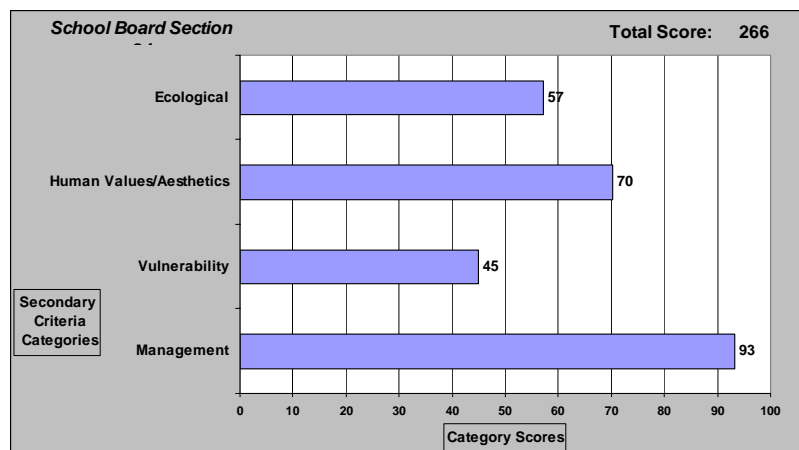


# Conservation Collier Initial Criteria Screening Report



**Property Name: Collier County School Board – Section 24**  
**Folio Numbers: 61730520006, 61730480007,**  
**61731600006, 61730440005, 61730560008**

**Staff Report Date: July 12, 2004**  
**CCLAAC Approval Date:**



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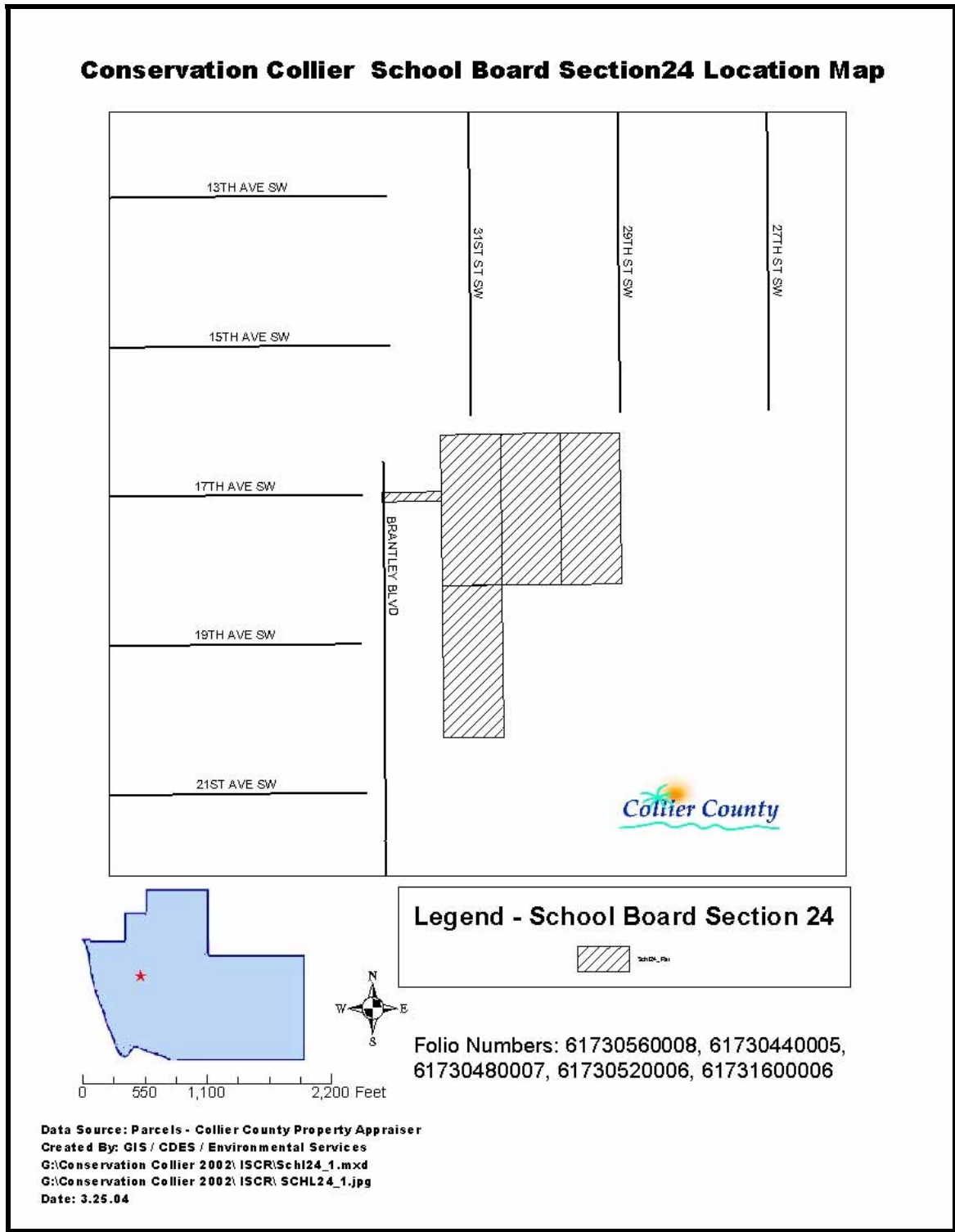
## I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

