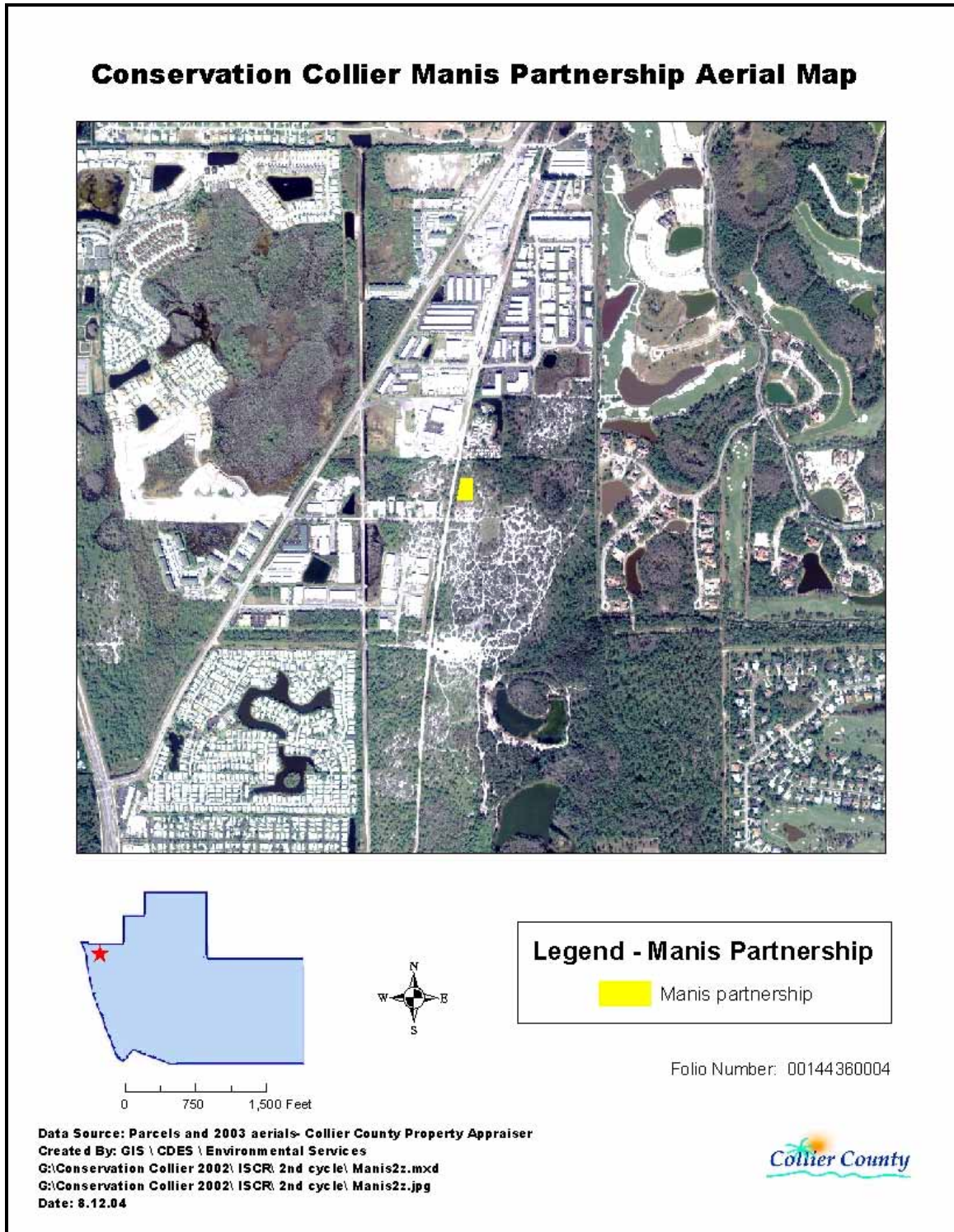


Figure 3. Surrounding Lands Aerial



**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 one appraisal would be required.

**Assessed Value: \* Entire parcel is assessed at \$1,155,112. The .80-acre portion's share of the assessment is \$142,387**

**Estimated Market Value: \*\* \$190,000 minus \$50,000 (estimated cost of obtaining access) = \$140,000**

\* 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 Services Department staff conducted a site visit on August 26, 2004

### 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. <b>Other native habitats</b> | <b>Yes</b> |

### **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:

- 432 – Sand Live Oak

The following native plant communities were observed:

- 625 – Hydric Pine Flatwood

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

Ground Cover: Muhly grass (*Muhlenbergia capillaries*), hatpins (*Eriocaulon sp.*), pennyroyal (*Piloblephis rigida*), shiny blueberry (*Vaccinium myrsinites*), St. John's-wort (*Hypericum sp.*), beakrush (*Rhynchospora ssp.*), yellow star grass (*Hypoxis juncea*), yellow-eyed grass (*Xyris platylepis*), blackroot (*Pterocaulon virgatum*).

