

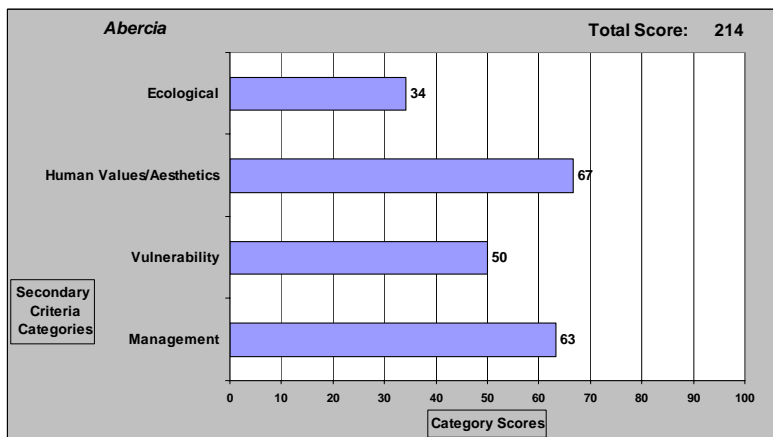
# Conservation Collier Initial Criteria Screening Report

**Conservation Collier Abercia Aerial Location Map**



**Property Name: Abercia**  
**Folio Numbers: 00298120501**

**Staff Report Date: September 13, 2004**  
**CCLAAC Approval Date:**



## Table of Contents

I.	Summary of Property Information	3
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	13
IV.	Assessment of Management Needs and Costs	14
V.	Potential for Matching Funds	16
VI.	Summary of Secondary Screening Criteria	17

## Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	15
Table 3.	Tabulation of Secondary Screening Criteria	17

## Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	17

## Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs

## I. Summary of Property Information

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

**Table 1. Summary of Property Information**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Abercia</b>	<b>n/a</b>
<b>Folio Number</b>	<b>00298120501</b>	<b>n/a</b>
<b>Size</b>	<b>15.6 acres</b>	<b>Property is comprised of 2 parcels (7.3 acres and 8.28 acres)</b>
<b>Zoning Category</b>	<b>PUD</b>	<b>Golden Gate Commerce Park</b>
<b>FEMA Flood Map Category</b>	<b>X</b>	<b>Outside the special flood hazard area – in 500 year flood zone</b>
<b>Existing structures</b>	<b>Small cement block structure</b>	<b>May have housed a well – crumbling and unused</b>
<b>Adjoining properties and their Uses</b>	<p><b>Surrounding zoning includes vacant PUD and Ag, School site to the west (elementary and middle)</b></p> <p><b>Noah’s Landing multi family housing complex sits in the middle of the offered acreage.</b></p>	<p><b>N – Vacant Collier County School Board property</b></p> <p><b>E – Noah’s Landing multi-family housing complex. Vacant PUD (Golden Gate Commerce Park) and CR 951</b></p> <p><b>S – Vacant PUD (Collier Blvd. Mixed Use Commerce Center) and I-75</b></p> <p><b>W – Noah’s Landing multi family housing complex. Vacant PUD (Magnolia Pond) and a 5-acre Ag-zoned parcel. Elementary and middle schools are under construction west of the Magnolia Pond PUD.</b></p>
<b>Development Plans Submitted</b>	<b>None</b>	<b>No permits or petitions found in County computer system</b>
<b>Property Irregularities</b>	<p><b>Unusual access configurations</b></p> <p><b>Utility Div. may seek easements for wells and water lines</b></p> <p><b>Noah’s Landings Ponds</b></p>	<p><b>Parcels have unusual access configurations.</b></p> <p><b>Utility Dept has ability to partner for easements up-front</b></p> <p><b>Ponds can be separated at time of sale.</b></p>