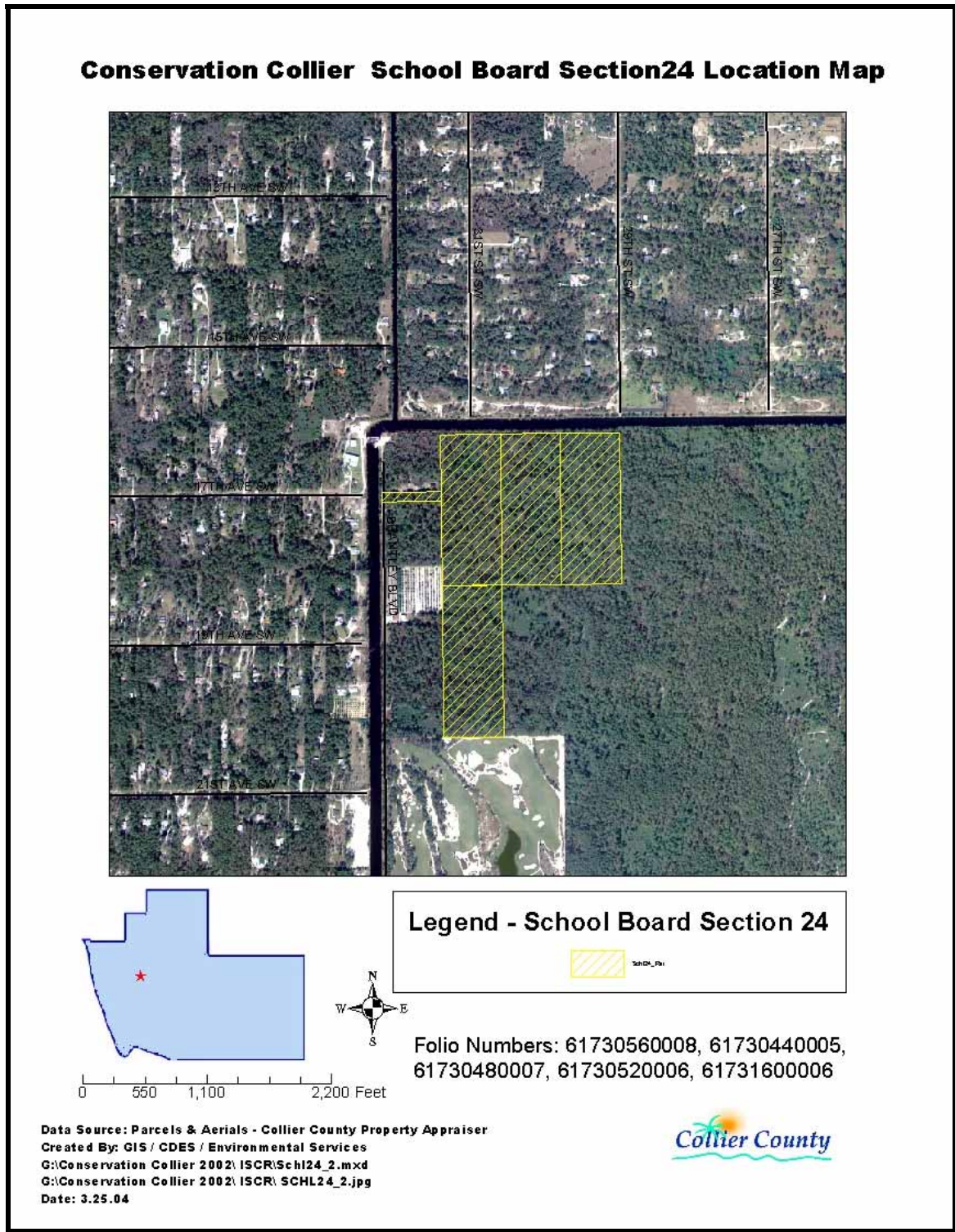
**Table 1. Summary of Property Information**

Characteristic	Value	Comments
Name	<b>Collier County School Board</b>	n/a
Folio Numbers	<b>61730520006, 61730480007, 61731600006, 61730440005, 61730560008</b>	<b>16 acres 16 acres 16 acres 16 acres 1 acre</b>
Size	<b>65 acres total</b>	<b>The School Board may want to retain 20 acres on north side if not rezoned to “Sending” lands.</b>
Zoning Category	<b>Agriculture</b>	<b>“Neutral” lands</b>
FEMA Flood Map Category	<b>X500; outside the special flood hazard area</b>	<b>Updated FEMA maps will not be in effect until July 2005, but there is potential for this area to change designation</b>
Existing structures	<b>None</b>	<b>N/a</b>
Adjoining properties and their Uses	<b>Rural and NGGE residential, nursery, vacant agricultural, golf course, canal</b>	<b>N – canal and NGGE residential across the canal  S – undeveloped land zoned agricultural and Hideout Golf Club  E – undeveloped land zoned agricultural, nursery, canal and NGGE residential across the canal  W – undeveloped land zoned agricultural</b>
Development Plans Submitted	<b>None</b>	<b>No permits or petitions found in County computer system</b>
Property Irregularities	<b>Access  Public Utility Div. May want easements for wells and water lines</b>	<b>Canal separates this property from easy access to the NGGE area</b>