Midstory: Palmetto (*Serenoa repens*), rusty lyonia (*Lyonia sp.*), tarflower (*Befaria racemosa*), dahoon Holly (*Ilex cassine*), **downy rosemyrtle (*Rhodomyrtus tomentosa*)**

Canopy: Slash pine (*Pinus elliottii*), **melaleuca (*Melaleuca quinquinerva*)**



**Statement for satisfaction of criteria:**

These data indicate that native plant communities do exist on the parcels. The plants observed indicate a hydric pine flatwood. However, some scrub plant species also exist here, typical of an ecotone, or transition area, between upland and wetland vegetation communities.

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

**Statement for satisfaction of criteria:**

This parcel is within the Urban Target Protection Area. At this time there is no legal access established, however, the parcel is joining 80 acres recently purchased by Conservation Collier (The America's Business Park project) and when access is established for that project, there will be access to this parcel, as well. The entire area is zoned for industrial uses, and there are 2 industrial parks already developed, one to the north and one to the east. The railroad track separates this parcel, along with the America's Business Park (ABP) project, from the industrial development to the east. This piece is a natural addition to the ABP project and its placement into conservation will protect and buffer the ABP project from potential industrial uses. Retaining this entire area in conservation, including the ABP project, does enhance the aesthetic setting of Collier County.

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

**General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:** This parcel had ponded water on it, primarily on the west side, next to the railroad tracks, and most of the soils appeared saturated. This parcel is at the edge of, and included within, an area of slough soils that are surrounded by upland and scrub soils. It likely historically served as a transition zone, or ecotone between a seasonally wet slough and the surrounding upland and scrub areas. The presence of transition zone plants along with wetland obligate plants indicates that the historic hydroperiod has been altered by surrounding development and, particularly, the railroad tracks, likely making water pond on the surface for longer periods than was historically the case.

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

Muhly grass (*Muhlenbergia capillaris*) – **OBL**  
Hatpins (*Eriocaulon sp.*) – **OBL**  
St. John's-wort (*Hypericum sp.*) – **FACW**  
Beakrush (*Rhynchospora ssp.*) – **FACW/OBL**  
Yellow star grass (*Hypoxis juncea*) - **FACW**  
Yellow-eyed grass (*Xyris platylepis*)- **OBL**

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**Wetland dependent wildlife species observed:**

No wildlife was observed.

**Other Hydrologic indicators observed:**

No other hydrologic indicators observed besides ponded surface water and wetland dependent plant species.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this site are almost entirely (90%) Basinger Fine Sand, a hydric slough soil type, with the remaining (10%) shown as Satellite Fine Sand (FS), an upland soil type. Typical vegetative community cover on Basinger Fine Sand is slash pine, cypress, cabbage palm, saw palmetto, wax myrtle, St. John's-wort and wetland grasses. Typical vegetation on Satellite FS is sand live oak, slash pine, saw palmetto, rosemary and prickly pear.

**Lower Tamiami recharge Capacity:**

The parcel lies in a discharge zone for the Lower Tamiami aquifer (-16" to -1" yearly) and does not recharge this aquifer.

**Surficial Aquifer Recharge Capacity:**

The parcel contributes substantially to Surficial Aquifer recharge (31" to 43" yearly).

**FEMA Flood map designation:**

The property is within Flood Zone X – Not in a flood hazard zone.

**Statement for satisfaction of criteria:**

Though this parcel is small, it does offer opportunity for protection of water resource values, as it contributes substantially to Surficial aquifer recharge and provides some wetland species habitat. As it contains ponded surface water, there is also potential to provide some measure of flood control for surrounding developed parcels.

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

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

***Yes, marginally***

**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.

**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).

No listed wildlife species were observed.

**Bird Rookery observed?**

No bird rookery was observed.

**FWCC-derived species richness score:**

The FWCC species richness score is 3 out of 10, representing below-average diversity.

**Non-listed species observed:**

No wildlife species were observed.

**Potential Listed Species:**

The observed habitat and location would support the presence of the following listed species: Florida Brown snake (*Storeria dekayi victa*)

**Statement for satisfaction of criteria:**

By itself, the parcel does not offer significant biological values, however, there is restoration potential and it expands a parcel that does have significant biological value. It's primary value lies in the fact that is connected to the America's Business Park Project.

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

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

**Yes**

**Statement for satisfaction of criteria:**

The parcel is a logical addition to the America's Business Park property and would serve to buffer and enhance current conservation lands.