Figure 1. Location Map

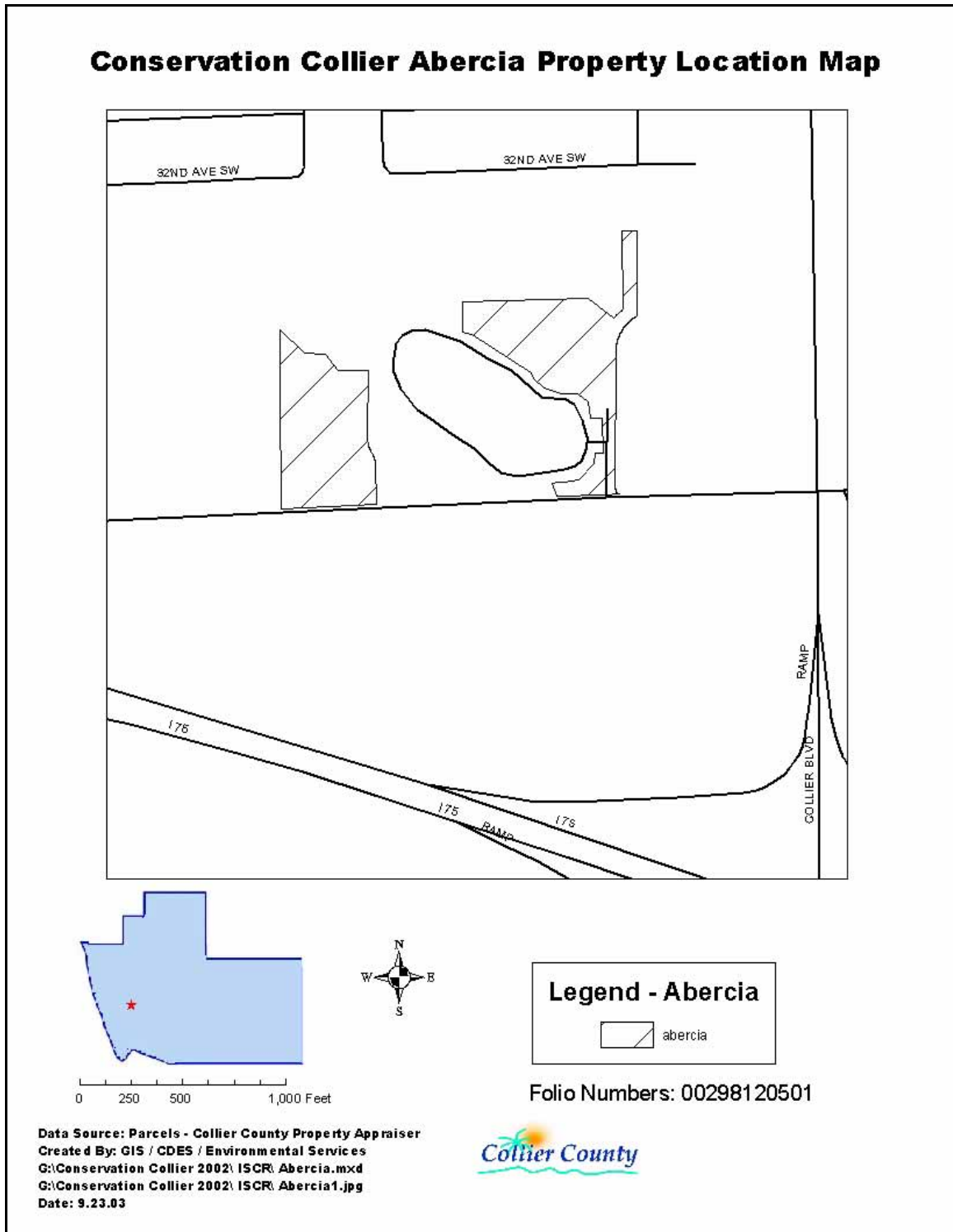


Figure 2. Aerial Map

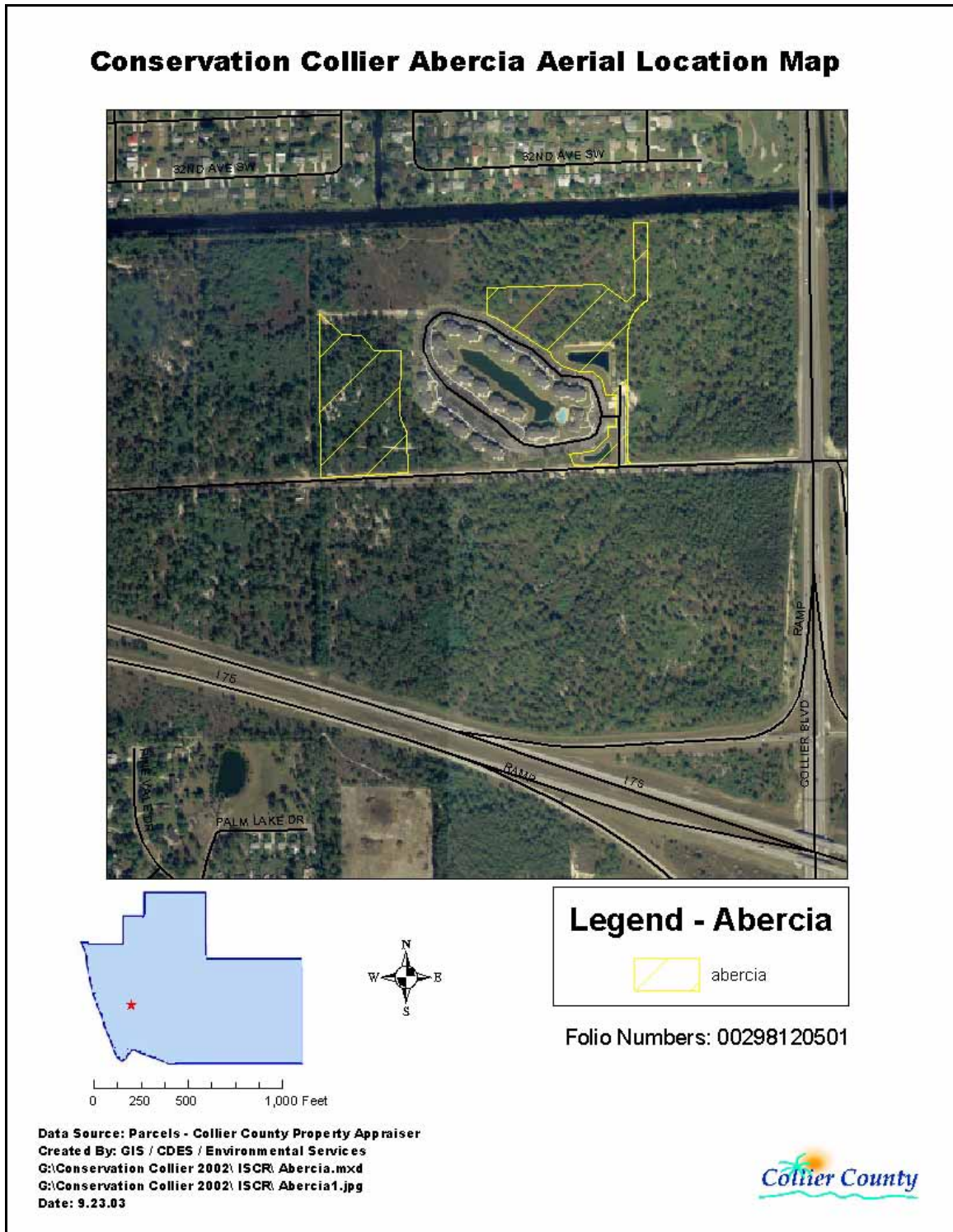
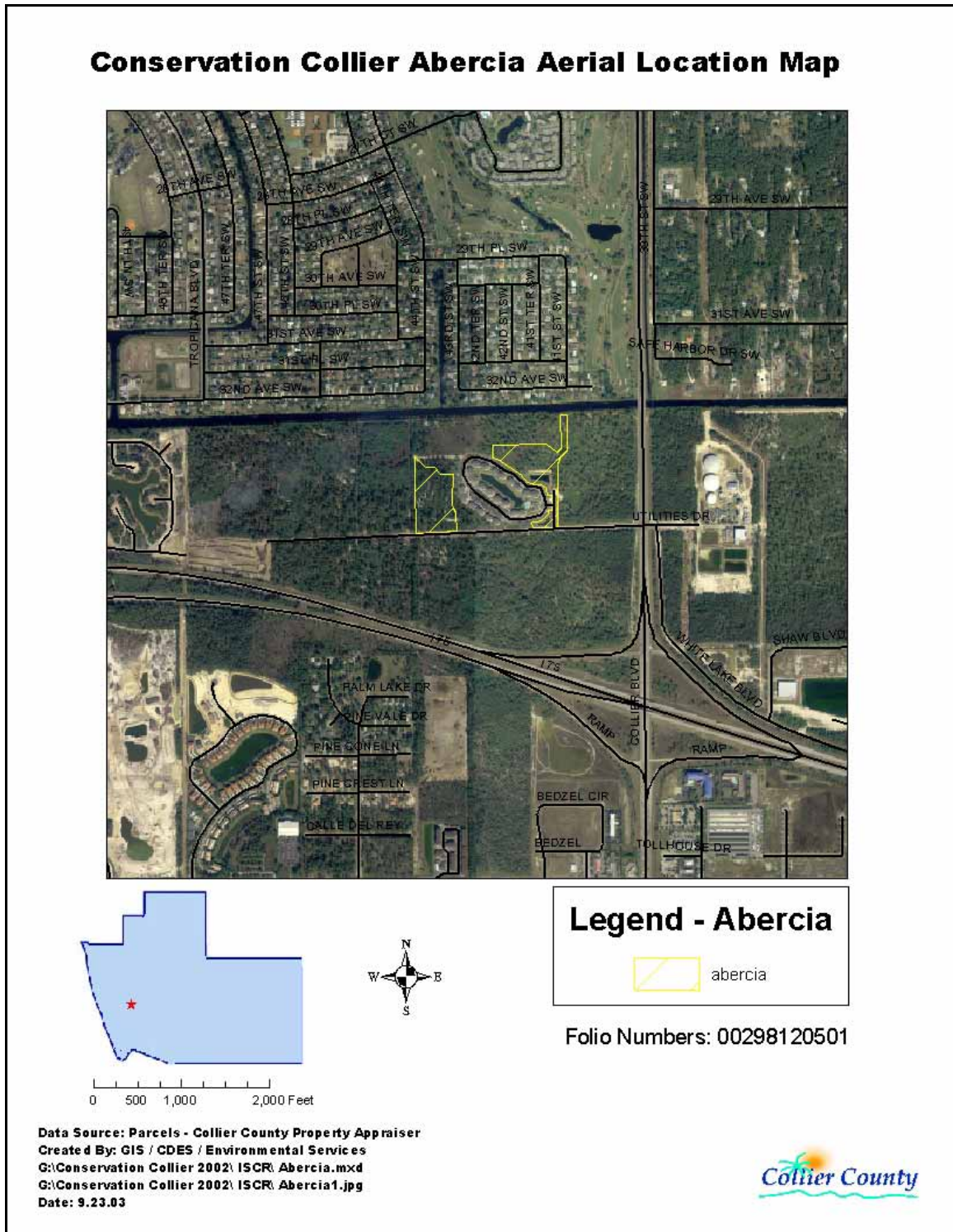


