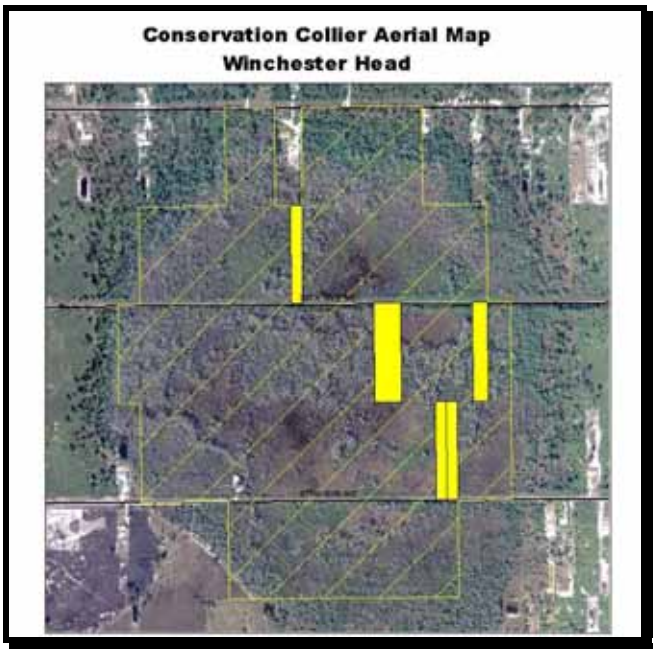
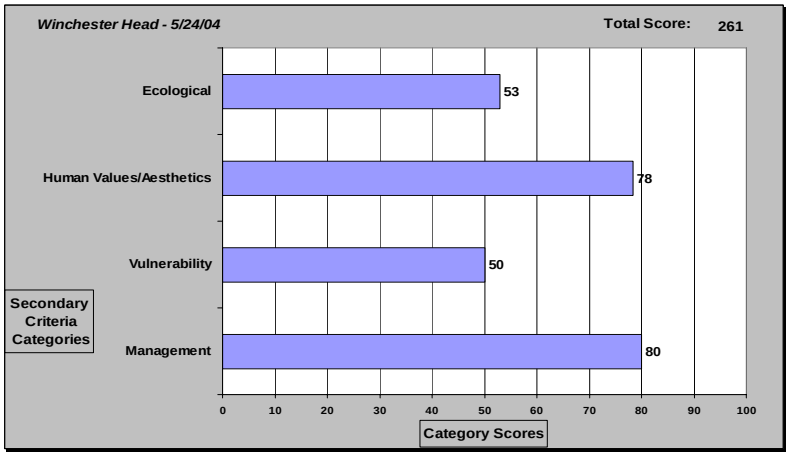
Conservation Collier
Initial Criteria Screening Report



Project Name: Winchester Head
Folio Numbers for applications received:
Senecharles – 39955920002 – 1.14 ac
Bueno – 39957960002 – 2.73 ac
Fallowfield – 39959520000 – 1.14
Lubbers – 39959440009 – 1.14 ac
Cooke – 39960120004 – 1.59 ac

Staff Report Date: September 13, 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	**Winchester Head**	**200-acre depressional cypress and marsh wetland**
Folio Number	**Numerous**	**60 core parcels, 114 total parcels**
Size	**Approximately 141 acres**	**This includes only the project area, the entire head is approx. 200 acres**
Zoning Category	**Estates (single family)**	**1 dwelling unit per 2.25 acres**
FEMA Flood Map Category	**Zone D**	**Outside Special Flood Hazard Area**
Existing structures	**None**	**37th Ave. NE is paved 39th Ave. NE is unpaved**
Adjoining properties and their Uses	**Golden Gate Estates single-family residential parcels**	**The property is surrounded entirely by North Golden Gate Estates parcels – many of which have yet to be developed. Everglades Blvd. is west of the property and Fakaunion canal is east of the property.**
Development Plans Submitted	**None to date**	**Building permits were issued on 2 parcels and subsequently cancelled. One other building permit application was applied for, but rejected and ultimately cancelled. DEP has denied a wetland impact permit in one case. That property is among those offered to Conservation Collier.**
Property Irregularities	**2 roads cross directly through the property**	**37th Ave. NE and 39th Ave. NE traverse the property east to west. Observed 1 culvert in 39th Ave. NE. Road acts as barrier, a plus for flood control.**
Additional Information	**Partner Funding available**	**Big Cypress Basin advises that they will contribute $70,000 to help with administrative costs of acquisition.**