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

**No**

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

**No**

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

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

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

Hiking: *While the parcel is too small to consider it useful for hiking by itself, it could contain a portion of a trail developed on the adjoining ABP project.*

Nature Photography: *The property may provide opportunity for nature photography – as part of the larger ABP project.*

Bird-watching: *There may be opportunity for bird watching.*

Kayaking/Canoeing: *Kayaking/canoeing is not a potential use for this property.*

Swimming: *Swimming is not a potential use for this property.*

Hunting: *Hunting is not a potential use for this property.*

Fishing: *Fishing is not a potential use for this property.*

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

Site improvements should be minimal and limited to those necessary to facilitate appropriate public access, such as a section of trail connected to the larger ABP property.

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

Management of this property will address the costs of exotic vegetation removal and control. The following assessment addresses both the initial and recurring costs of this aspect 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:**

Substantial amounts of melaleuca and scattered downy rosemyrtle are present.

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

Based on cost estimates provided by a contractor who routinely contracts with the County Parks and Recreation Department for exotic removal, costs for initial removal of the level of infestation observed, 15% to 20%, to cut and stack the debris onsite and treat the stumps with herbicide would be approximately \$1,500.

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 approximately \$250 for .80 acres. This parcel would be incorporated into treatment for the entire 80-acre ABP Preserve, so some economies of scale might be achieved. Additionally, costs would likely decrease over time as the soil seed bank is depleted.

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

This property would not require an area for visitor parking as eventual access would be gained through development of a parking area for the entire ABP Preserve.

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

Any trails would be developed through a plan that encompassed the ABP Preserve. It is possible that this portion would not have a trail, as it is seasonally wet.

##### **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 can be used around the perimeter. Cost including installation for this type of fencing are approx. \$3.00 per foot, with approximately 500 feet being necessary to enclosed the boundaries of this parcel within the larger preserve. There would be no gate necessary on this parcel. No sign would be necessary for this parcel, as it would be part of the larger preserve. General maintenance would be accomplished as part of an overall ABP Preserve management plan.

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

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	\$1,500	\$250	Some economies of scale might be possible to reduce this amount.
Parking Facility	n/a	n/a	n/a
Access Trails	n/a	n/a	n/a
Fencing	\$1,500	t.b.d.	\$3.00 per foot for field fencing for approx 500 feet.
Trash Removal	n/a	t.b.d.	No initial trash problem observed. Periodic surveys for trash would be necessary only after preserve opened to public.
Signs	n/a	n/a	No signs contemplated
<b>Total</b>	<b>\$3,000+</b>	<b>\$250+</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. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2005 funding cycle the award limit per recipient, per cycle, was \$9.9 million. The next funding cycle closes in June of 2005. 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.

Test scoring of this parcel by itself would not yield a high score with FCT criteria. Combining this parcel with the ABP Preserve, however, would give a potential score 135 out of a possible 320 points. This score assumes a 65% match and factors in some recent discussions about the possibility of opening a small portion of the ABP Preserve to contain a trailhead, parking area a picnic pavilion, as proposed by the Parks and Recreation Department. This is not a solid plan, but potential ideas for public access being discussed at the staff level. Nevertheless, this was used as a “best case” scenario to evaluate potential for obtaining a post-acquisition FCT grant award. Staff was verbally advised that a score should be 125 or more for a chance to be selected for funding, so there does appear to be potential for selection.

### 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.

### Other Potential Grants

USFWS Partners for Fish & Wildlife exotic plant removal grant - \$10,000 as a match for \$20,000 total estimated removal cost for the ABP Preserve. Staff is preparing application.

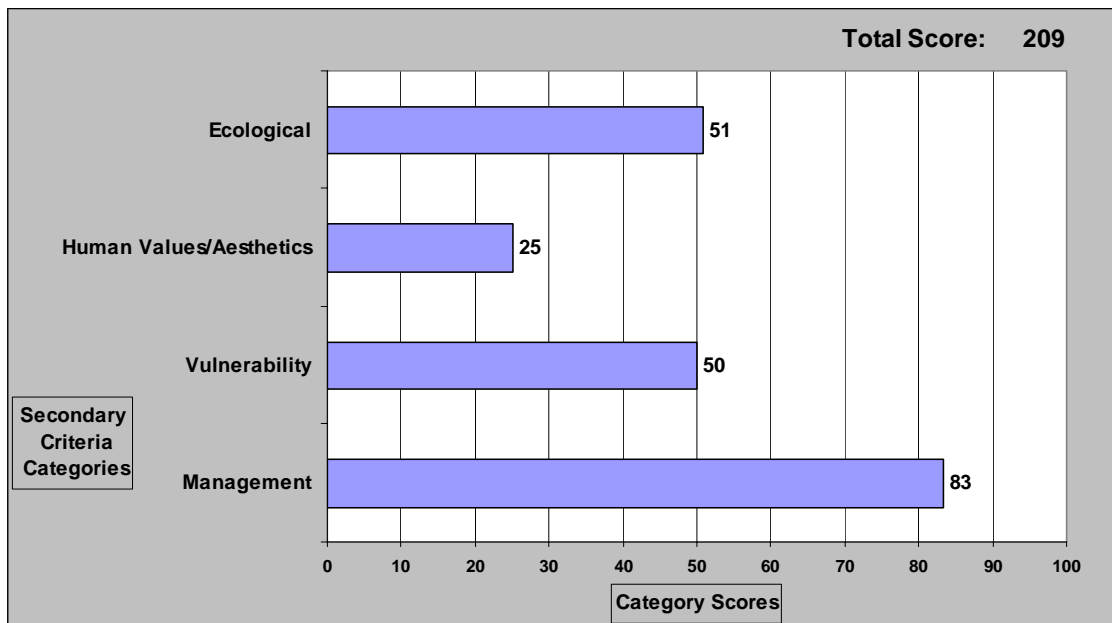
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 209 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	51	51%
Human Values/Aesthetics	100	25	25%
Vulnerability	100	50	50%
Management	100	83	83%
<b>Total Score:</b>	<b>400</b>	<b>209</b>	<b>52%</b>
<b>Percent of Maximum Score:</b>			<b>52%</b>