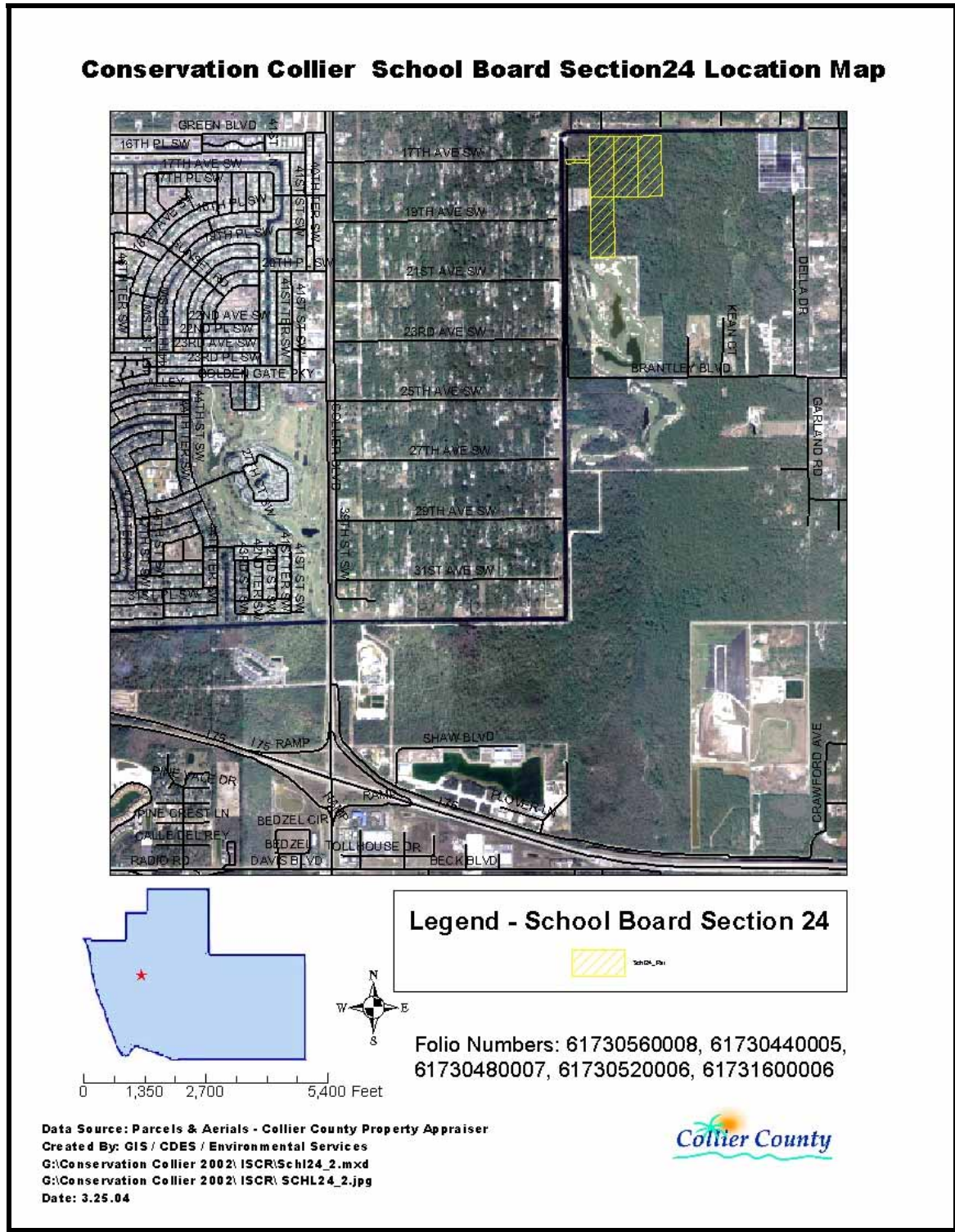
**Figure 1. Location Map**



**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 (how many appraisals required?)

**Assessed Value: \*Four 16-acre parcels each assessed at \$120,000 and one 1-acre parcel assessed at \$23,000, for a total of \$503,000.**

**Estimated Market Value: \*\*Four 16-acre parcels each estimated at \$144,000 to \$192,000 and one 1-acre parcel estimated at \$9,000 to \$12,000 for a total estimated value of \$585,000 to \$780,000.**

\* 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 March 31, 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. High marsh (saline)	No
vii. Tidal freshwater marsh	No
viii. 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 411 – Pine Flatwoods

The following native plant communities were observed:

- FLUCCS 411 – Pine Flatwoods

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

Ground Cover: Heavy groundcover of Muscadine grape (*Vitis rotundifolia*) and poison ivy (*Toxicodendron radicans*), Scattered Sawgrass (*Cladium jamaicense*) and Swamp fern (*Blechnium serrulatum*)

Midstory: Scattered palmetto (*Serenoa repens*), beauty berry (*Callicarpa americana*), cypress (*Taxodium distichum*), sumac (*Rhus copallina*), wax myrtle (*Myrica cerifera*), bumelia (*Bumelia sp.*) and myrsine (*Myrsine floridana*)

Canopy: Primarily mature Slash pine (*Pinus elliottii*), scattered Cabbage palm (*Sabal palmetto*), occasional Laurel oak (*Quercus laurifolia*) and Dahoon holly (*Ilex cassine*).

#### **Statement for satisfaction of criteria:**

These data verify that native habitat, a mature South Florida slash pine forest, is present on this parcel. The red-cockaded woodpecker, a species that is listed as Endangered by



the U.S. Fish and Wildlife Service and Threatened by the Florida Fish and Wildlife Conservation Commission, prefers this habitat.

- 
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, while not inside an established Target Protection Area (TPA), is within a section of land directly adjacent to a “Sending” area, which is one of the TPAs. The parcel has legal and physical access via an unpaved road (west end of Brantley Blvd.). It is easily accessed, though there would be no space for parking without doing some limited clearing. Development of a parking area to accommodate conservation uses is technically possible but at present would be very expensive. There is a private residence located directly adjacent to the access trail, so developing a public parking area would require sensitivity to privacy concerns of the neighbor. While the parcel cannot be seen from a public thoroughfare other than the Golden Gate Canal, it does offer significant aesthetic appeal because it is a mature pine forest.

- 
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, marginally**

**General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:** The grade of the land does not perceptibly change, though some areas in this mature slash pine forest are more mesic than others, judging by the presence or absence of cypress as an understory tree. There is an area just off the SE corner of the parcel grouping that is clearly higher in elevation, having a scrub-like appearance, where a Gopher Tortoise was observed.

**Wetland dependent plant species (OBL/ FACW) observed:** Scattered sawgrass (*Cladium jamaicense*) OBL and swamp fern (*Blechnium serrulatum*) FACW were observed in the ground cover.

**Wetland dependent wildlife species observed:**  
No wetland dependent wildlife species were observed.

**Other Hydrologic indicators observed:** Numerous bromeliads and orchids were observed in areas where cypress existed in the understory.

**Soils:**  
Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include, in order from larger to smaller area covered, Malabar Fine Sand – a hydric, slough soil, Immokalee Fine Sand – a non-hydric soil and Holopaw Fine Sand, Limestone Substratum – a hydric, slough soil.

**Lower Tamiami recharge Capacity:**

The property contributes somewhat to the Lower Tamiami Aquifer Recharge (7"-14" annually)

**Surficial Aquifer Recharge Capacity:**

The property's contribution to the Surficial Aquifer Recharge is significant (56"-67" annually)

**FEMA Flood map designation:**

The parcel is zoned X500. It is outside the special flood hazard area.

**Statement for satisfaction of criteria:**

*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?*

Although the property does not contain wetlands, it does contribute to the recharge of both the Lower Tamiami and Surficial Aquifers. Wetland dependant plant species are present on the site and it is adjacent to and buffers a canal. The site's capacity to aid in flood control is unknown.

**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
Commone wild pine	<i>Tillandsia fasciculata</i>	E	Not listed
Reflexed wild pine	<i>T. balbisiana</i>	T	Not listed
Butterfly orchid	<i>Encyclia tampensis</i>	C	Not listed
Threadroot orchid	<i>Harrisella filiformis</i>	T	Not listed

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

**Listed Wildlife Species:**

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Gopher tortoise*	<i>Gopherus polyphemus</i>	SSC	Not listed

SSC= Species of Special Concern

A gopher tortoise was observed just across the property line, but a gopher tortoise burrow was present on the property.

**Bird Rookery observed?**

No bird rookery was observed on site.

**FWCC-derived species richness score:** ranged from 6 to 8 out of a possible 10, representing above average diversity.

**Non-listed species observed:**

A barred owl, blue jay and red-bellied woodpecker were observed on site. Deer tracks were also observed.