Figure 3. Surrounding Lands Aerial



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

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy two appraisals would be required for this property.

**Assessed Value: \$686,350\***

**Estimated Market Value: \$1,651,380 – whole parcel\*\***

**\$1,447,380 – minus approx. 2 acres for ponds**

\* Property Appraiser's Website figures for un-split parcel used as basis for calculation

\*\* 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 April 1, 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. <i>Hardwood hammocks</i>               | No         |
| ii. <i>Xeric oak scrub</i>                | No         |
| iii. <i>Coastal strand</i>                | No         |
| iv. <i>Native beach</i>                   | No         |
| v. <i>Xeric pine</i>                      | No         |
| vi. <i>High marsh (saline)</i>            | No         |
| vii. <i>Tidal freshwater marsh</i>        | No         |
| viii. <b><i>Other native habitats</i></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:

- FLUCCS – 4119 – Pine Flatwood - Disturbed

The following native plant communities were observed:

- FLUCCS 411 – Pine Flatwood (Disturbed)
- FLUCCS 436 – Upland scrub

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

Ground Cover: In forested areas, the ground cover is primarily vines, including: Muscadine grape (*Vitis rotundifolia*), greenbriar, (*Smilax sp.*), poison ivy (*Toxicodendron radicans*) and Virginia creeper (*Parthenocissus quinquefolia*). Other understory components include scattered Bracken fern (*Pteris aquilinum*), swamp fern (*Blechnum serrulatum*), shiney blueberry (*Vaccinium myrsinities*) and pennyroyal (*Philoblephis rigida*). A few scattered Carrotwood (*Cupaniopsis anacardioides*) seedlings were also observed, indicating a recent invasion. In the upland scrub area, the ground cover is primarily saw palmetto (*Serenoa repens*) and grasses, but also contains scattered pennyroyal and blueberry.



**Midstory:** In forested areas the understory includes: beautyberry (*Callicarpa americana*), Myrsine (*Myrsine floridana*), Wax myrtle (*Myrica cerifera*), Dahoon holly (*Ilex cassine*), winged sumac (*Rhus copallina*), Florida trema (*Trema micranthum*) and Brazilian pepper (*Schinus terebinthifolius*). In the upland scrub area, the midstory includes gallberry (*Ilex glabra*), Wax myrtle, saltbush (*Baccharus sp.*), winged sumac, and buckthorn (*Bumelia reclinata*).

**Canopy:** In forested areas, the canopy is primarily slash pine (*Pinus elliottii*), with cabbage palm (*Sabal palmetto*) being a lesser component and cypress (*Taxodium distichum*) scattered throughout. Remnants of dead cypress were observed, indicating that at one time, cypress was a more common component. A moderate number of mature earleaf acacia (*Acacia auriculiformis*) exist in forested areas, and numerous seedlings and saplings were observed.

The above data indicate that although native plant communities exist, this area has been disturbed and hydrology has changed over time to become drier. The presence of hydric soils with transitional species such as slash pine, wax myrtle, saltbush and exotics like Brazilian pepper and earleaf acacia, in addition to a heavy invasion of vine species, indicates a changed hydrology. This undoubtedly occurred with the digging of the Golden Gate Canal, which lowered the water table, and development of Golden Gate City, which cut off surface water flow from the north. These hydrology changes appear to be permanent and this area appears to be in a long, slow transition to a more upland plant community. There are no jurisdictional wetlands on site.

**Statement for satisfaction of criteria:**

These data verify that native plant communities are present on the parcel, though these communities have been disturbed in the past due to hydrology changes and may still be in transition.

---

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 a designated Target Protection area – Urban. There is appropriate access for nature-based recreation from a paved road, Magnolia Pond Dr, and the parcel is visible to the public from this road, thus enhancing the aesthetic setting of Collier County.

---

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

**General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:** The parcel is buffered from the Golden Gate Canal to the north by another parcel, which has also been offered for sale to Conservation Collier.

**Wetland dependent plant species (OBL/ FACW) observed:** Sawgrass (*Cladium jamaciense*) **OBL** – scattered individual plants; Swamp fern (*Blechnum serrulatum*) **FACW**.

**Wetland dependent wildlife species observed:** none

**Other Hydrologic indicators observed:** none

**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, Hallandale fine sand (an upland soil type) (approx. 75%) and Pineda fine sand (Hydric, slough) (approx. 25%).

**Lower Tamiami recharge Capacity:** Moderate, at 14” to 21” inches yearly.

**Surficial Aquifer Recharge Capacity:** High, at 56” to 67” yearly.

**FEMA Flood map designation:** X – not in a designated flood zone.

**Statement for satisfaction of criteria:**

There are no wetlands or wetland dependent species (besides a few scattered sawgrass plants and swamp ferns) on site, and this area is not in a flood zone, however, the parcel does offer moderate Lower Tamiami aquifer recharge and significant surficial aquifer recharge potential. Additionally, a small portion of the parcel is in an outer well protection zone, having a 20-year recharge time frame and the parcel does buffer a drainage canal leading to the Golden Gate canal.