**Figure 4. Secondary Screening Criteria Scoring**





**Ecological 51:**

An average score was achieved in this category primarily due to the small size of the parcel and the fact that it was evaluated by itself and not as part of the larger ABP Preserve. By itself it did not contain any of the preferred plant communities, contained only one native plant community and no listed species were observed. Points were achieved because it has wetland soils and characteristics and could potentially help to support wetland dependent species. It's significance for water resources was evaluated and though it is in a discharge zone for the Lower Tamiami aquifer, and is not within a well field protection zone, it does contribute substantially (31" to 43" yearly) to recharge of the surficial aquifer. The parcel can be restored to high ecological function with minimal alteration consisting of removal of exotic plant species. It was given points because it is contiguous with the ABP Preserve.

**Human Values/Aesthetics 25:**

A low score was achieved in this category due to the small size of the parcel, which limits potential opportunities for recreational use, by lack of access as a stand-alone parcel, and by the fact that by itself, it is not visible to the public. This score is artificially low, as the parcel really should be considered as part of the ABP Preserve.

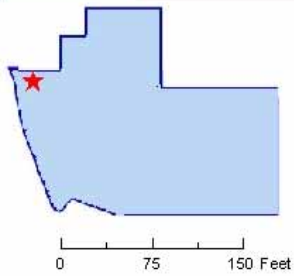
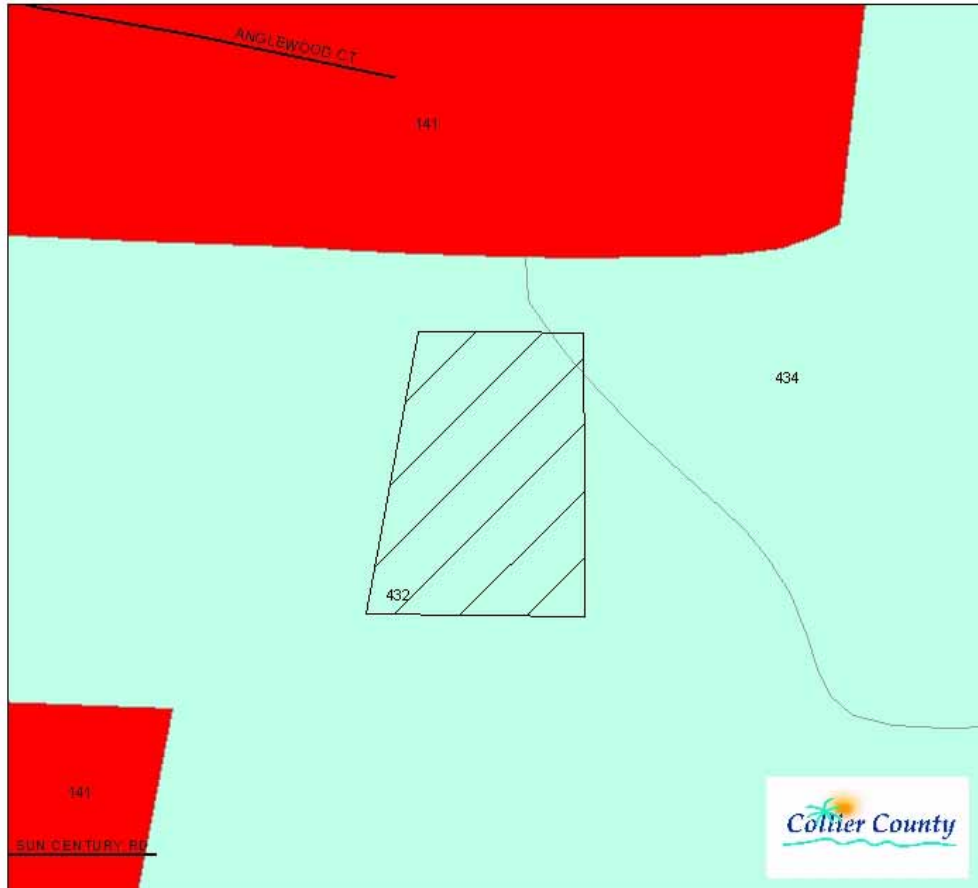
**Vulnerability 50:** This score was achieved because the parcel is zoned for industrial uses and could be developed for industrial uses. There is an active Industrial Site Development Plan on file (SDP-AR-1709), though it does not contemplate any development of this portion of the property, likely due to current inability to access it over the railroad easement. Therefore, this score may be artificially high, as the scoring scheme does not account for the type of difficulties the railroad easement presents for development potential.