**Potential Listed Species:**

The observed habitat and location would support the presence of the following listed species: Florida panther (*Felis concolor coryi*), Florida black bear (*Ursus americanus floridanus*) and red cockaded woodpecker (*Picooides borealis*). A radio-collared Florida panther and Florida black bear were located on adjacent properties within 1 mile of the parcel. A red cockaded woodpecker cavity tree was observed on site. These parcels will be included in a County environmental study of the North Belle Meade area, expected to be completed by January 2005, evaluating potential for changing the designation of these lands from “Neutral” to “Sending.”

**Statement for satisfaction of criteria:**

The parcels contain a high quality mature pine flatwoods community that will require little to no restoration to function ecologically. Several listed plant species, and evidence of at least one listed wildlife species, exist on site. The parcel scores above average in FWCC-derived species richness and contains habitat that is suitable for several listed wildlife species.

***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, marginally*

**Statement for satisfaction of criteria:**

Although not directly connected to conservation lands, the parcel is nearly adjacent to Hideout Golf Club’s conservation easement and is approximately 12 miles west of The Florida Panther National Wildlife Refuge with sparsely developed rural and NGGE lands in between.

***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:**

*The property would provide hiking opportunities consistent with habitat protection. An existing trail/road could be used for this purpose.*

**Nature Photography:**

*The site would provide nature photography opportunities. The property contains many mature pine trees and orchids. It also contains gopher tortoises and other wildlife.*

**Bird-watching:**

*The property would provide excellent bird-watching opportunities. A barred owl, blue jay and red-bellied woodpecker were observed during the site visit.*

**Kayaking/Canoeing:**

*A kayak/canoe launch could be possible into the canal adjacent to the parcel, though there is a legal question about recreational use of the Golden Gate Canal system that has not been resolved. Additionally, the School Board has not yet determined whether they want to reserve 20 acres along the north side, adjacent to the e/w leg of the Golden Gate canal, for an elementary school. This may depend on the outcome of the County's North Belle Meade environmental study and whether the land use designation is changed from "Neutral" to "Sending." If 20 acres is reserved from sale, access to the canal would be limited to the 1-acre strip that connects the parcel to the n/s leg of the Golden Gate canal.*

**Swimming:**

*Swimming is not a recommended use. Alligators, poisonous snakes and other hazards are present within the canal.*

**Hunting:**

*Hunting would not be a recommended use for this property.*

**Fishing:**

*Fishing would be possible from the bank of the canal adjacent to the parcel, however, see above "kayaking/canoeing" for discussion about access to the canal.*

**Recommended Site Improvements:** There is an existing trail through portions of the property, however, use of this parcel for recreation should follow recommendations made in an updated RCW nesting and foraging study to be done by Collier County within Section 24. Development of a small parking area could be a goal, however, the currently required planning process makes this very expensive.

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

Management of this property will address the costs of exotic vegetation removal and control, the maintenance of an existing trail to allow the public to have access to selected portions of the property and, potentially, management of native vegetation to maintain suitable habitat for red cockaded woodpeckers. 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:** Minimal amounts of Brazilian pepper and earleaf acacia were observed.

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

The initial cost of exotic removal is estimated to be approximately \$10,000. This is based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, and considers that the low level of infestation would require treatment of only approximately 6 acres along property boundaries by cutting, treating the stumps and removing the debris to a waste facility.

Costs for follow-up maintenance, done anywhere from quarterly to annually, have been estimated at between \$100 and \$450 per acre. For this parcel costs would likely be in the lower range and would decrease over time as the soil seed bank is depleted.

### **Public Parking Facility:**

Public parking is a goal for this site; however, current land use planning requirements make the cost of developing this expensive. The cost of construction of a shell or gravel parking lot to accommodate 10 cars would be approximately \$3,500. Associated costs would likely exceed the cost of construction and would include:

- Land clearing
- Engineering
- Permitting and review

### **Public Access Trails:**

This parcel already has a trail running through portions of it. Management for listed species presence might restrict some areas of the parcel from public access.

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

Fencing this property at trail access points may be necessary. No obvious security issues were observed, however, the trail appears well used by some sort of vehicles. No evidence of off-road activities over the general landscape was noted. A sign identifying preserve status could be placed at the public access point. Minimal management activities, like trash removal and trail maintenance could be accomplished using both contracted and volunteer labor.

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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$10,000	\$1,000	These costs are based on treatment of portions of the property only
Parking Facility	\$3,500+	t.b.d	Estimated associated costs are \$3,000 for land clearing; \$2,500 - \$5,000 for engineering; and \$5,000 for permitting and review.
Access Trails	\$0	t.b.d	Mulch \$2.00 per bag – for area 3” X 2’(length) X 4’(width) – double cost for labor if contracted
Fencing	\$1,000 (2 gates and 200 ft of fencing)	t.b.d	Fencing/gating might be appropriate at trail access points - \$3.00 per foot
Trash Removal	\$0	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
Signs	\$200	t.b.d	3’ X 1.5’ metal on post – uninstalled - \$100 each
<b>Total</b>	<b>\$14,700+</b>	<b>t.b.d</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 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 80 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 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

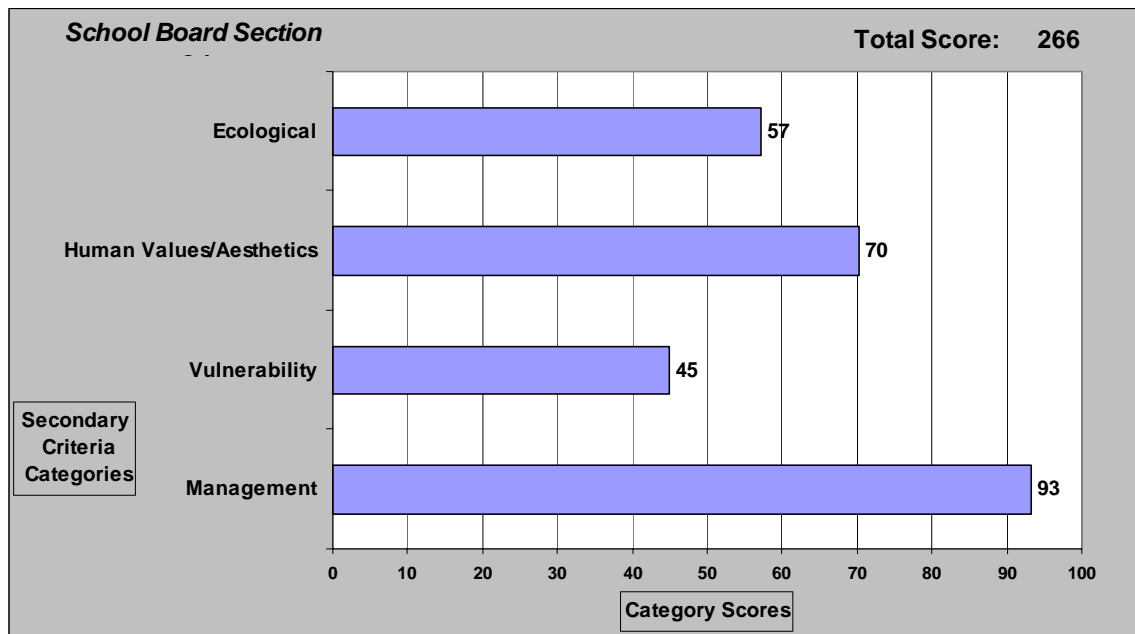
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 266 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