- 
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).

Two (2) plants observed

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Butterfly orchid	<i>Encyclia tampensis</i>	C	Not listed

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

In November 2001, a Gopher tortoise survey conducted on this and the adjacent School Board property counted 8 active and 12 inactive Gopher tortoise burrows (Passaralla & Assoc., 10/10/02, Preliminary Environmental Assessment Collier County Public School Board Elementary School Site G).

**Bird Rookery observed?** No rookery was observed.

**FWCC-derived species richness score:** ranged from 3 to 5 out of a possible 10, representing low to medium diversity.

**Non-listed species observed:** One common black racer snake was observed, a few deer tracks and rooting was also observed, likely by armadillos but potentially by feral hogs, as these have been historically observed on the property.

**Potential Listed Species:**

The observed habitat and location would support presence of the following listed species: Big Cypress Fox Squirrel (*Sciurus niger avicennia*) and Gopher frog (*Rana capito*). The parcel could potentially support listed snake species. While the habitat itself might be appropriate for Florida black bear, it is too small and too urban a parcel to be considered viable for use by such a large and wide-ranging species.

**Statement for satisfaction of criteria:**

These data indicate that at least one listed species, Gopher tortoise, does use the parcel for habitat and potential is there for other, smaller species to be present, though none was observed. One listed plant species was observed, Butterfly orchid, though only 2 plants were seen and this species is fairly common locally.

---

**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)* *No*

**Statement for satisfaction of criteria:**

The parcel does not function as an enhancement, buffer, corridor or ecological link to current conservation lands. The neighboring PUD may have preserve lands configured to connect in the future.

*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: *There is potential for a short trail that could link up with the future greenway proposed along the Golden Gate canal.*

Nature Photography: *Nature photography is a potential use for this property, though somewhat limited, as the parcel is relatively small.*

Bird-watching: *Bird watching is a potential use for this property.*

Kayaking/Canoeing: *This property does not abut the Golden Gate canal, but is adjacent to another property which does, and which has also been offered for sale to Conservation Collier (by the Collier County School Board). It is possible to add a small launch for canoes and kayaks, though there is a legal question about recreational use of the Golden Gate Canal system that has not been resolved.*

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

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

Fishing: *Fishing is not a potential use for this site; however, see Kayaking/canoeing, as this applies, minus the legal issues.*

**Recommended Site Improvements:** Development of a small parking area and a short trail to connect with the future greenway along the canal is recommended.

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

Management of this property will address the costs of exotic vegetation removal and control, and the construction of a trail to allow the public to have access to the property. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

**Exotic, Invasive Plants Present:** Brazilian pepper (*Schinus terebinthifolius*), Earleaf acacia (*Acacia auriculiformis*), and Carrotwood (*Cupaniopsis anacardioides*).

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

The initial cost of exotic removal would be approximately \$28,000. This cost projection is 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 (less than 40%) to treat exotics using light machinery to cut, treat and remove the debris to a waste facility (\$2,000 per acre).

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 \$3,500 for +/- 14 acres, using \$250 per acre to calculate. 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 would be approximately \$5,000. Associated costs could easily double this and would include:

- Land clearing
- Design
- Permitting costs

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

A mulched trail can be constructed using a combination of contract and volunteer labor. Rough trails can be cleared as part of initial exotic removal, providing access for contractors and later, there is potential to use the Sheriff's weekend work groups to remove brush and lay mulch.

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

It may be desirable to fence the property with a type of fencing that would identify boundaries and restrict vehicle access, as it was noted that vehicles are accessing the property to get to the canal and, at some time in the past, to dump horticultural and other debris. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing is approx. \$3.00 per foot. Gates are \$250. A preserve sign can be placed along Magnolia Pond Dr. Minimal management

activities, like trash removal and trail maintenance can be contracted. There may be potential for partnership with Parks and Recreation Dept. as they will manage the greenway trail property.

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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$28,000	\$3,500	Based on use of light equipment and hand crews at a 0 to 40% per acre density level, \$2,000 per acre at approx. 14 acres. Management cost estimated using a median cost of \$250 per acre.
Parking Facility	\$5,000+	t.b.d.	Property is zoned PUD, which allows development of a parking area. One parking area could serve both this and the adjacent School Board property.
Access Trails	t.b.d.	t.b.d.	Mulch \$2.00 per bag – for area 3” X 2’ (length) X 4’ (width) – double cost for labor if contracted. \$7,200 potential cost developed using estimated length of 1,800 feet and assuming contract labor. Mulch not absolutely necessary.
Fencing	\$4,500	t.b.d.	\$3.00 per foot, Gates - \$250 ea, Projection developed considering estimated fence length of 1,400 ft and one gate
Trash Removal	t.b.d.	t.b.d.	Large items to be done on a lump sum contract basis with cost being site specific  Small items and routine trash barrel emptying can be done by contract
Signs	\$600		1 lg conservation sign
<b>Total</b>	<b>\$38,100+</b>	<b>t.b.d</b>	<b>Does not include costs to be determined</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, is \$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, though a match of 65% is used in estimating the potential score of a property to bring the score as high as possible.

A cursory test scoring of this parcel with FCT criteria by staff, assuming purchase of the adjacent School Board parcel also nominated, gives this parcel a score of 150 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 (if connected to the canal and proposed greenway through purchase of the adjacent School Board property) appears to be a potential candidate 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