**Management 83:** This parcel scored well in the management section because no hydrologic changes are needed to sustain site qualities, there are less than 25% exotics present, and because management with prescribed fire, as part of the ABP Preserve may be possible. The railroad easement presents a 130-foot wide barrier between this parcel and adjacent industrially developed property, which could make prescribed fire management possible.

**Parcel Size .80 acres :** - While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is not similar to others in this evaluation cycle. Also, it should not realistically be considered as a stand-alone parcel, but as an addition to the ABP Preserve.

## Exhibit A. FLUCCs Map

### Conservation Collier Manis Partnership Land Cover Map



#### Legend - Manis Partnership

- Manis partnership
- Collier County Roads

#### Land Use - 95 FLUCCS Lev1

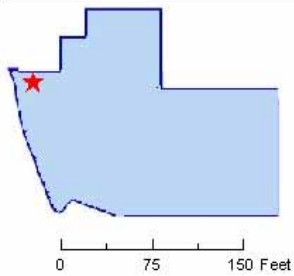
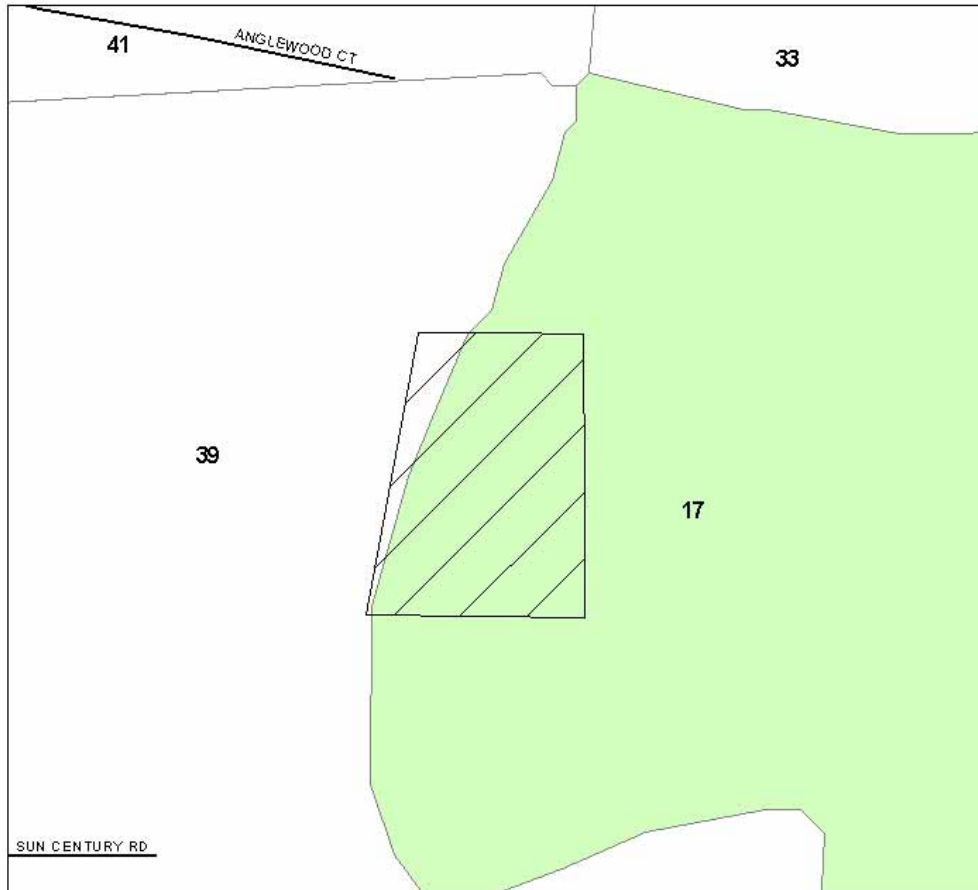
- Urban built-up
- Upland forest