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

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	57	57%
Human Values/Aesthetics	100	70	70%
Vulnerability	100	45	45%
Management	100	93	93%
<b>Total Score:</b>	<b>400</b>	<b>266</b>	<b>66%</b>

**Percent of Maximum Score: 66%**

**Figure 4. Secondary Screening Criteria Scoring**



**Ecological:** This score was achieved because the property contains a good quality pine flatwoods community with red-cockaded woodpecker habitat, but it does not contain any of the identified unique and endangered plant communities. The property does buffer a canal and contribute to aquifer recharge, but it does not contain wetlands. The property does contain listed species and listed species habitat, and it does have very high restoration potential. It is contiguous with a conservation easement on the SW side (Hideout Golf Club).

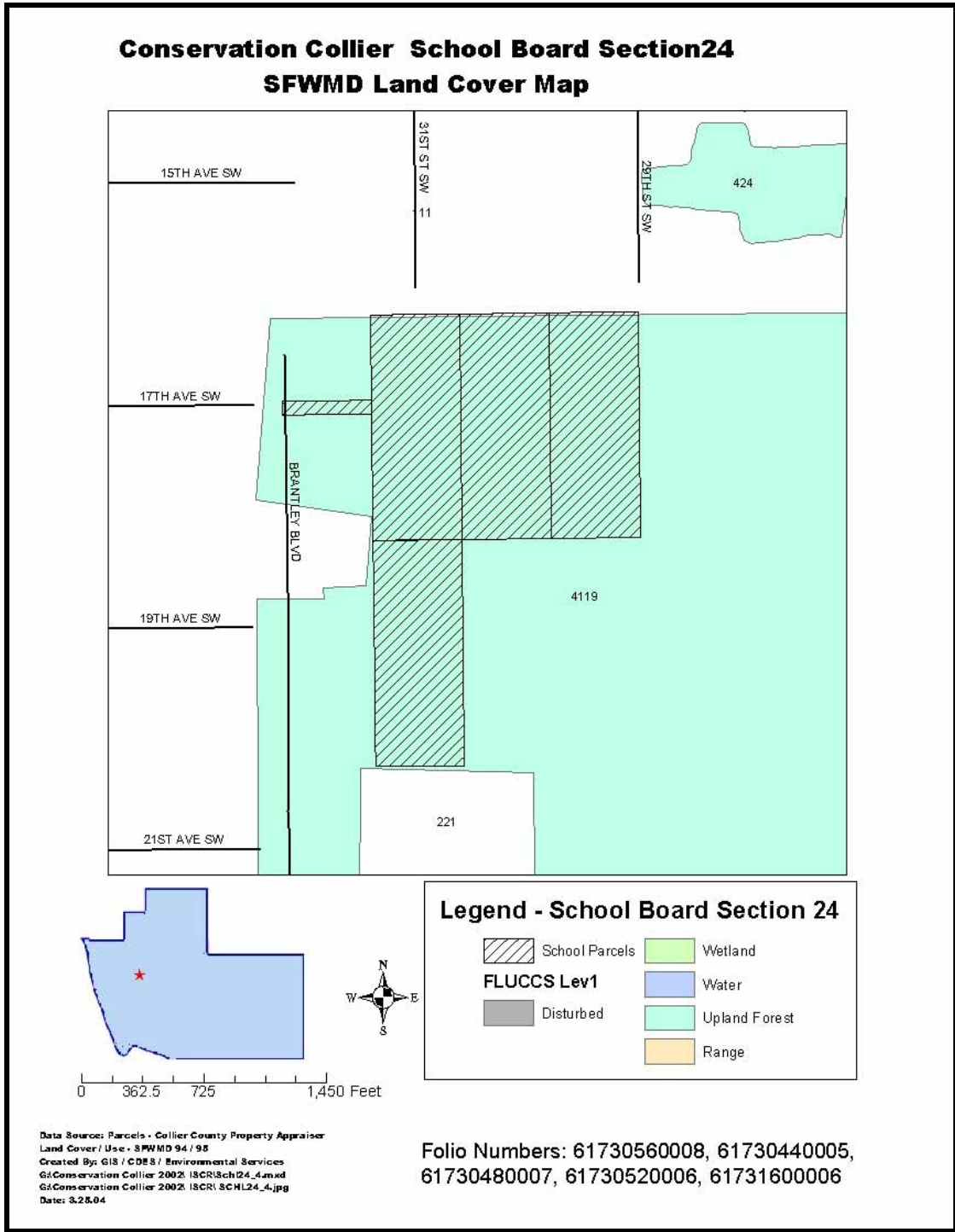
**Human Values/Aesthetics:** This score was achieved because it is accessible, though by an unpaved road, and it offers opportunities for natural resource based recreation. The property also contains outstanding aesthetic characteristics (mature pine trees and native orchids). The property did score slightly lower because only the public can view a small portion of its perimeter.

**Vulnerability:** This parcel is zoned for agriculture, which allows for agricultural use or development at a density of no greater than 1 unit per 5 acres. It could be cleared for agriculture or 13 homes could be built. In this case, plans were to build one or more schools, but if the land is re-designated to “Sending” lands, a school cannot be built.