Figure 1. Location Map

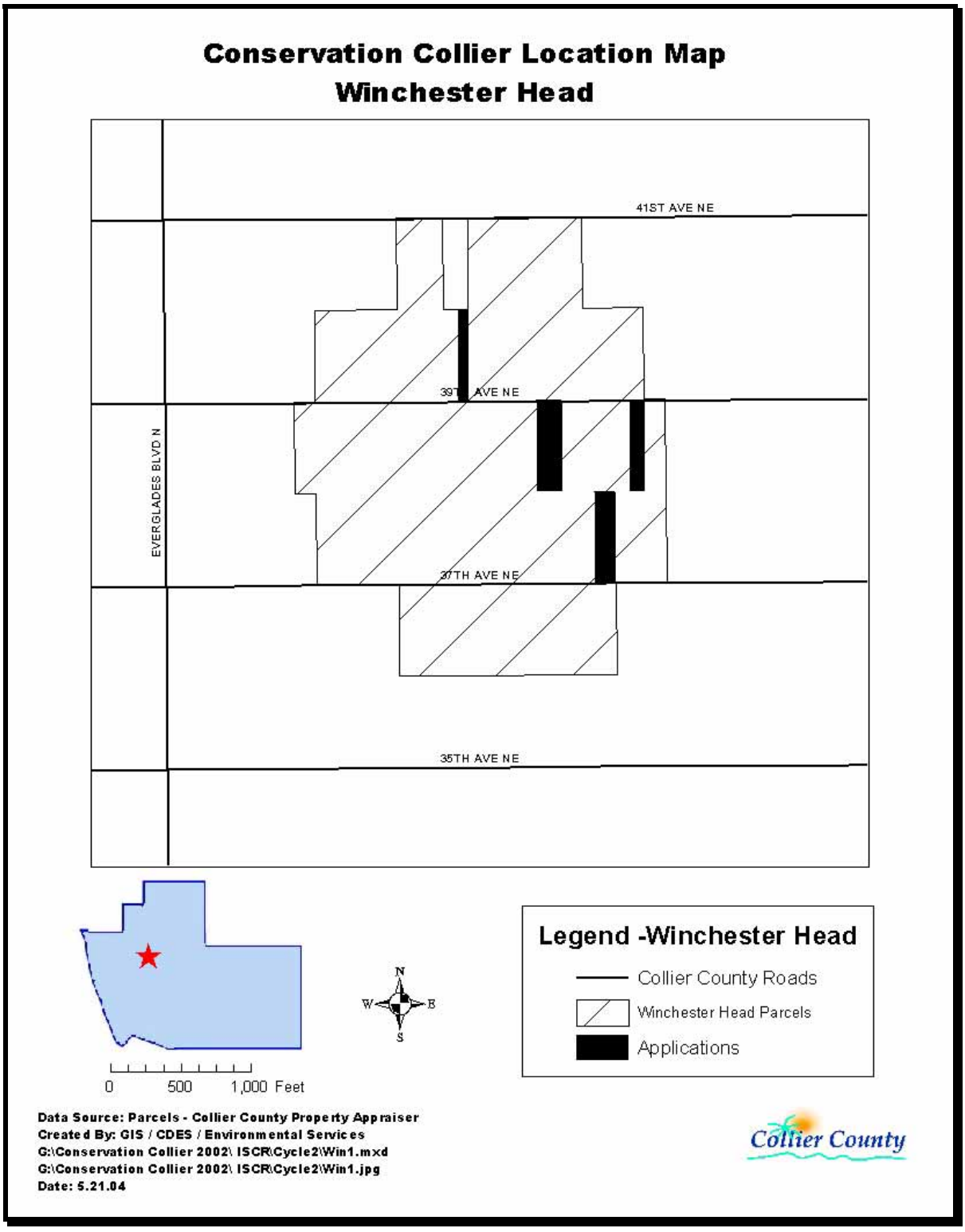


Figure 2. Aerial Map