Data Source: Parcels - Collier County Property Appraiser  
Land use/cover - SFWMD 94/95  
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Folio Number: 00144360004





## Exhibit B. Soils Map

### Conservation Collier Manis Partnership Soils Map



0 75 150 Feet

#### Legend - Manis Partnership

-  Manis partnership
-  Collier County Roads
- Soils**
-  <all other values>
-  Hydric

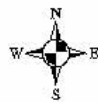
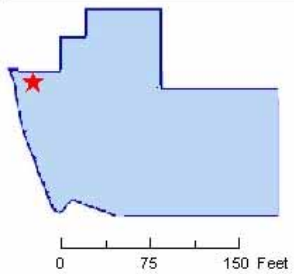
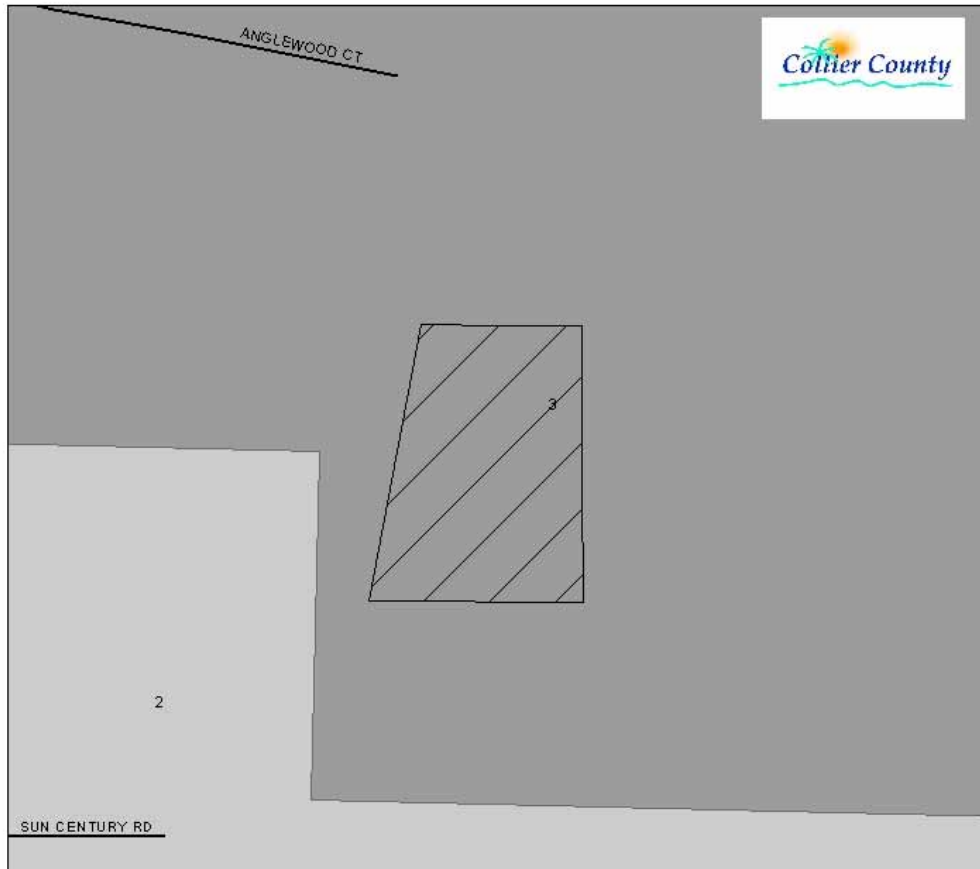
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