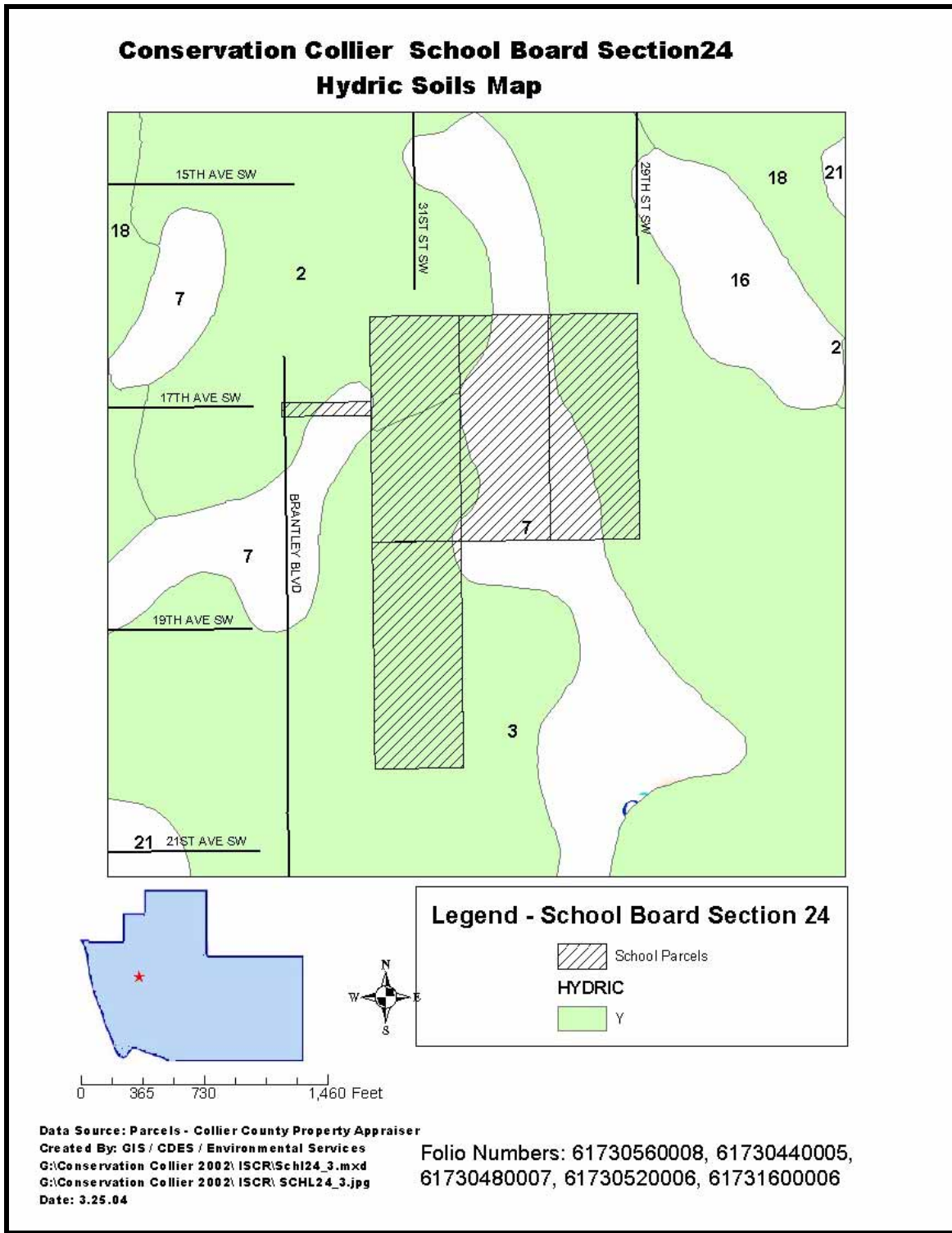
**Management:** The parcel scored very well in the management section because no hydrologic changes are necessary to sustain the qualities of the site in perpetuity, very few invasive exotic plants are present on the site and surrounding sites and management needs would be minimal (subject to revision depending on listed species management needs which could include some need for management of understory vegetation to maintain RCW habitat).

**Parcel Size:** While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is 65 acres in size and is somewhat similar in habitat to the Abercia parcel and the other School Board parcel nominated in this cycle.