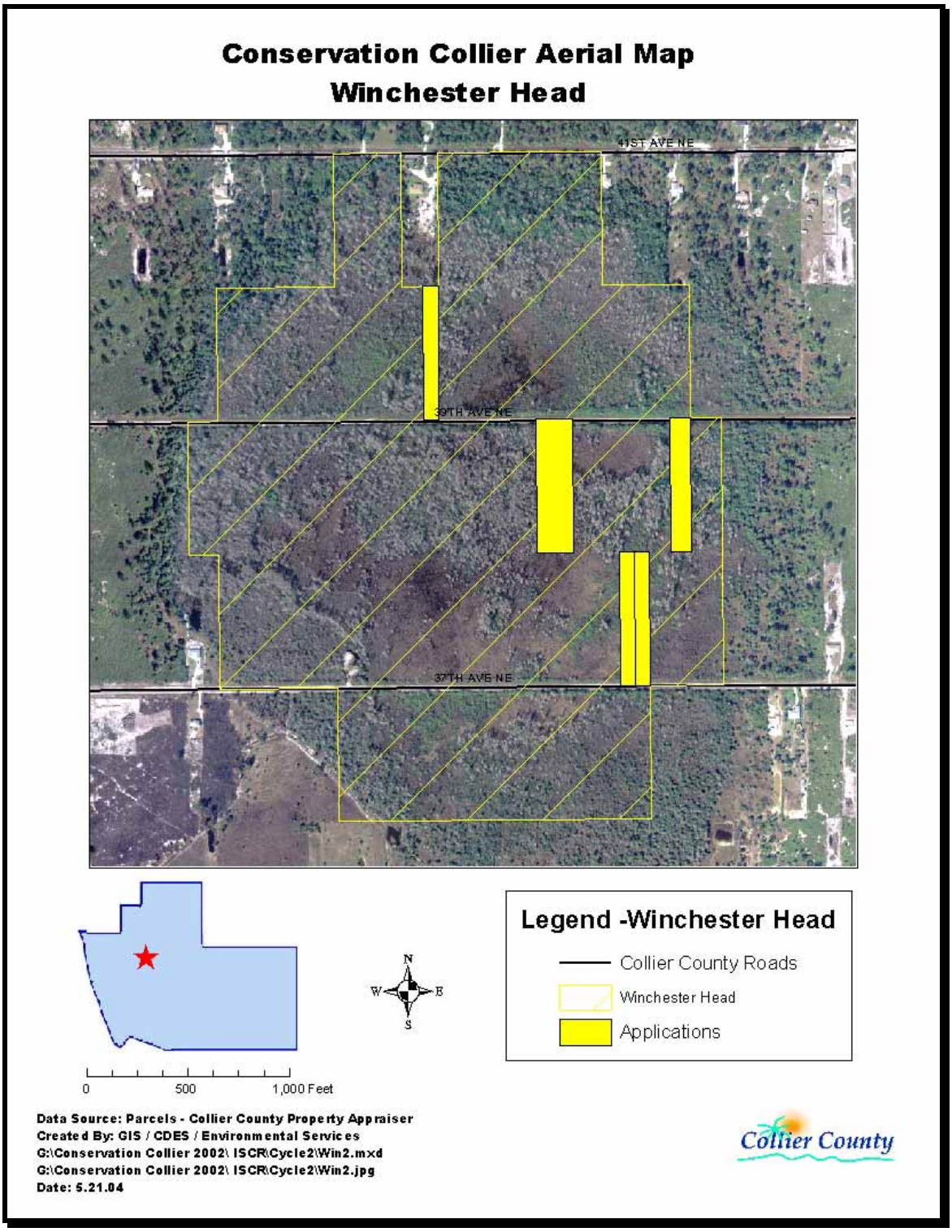
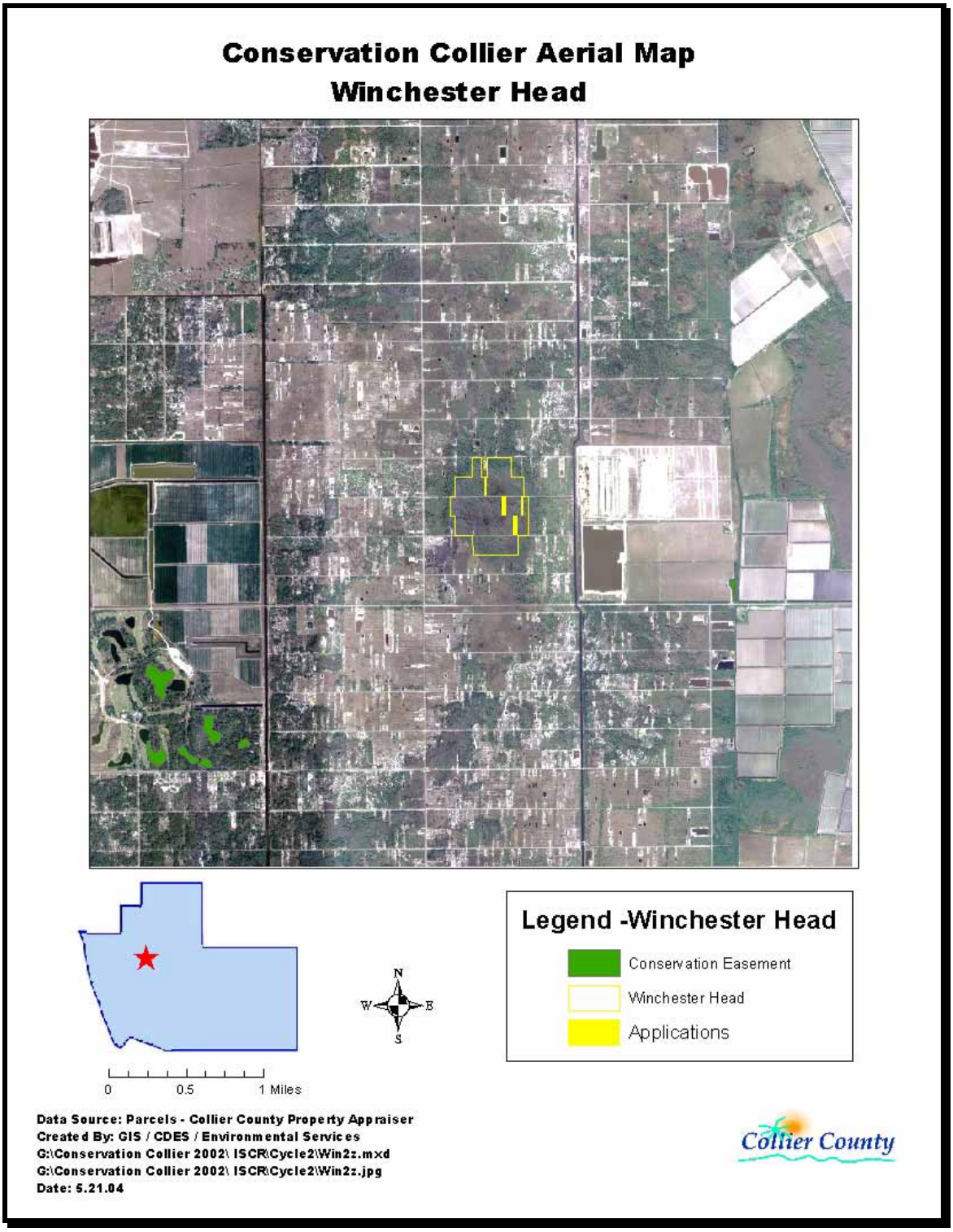