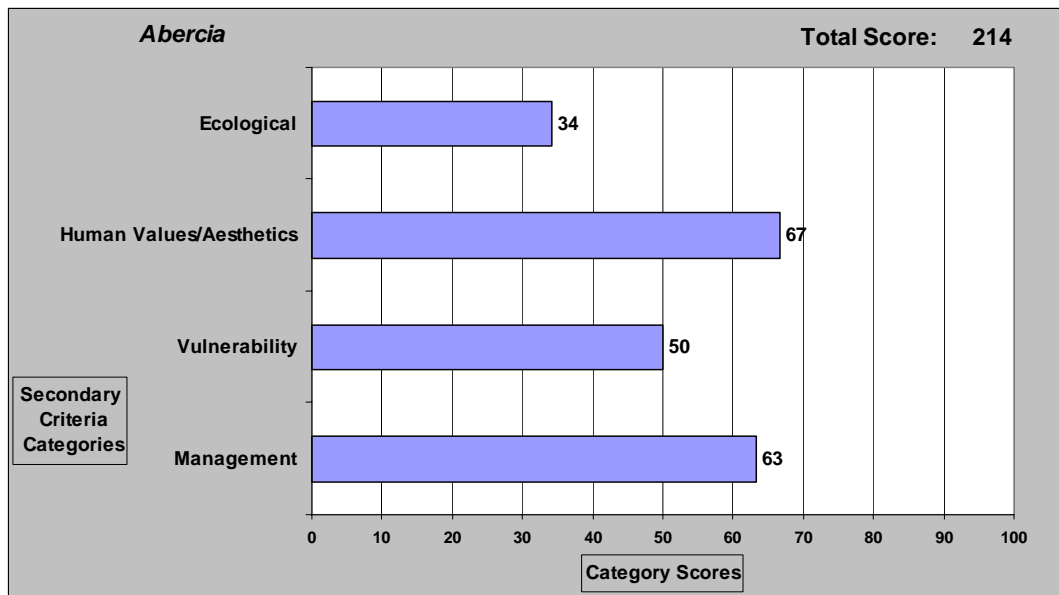
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 214 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

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

Property Name: <b>Abercia</b>			
Target Protection Area: <b>Urban</b>			
<b>Secondary Screening Criteria</b>	<b>Possible Points</b>	<b>Scored Points</b>	<b>Percent of Possible Score</b>
Ecological	100	34	34%
Human Values/Aesthetics	100	67	67%
Vulnerability	100	50	50%
Management	100	63	63%
<b>Total Score:</b>	<b>400</b>	<b>214</b>	<b>54%</b>

Percent of Maximum Score: **54%**

**Figure 4. Secondary Screening Criteria Scoring**



**Ecological 34:** This score is relatively low, reflecting the urban nature of the parcel. There is native habitat present, but it is not one of the unique and endangered habitats listed by the ordinance as preferred. While the parcel provides moderate Lower Tamiami Aquifer recharge, does serve some limited buffering to the Golden Gate canal, has some wetland soils present, and supports a listed species (Gopher tortoise), it does not appear biologically diverse and provides no connection, protection or enhancement to current conservation lands.

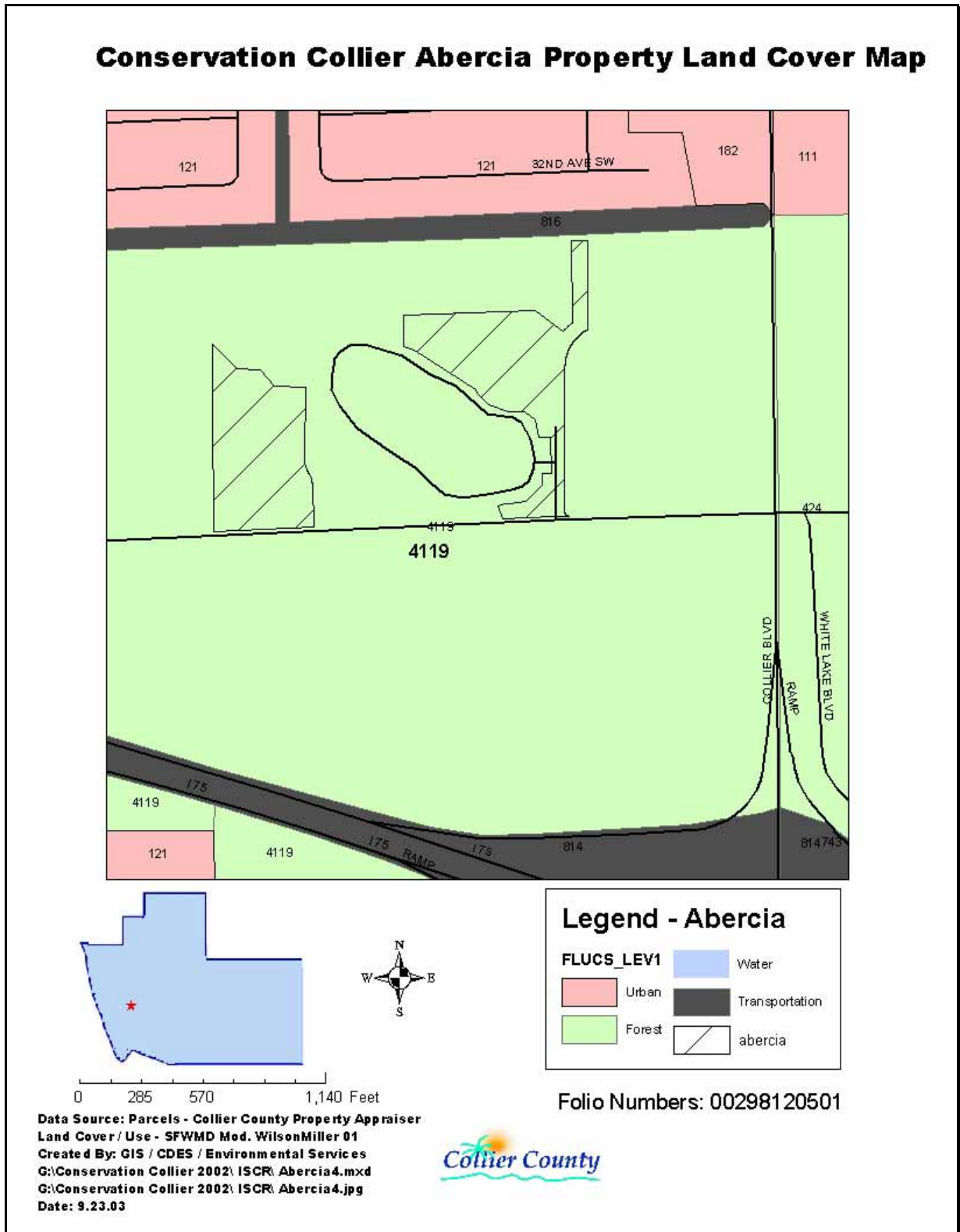
**Human Values/Aesthetics 67:** This moderately high score was achieved because the parcel can be easily accessed from a paved road, has potential for natural resource-based use (**not** assuming purchase of adjacent School Board property that would provide water access, or score would be higher), and it can be seen from a public thoroughfare, enhancing the aesthetic setting of Collier County.

**Vulnerability 50:** This parcel is zoned for PUD and could be developed with residential and commercial uses, however, no permit or rezone requests have been made as yet. A medium score was assigned due to this potential.