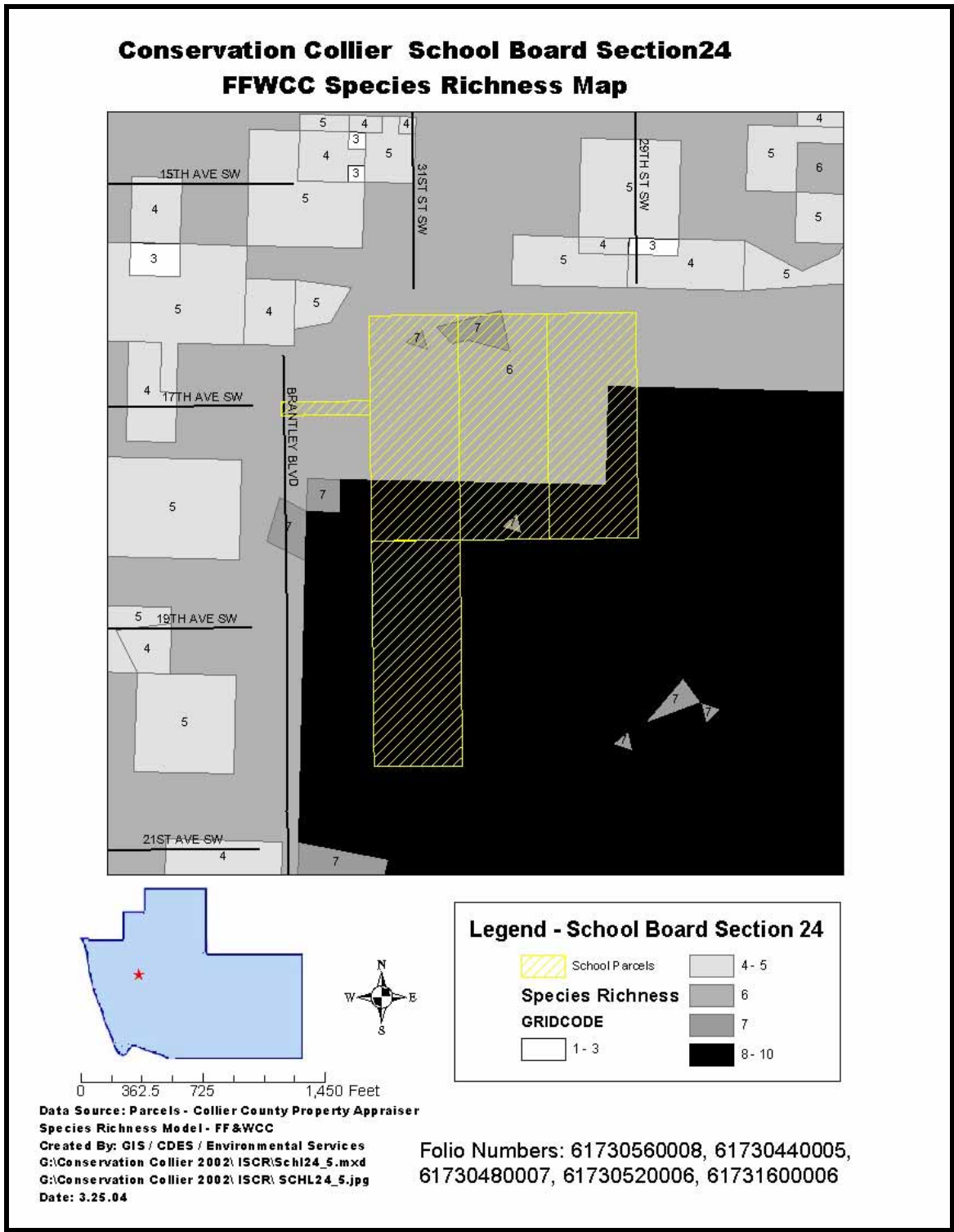
### Exhibit A. FLUCCs Map



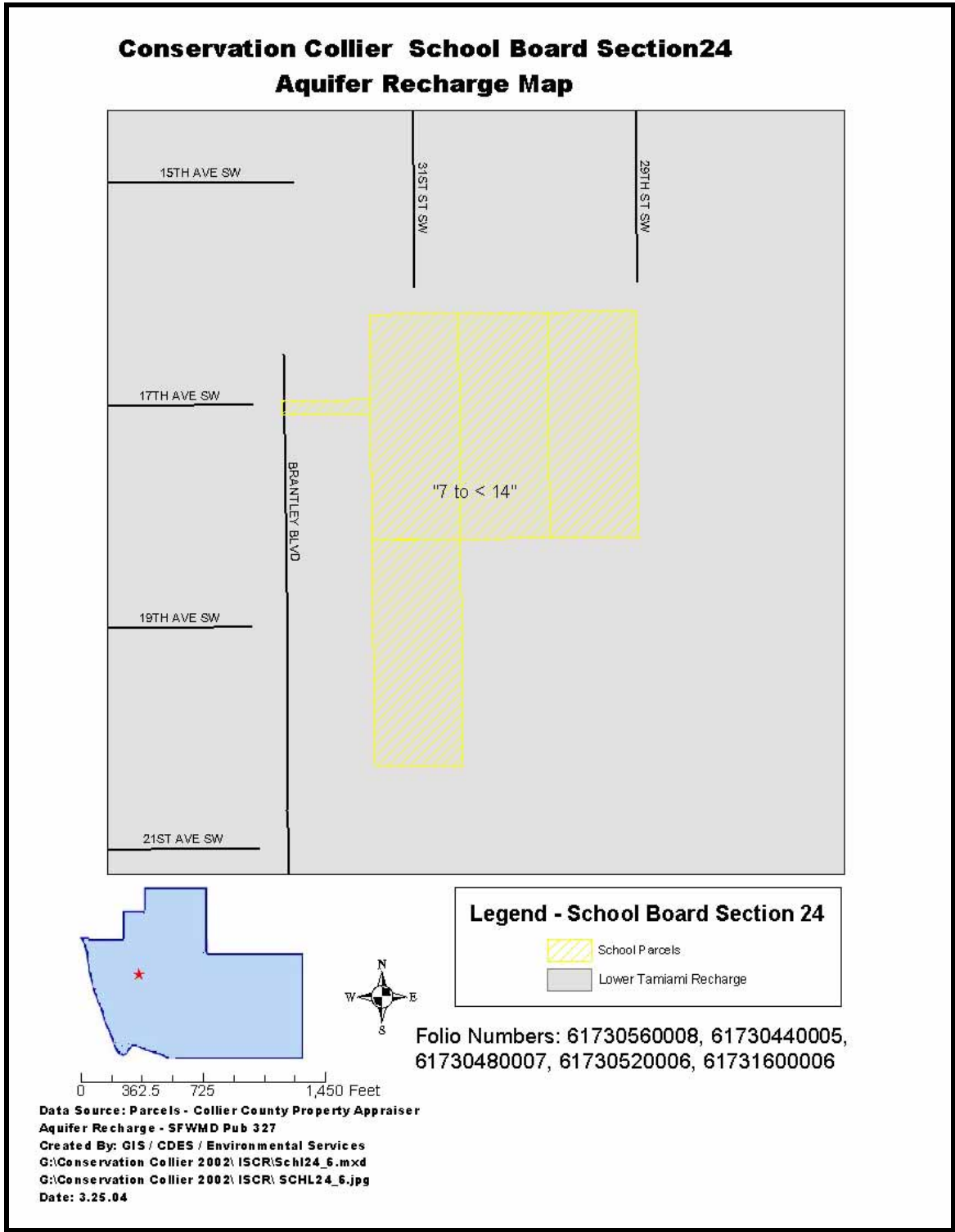
### Exhibit B. Soils Map



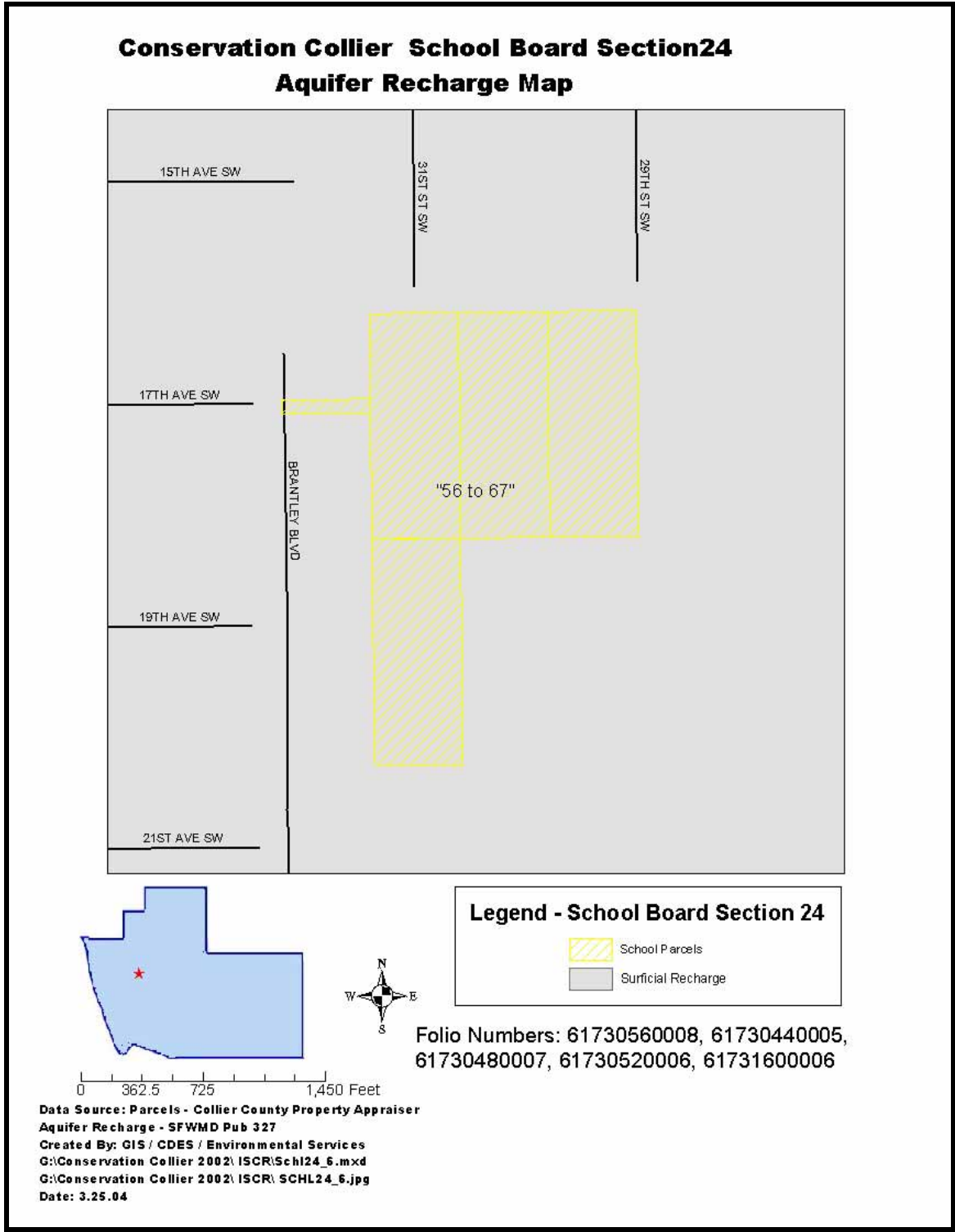
### Exhibit C. Species Richness Map



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



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



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

School Board Section 24		61730560008
		61730440005
Geographical Distribution (Target Protection Area):		61730480007
Neutral Lands/Rural Fringe - Not in TPA		61730520006
		61731600006
<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>
<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	pine flatwood (mesic) more Cypress on east side of parcels
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	5 mature pines - good RCW habitat
<b>1.A. Total</b>	<b>100</b>	<b>5</b>
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</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 aquifer- 56 to 67" yearly; Lower Tamiami aquifer- 7-14" yearly
c. Parcel would contribute minimally to aquifer recharge	25	
location	0	
2. Surface Water Quality ( <i>Select the Highest Score</i> )		
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100	
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75 Parcel is contiguous with the Golden Gate canal at its north boundary
c. Parcel is contiguous with and provides buffering for an identified flowway	50	
d. Wetlands exist on site	25	woods are mesic but not exactly wetlands
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	30 3/4 of parcel underlain by Malabar FS - hydric slough soil; 1/4 is Immokalee FS - non-hydric
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	
Subtotal	300	155
<b>1.B Total</b>	<b>100</b>	<b>52</b>
<i>Obtained by dividing the subtotal by 3.</i>		
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</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 pine flatwood
2. Listed species		
a. Listed wildlife species are observed on the parcel	80	If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source - RCW nesting cavity documented in GIS data layer (USFWS, 1993) and observed on site - no RCWs observed
b. Listed wildlife species have been documented on the parcel by w	70	70
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 points	20	20 Tillandsia fasciculata, T. balbisiana, Encyclia tampensis, Harrisella filiformis
3. Restoration Potential		
a. Parcel can be restored to high ecological function with minimal alteration	100	100 No restoration necessary



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

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	215	
<b>1.C Total</b>	<b>100</b>	<b>72</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	Conservation Easement to the SE (Hideout golf course)