Figure 3. Surrounding Lands Aerial



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 property appraisal would be required for each parcel.

Assessed Value: *

Senecharles – 39955920002 – 1.14 ac -	**$11,400**
Bueno – 39957960002 – 2.73 ac -	**$27,300**
Fallowfield – 39959520000 – 1.14	**$11,400**
Lubbers – 39959440009 – 1.14 ac	**$11,400**
Cooke – 39960120004 – 1.59 ac	**$15,900**

Estimated Market Value: **

Senecharles – 39955920002 – 1.14 ac -	**$23,000 to $25,000**
Bueno – 39957960002 – 2.73 ac -	**$44,000 to $65,500**
Fallowfield – 39959520000 – 1.14	**$27,360 to $33,000**
Lubbers – 39959440009 – 1.14 ac	**$27,360 to $33,000**
Cooke – 39960120004 – 1.59 ac	**$46,000 to $48,000**

Note: at approximately $30,000 per acre, the core area alone has the potential to cost $2.25 million - if purchased today. The entire WH project area would be $4.23 million - if purchased today. Land costs are projected to rise 10% annually. This does not include administrative costs, which would be close to half a million for the core and $1 million for the entire project area, again, in today's dollars.

* 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 May 24, 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 617 – Mixed wetland hardwoods
- FLUCCS 6172 – Mixed wetland hardwoods, mixed shrubs
- FLUCCS 621 – Cypress
- FLUCCS 6219 – Cypress with wet prairies
- FLUCCS 624 – Cypress, pine, cabbage palm

The following native plant communities were observed:

- FLUCCS 617 - Mixed wetland hardwoods
- FLUCCS 621 - Cypress
- FLUCCS 624 - Cypress, Pine, Cabbage Palm
- FLUCCS 641 - Freshwater marsh

Plant Species present:
Ground Cover: Swamp fern *(Blechnum serrulatum),* false nettle (*Boehmeria cylindrical),* arrowhead *(sagittaria spp.),* sawgrass *(Cladium jamaicense),* royal fern *(Osmunda*

regalis), pickerelweed *(Pontederia cordata)*, cattail *(Typha spp)*, and numerous species of native wetland grasses.
Midstory: Buttonbush *(Cephalanthus occidentalis)*
Canopy: Bald cypress *(Taxodium distichum)*, Willow *(Salix spp.)*

Statement for satisfaction of criteria:
These data confirm that native plant communities exist on the property.