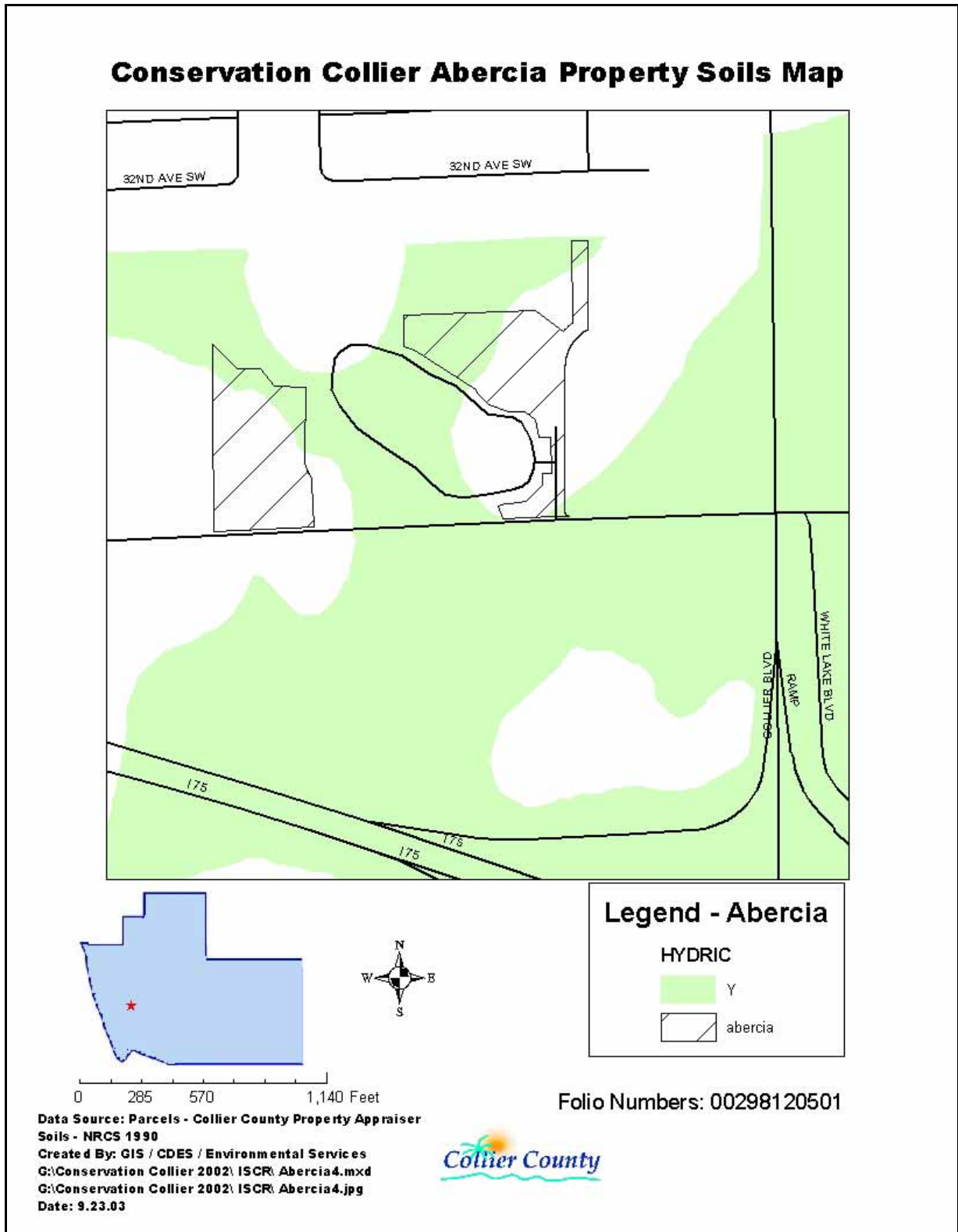
**Management 63:** The parcel scored moderately high because hydrologic changes are not required to maintain current qualities, though the property is likely in a slow succession from a wetland to upland community. Additionally, exotic plant infestation levels are low and projected maintenance needs would be moderate.

**Parcel Size:** While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. Other, similar parcels are the School Board Property, both the one adjacent to this parcel (17 acres) and the group offered in the Rural Fringe - Neutral lands (65 acres) (S24 T49 R26).