## Exhibit C. Species Richness Map


### Conservation Collier Manis Partnership Species Richness Map



#### Legend - Manis Partnership

-  Manis partnership
-  Collier County Roads

#### Species Richness GRIDCODE

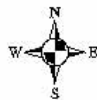
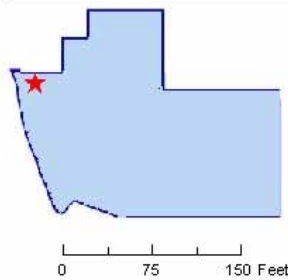
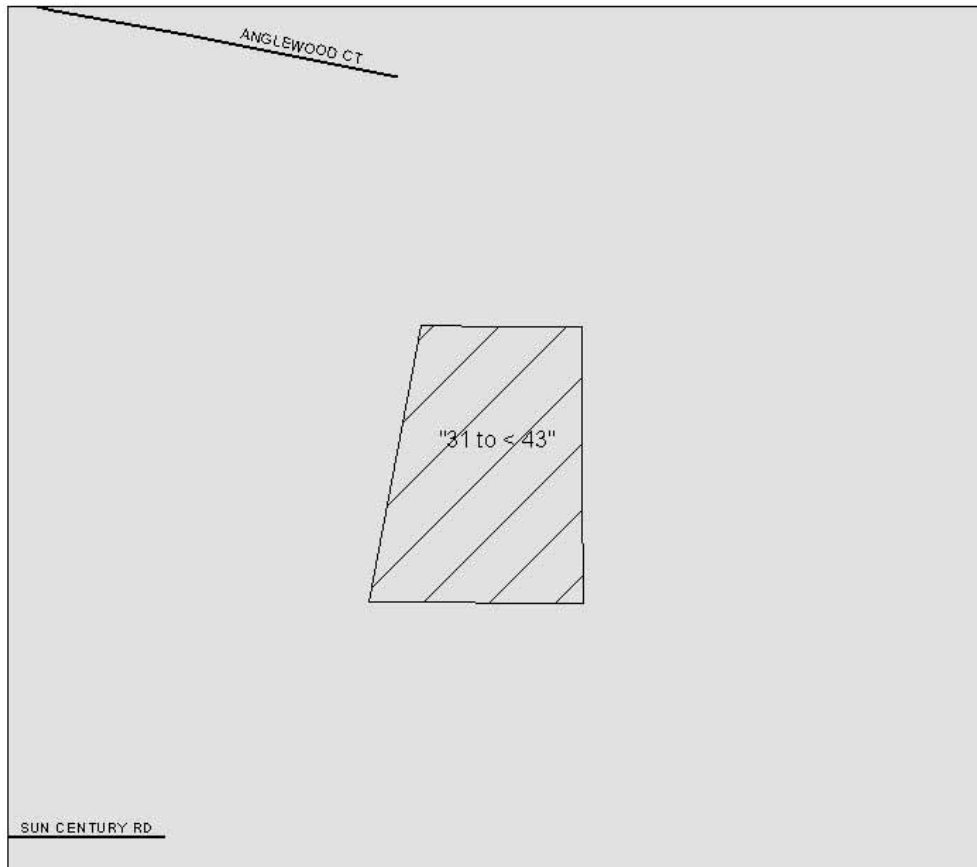
-  2
-  3

Data Source: Parcels - Collier County Property Appraiser  
Species Richness Model - FFWCC  
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G:\Conservation Collier 2002\ ISCR\ 2nd cycle\ Manis5.jpg  
Date: 8.12.04

Folio Number: 00144360004

## Exhibit D. Wellfield Protection and Aquifer Recharge Maps

### Conservation Collier Manis Partnership Surficial Aquifer Recharge Map



#### Legend - Manis Partnership

-  Collier County Roads
-  Manis partnership
-  Surficial Recharge "31 to <43"
-  Wellfields

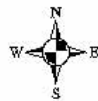
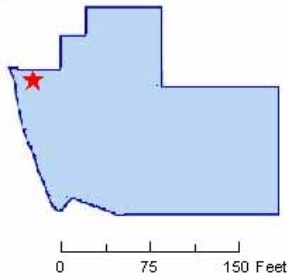
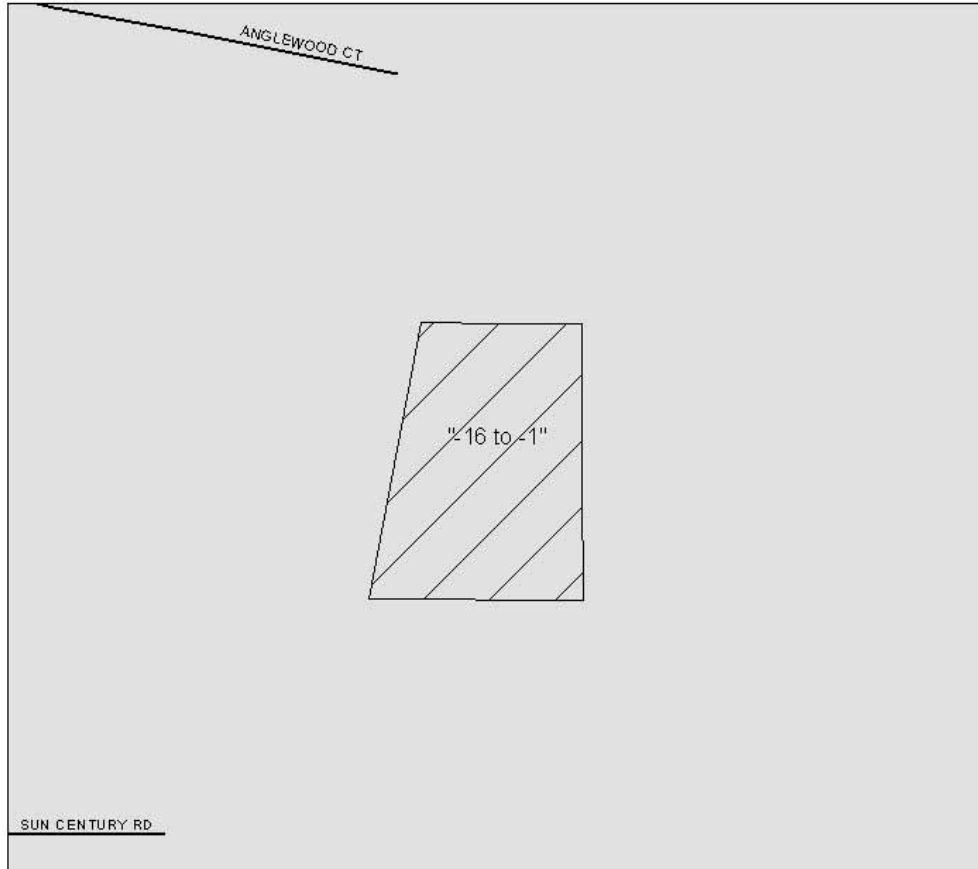
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Aquifer Recharge - SFWMD Pub. 327  
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Date: 8.12.04