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		Florida Panther National Wildlife Refuge is approximately 12 miles to the east with sparsely developed rural and NGGE lands in between. To the south, conservation lands are separated from this parcel by I-75.
<b>1.D Total</b>	<b>100</b>	100	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>57</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	75	Brantley Blvd.
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	100	This parcel has excellent opportunities for all activities except swimming and hunting.
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	16	<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. Approx. 20% can be seen from the canal</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	20	<i>Provide a description and photo documentation of the outstanding characteristic - mature pines and native orchids, along with canal frontage make this an aesthetically appealing parcel.</i>
Subtotal	300	211	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>70</b>	<i>Obtained by dividing the subtotal by 3.</i>

## 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	45	Parcels zoned for Agriculture
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		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>45</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 changes appear necessary
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		
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	100	less than 5% - few BP and EA
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		
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 rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required			Lands to the east and south may contain seed source but these lands appear from aerials to be undisturbed and similar in characteristics, so probably do not have a significant exotics problem
<b>5.B Total</b>	<b>100</b>	<b>100</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	80	Minimal maintenance other than periodic exotic removal necessary. No trails exist at present, but maintenance would need to be increased if trails constructed
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		no dumping or trespass noted
<b>5.C Total</b>	<b>100</b>	<b>80</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>93</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>266</b>	

## Exhibit F. Photographs

**Photo 1. Pine flatwood on east side of property**



**Photo 2. Typical vegetation – mature palmetto and pines, scattered cypress**



**Photo 3. Central part of parcel – Pine flatwood**



**Photo 4. Upland scrub at south-central part of parcel – Gopher Tortoise burrows observed here**



**Photo 5. Heavy Vine ground cover – north central part of parcel**



**Photo 6. Gopher tortoise burrow (State listed SSC)**



**Photo 7. Gopher Tortoise (State listed SSC)**



**Photo 8. Access road cutting through parcel**