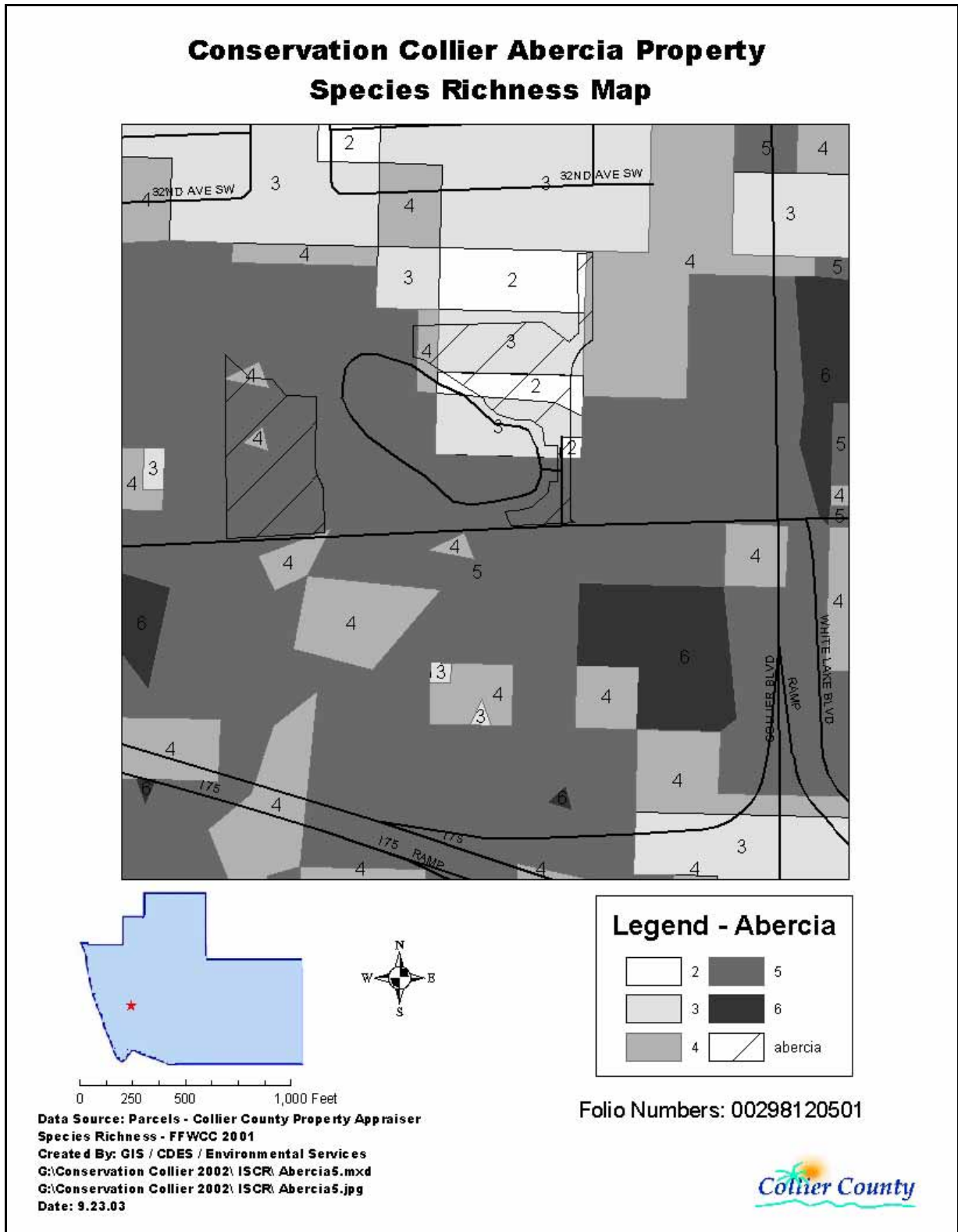
### Exhibit A. FLUCCs Map



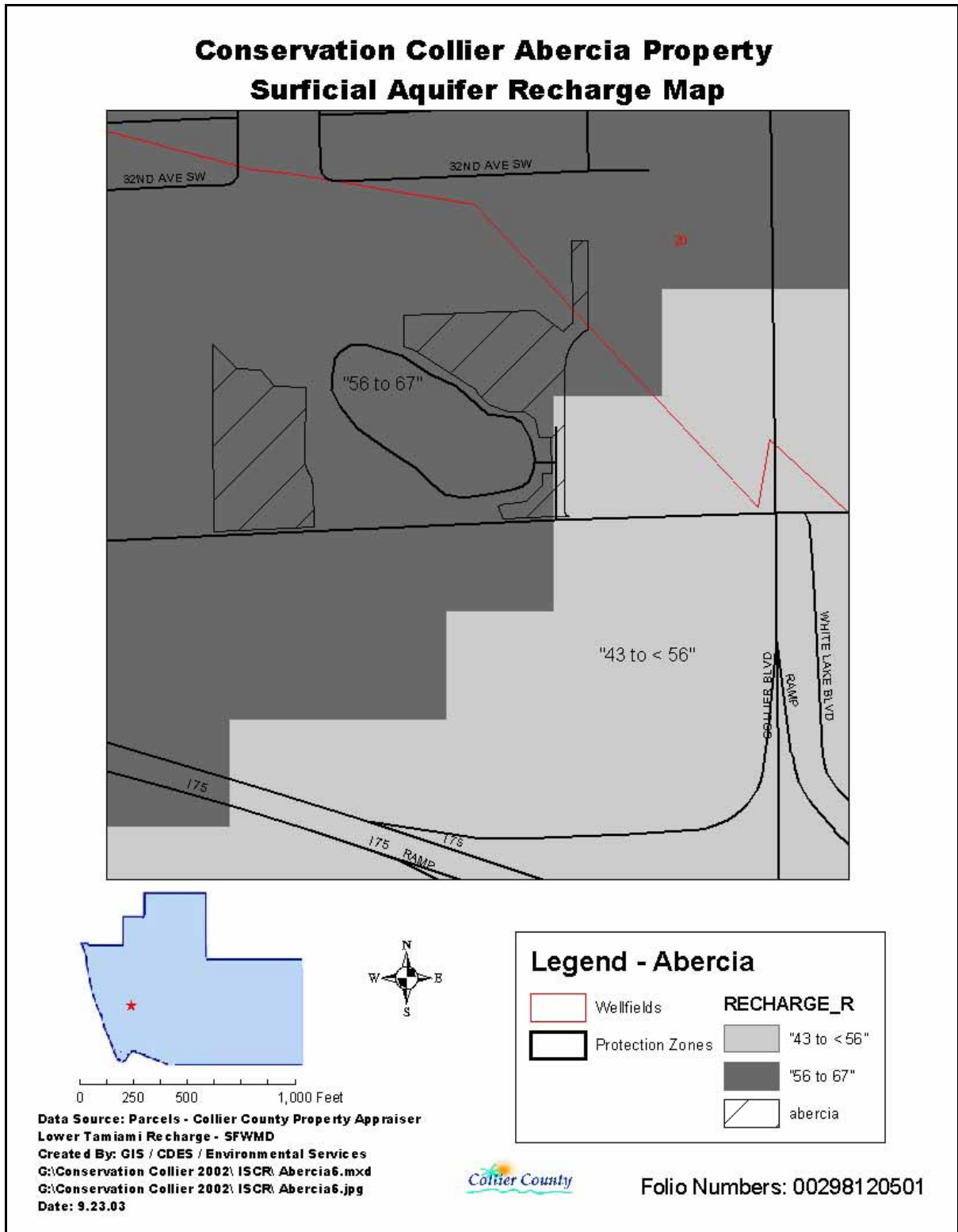
### Exhibit B. Soils Map



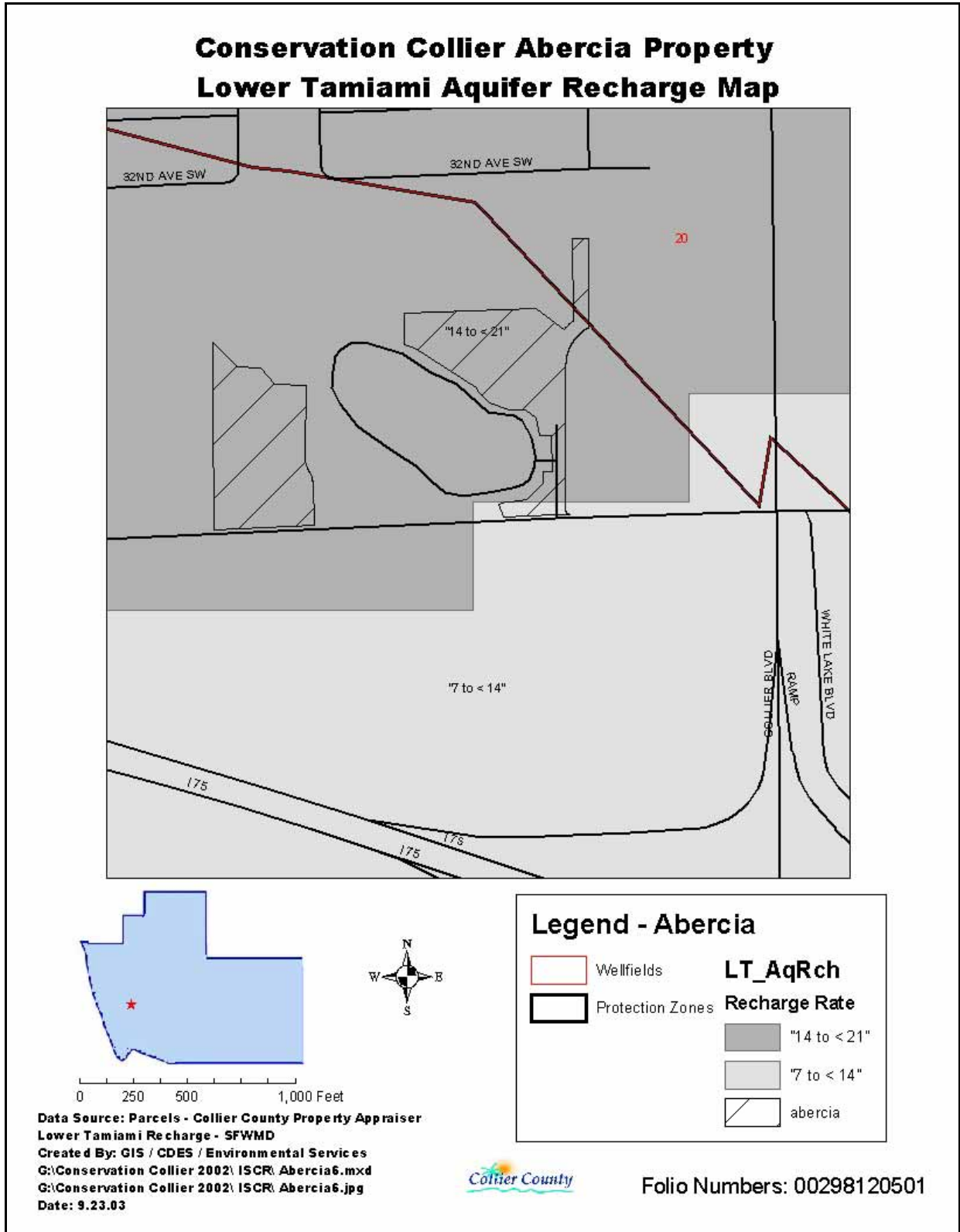
### Exhibit C. Species Richness Map



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



**Exhibit D. cont'd**



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

Property Name: <b>Abercia</b>		Folio Numbers: <b>298120501</b>	
Geographical Distribution (Target Protection Area): <b>Urban</b>			
<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	Mesic Pine flatwood, Palmetto scrub/letterbush/wax myrtle
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		parcel just outside of wellfield protection area 4
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	14' to 21' annual lower Tamiami recharge
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	50	Parcel is contiguous with ditched outflow to Golden Gate canal. In some areas soil and plants indicate occasional mesic conditions, but site appears drained by canal - soils are 11(Hallendale Fine Sand), 21 (Boca fine Sand) & 14 (Pineda Fine Sand- Hydric)
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		parcel has land in between it and canal - and that land is under consideration by Conservation Collier also
3. Strategic to Floodplain Management ( <i>Calculate for a and b; score c if applicable</i> )			
a. Depressional soils	80		<i>(Prorate site based on area of Slough or Depressional Soils)</i>
b. Slough Soils	40	10	1/4 of the site has Pineda Fine sand - a Hydric slough soil
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	soil type and plants observed (saw grass) indicate potential for periodic wet conditions
Subtotal	300	130	
<b>1.B Total</b>	<b>100</b>	<b>43</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>	<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	50	411(Pine Flatwood) and 320 (Shrub and brushland)
d. <b>The parcel has 1 FLUCCS code native plant communities</b>	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	<i>If a or b are scored, then c. Species Richness is not scored. Provide documentation source - One Gopher Tortoise observed by staff - several burrows observed. In 2002 Passarella and Assoc. documented 5 active and 7 inactive Gopher Tortoise burrows on site.</i>
b. Listed wildlife species have been documented on the parcel	70		<i>Score is prorated from 10 to 70 based on the FWCC Species Richness map</i>
c. Species Richness score ranging from 10 to 70	70		
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20	20	20	Encyclia tampensis (2 plants)



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

<b>3. Restoration Potential</b>			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Parcel has some exotics along edges but requires no alterations in topography
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	250	
<b>1.C Total</b>	<b>100</b>	<b>83</b>	<i>Divide the subtotal by 3</i>
<b>1.D Protection and Enhancement of Current Conservation Lands</b>			
<b>1. Proximity and Connectivity</b>			