Folio Number: 00144360004



### Exhibit D. cont'd

## Conservation Collier Manis Partnership Lower Tamiami Aquifer Recharge Map



**Legend - Manis Partnership**

- Collier County Roads
- Manis partnership
- Lower Tamiami Recharge "-16 to -1"
- Wellfields

Data Source: Parcels - Collier County Property Appraiser  
Aquifer Recharge - SFWMD Pub. 327  
Created By: GIS \ CDES \ Environmental Services  
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Date: 8.12.04

Folio Number: 00144360004



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

Property Name: Manis Partnership - site visit 8-26-04		Folio Numbers: 00144360004	
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	Pine Flatwood - hydric
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>
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	Surficial - 31 to 43" yearly; lower Tamiami - discharge -16 to -1" yearly
c. Parcel would contribute minimally to aquifer recharge location	25		
	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	observed standing surface water/saturated soils on approx 1/2 to 3/4 of the property, with slightly deeper ponding over 1/4 of the site
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		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	40	Basinger Fine Sands - Slough soil over 95%
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	standing water is onsite now
Subtotal	300	135	
<b>1.B Total</b>	<b>100</b>	<b>45</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>
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		
d. The parcel has 1 FLUCCS code native plant communities	25	25	625 - Hydric Pine Flatwood
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source -</i>
b. Listed wildlife species have been documented on the parcel by	70		<i>Score is prorated from 10 to 70 based on the FWCC Species Richness map - Score is 3 out of 10</i>
c. Species Richness score ranging from 10 to 70	70	21	
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	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	100	needs removal of Melaleuca and Downy Rosemyrtle
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		<i>explain limiting conditions</i>
Subtotal	300	146	
<b>1.C Total</b>	<b>100</b>	<b>49</b>	<i>Divide the subtotal by 3</i>
<b>1.D Protection and Enhancement of Current Conservation Lands</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement	100	100	Contiguous with lands being purchased 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>51</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or <b>known</b> legal access	0	0	No legal access - at end of private road
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	Value of parcel is its addition to ABP 80-acre parcel
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	0	<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.</i>
Subtotal	300	75	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>25</b>	<i>Obtained by dividing the subtotal by 3.</i>



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

3. Vulnerability to Development/Destruction			
	Possible points	Scored points	Comments
<b>3.A Zoning/ Land Use Designation</b>			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	Industrial zoning
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		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>50</b>	
4. Feasibility and Costs of Management			
	Possible points	Scored points	Comments
<b>4.A Hydrologic Management Needs</b>			
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	No hydrologic changes needed
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>	
<b>4.B Exotics Management Needs</b>			
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	15 to 20% - Melaleuca and Downy Rosemyrtle
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. Significant maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemyrtle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>80</b>	
<b>4.C Land Manageability</b>			
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80	80	potential exists for prescribed burning
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	area has trespass problems
<b>5.C Total</b>	<b>100</b>	<b>70</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>83</b>	Sum of 5A, 5B, 5C, then divided by 3
<b>Total Score</b>	<b>400</b>	<b>209</b>	

## **Exhibit F. Photographs**

**Photo 1. Northeast portion of parcel – note Downy rosemyrtle and melaleuca**



**Photo 2. Center of parcel – some melaleuca**



**Photo 3. Deeper wetland area along west side of parcel**



**Photo 4. East side of parcel - some Downy rosemyrtle present**



**Photo 5. Prickly pear cactus on east side where the parcel contains upland plant species**



**Photo 6. Ditch along west side adjacent to the RR tracks**



**Photo 7. West side showing RR tracks**



**Photo 8. West side of parcel showing deeper wetland areas**