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		Property is bounded by I-75 to south, CR 951 to east, Golden Gate canal to the north and developed lands to the west. No connectivity but parcel will be connected with greenway along the canal in the future.
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>0</b>	
<b>1. Ecological Total Score</b>		<b>100</b>	<b>34</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>1. Access (Select the Highest Score)</b>			
a. Parcel has access from a paved road	100	100	Magnolia Pond Drive abuts southwest side of parcel.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
<b>2. Recreational Potential (Select the Highest Score)</b>			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
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	Parcel is too small for hiking, but may present some opportunity for education for nearby future elementary and high schools. Would provide greenspace and buffer for future greenway planned along canal and for Noah's Landing residents.
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public	80	25	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public</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		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	200	
<b>2. Human Social Values/Aesthetics Total Score</b>		<b>100</b>	<b>67</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	50	PUD - Golden Gate Commerce Center
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>4. Vulnerability Total Score</b>	<b>100</b>	<b>50</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	Site characteristics were permanently altered when canals dug, but current site characteristics can be sustained with no hydrologic changes.
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			25 - 30% Brazilian pepper (mostly along boundaries and canal but some scattered within), Earleaf acacia (mature and seedlings - scattered), Carrotwood (seedlings - scattered)
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemyle)	-20		
f. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	
<b>5.B Total</b>	<b>100</b>	<b>40</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		Circumstances do not favor burning
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	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	
<b>5.C Total</b>	<b>100</b>	<b>50</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>63</b>	Sum of 5A, 5B, 5C, then divided by 3
<b>Total Score</b>	<b>400</b>	<b>214</b>	

## **Exhibit F. Photographs**

**Photo 1. Southern edge of property along Magnolia Pond Drive**



**Photo 2. Vehicle access along west side – leads to canal**



**Photo 3. Brazilian pepper along west property line.**



**Photo 4. Active Gopher tortoise burrow**



**Photo 5. Debris observed on site**



**Photo 6. Ditch bordering west and north sides of property leads to Golden Gate Canal – Photo taken in October 2003**



**Photo 7. Scrubby area on west side of property**



**Photo 8. Forested area showing heavy vine understory**