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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:
The entire site is within North Golden Gate Estates, a target protection area. Three different roads, one of which is paved, can access the site and from these roads half of the property can be viewed. The mature cypress and seasonally changing marsh 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: The entire site is wetlands and is seasonally flooded. Standing water was observed throughout the site in mid-March 2004. The site was dry but moist in late May 2004. High water marks on cypress trees were 2.5 feet above the ground elevation. The surrounding lands buffering the core parcels appear to be transitional disturbed wetland communities. Plant communities in transitional edges include the following species: Bay *(Persea spp.)*, cabbage palm *(sabal palmetto)*, bald cypress *(Taxodium distichum)*, dahoon holly *(Ilex cassine)*, slash pine seedlings *(Pinus elliotti)* and red maple *(Acer rubrum)*. Quite a bit of button bush *(Cephalanthus occidentalis)* and bumelia *(Bumelia spp.)* are present within the midstory, along with wax myrtle *(Myrica cerifera)*, dogwood *(Cornus spp.)*, saltbush *(Baccharis halimifolia)* and sumac *(Rhus copallina)*. Ground cover species included: poison ivy *(Toxicodendron radicans)*, camphor-weed *(Pluchea spp.)*, finger grass, brake fern *(Pteris tripartite)*, muscadine grape *(Vitus munsoniana)*, tickseed *(Coreopsis spp.)*, muhly grass *(Muhlenbergia capillaries)*, mist flower *(Conoclinium coelestinum)*, swamp fern *(Blechnum serrulatum)* and beakrush *(Rhynchospora spp.)*. Melaleuca *(Melaleuca quinquenervia)* and Brazilian pepper *(Schinus terebinthifolius)* were also present within the buffer area.

Wetland dependent plant species (OBL/ FACW) observed:
Arrowhead *(Sagittaria spp.)* **OBL**
Cattail *(Typha spp)* **OBL**
Bald cypress *(Taxodium distichum)* **OBL**

Buttonbush *(Cephalanthus occidentalis)* **OBL**
False nettle *(Boehmeria cylindrical)* **OBL**
Pickerelweed *(Pontederia cordata)* OBL
Royal fern *(Osmunda regalis)* **OBL**
Sawgrass *(Cladium jamaicense)* **OBL**
Swamp fern *(Blechnum serrulatum)* **FACW**
Willow *(Salix spp.)* **OBL**

Wetland dependent wildlife species observed:
Crayfish molts and burrows were observed throughout the property. Apple snail shells were present on the ground, and apple snail eggs were observed on several plants. The FrogWatch[1] network has had a volunteer performing monitoring in Winchester Head for the past 4 years. The monitor reported to staff that Winchester Head often has 4 to 5 species of frogs present and this area is consistently more productive than other monitoring stations located in more developed areas throughout the NGGE.

Other Hydrologic indicators observed:
Cypress buttressing, algal mats, watermarks and elevated lichen lines on cypress trees were all present at the site.

Soils:
Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils within the project area are entirely depressional and include, in order from larger to smaller area covered, (25) – Boca, Riviera, Limestone Substratum and Copeland Fine Sand Depressional and (22) – Chobee, Winder and Gator Soils, Depressional.

Boca, Riviera, limestone substratum, and Copeland fine sands, depressional soils are level and very poorly drained. They are found in depressions, cypress swamps and marshes. Under natural conditions, these soils are ponded for 6 months or more each year. During the other months, the water table is within a depth of 12 inches and it recedes to a depth of 12 to 40 inches during extended dry periods. These soils are in landscape positions that act as collecting basins.

Chobee, Winder and Gator soils, depressional are level, very poorly drained soils found in depressions and marshes. Under natural conditions, these soils are ponded for 6 months or more each year during most years. During the other months, the water table is within a depth of 12 inches and it recedes to a depth of 12 to 40 inches during extended dry periods. These soils are in landscape positions that act as collecting basins.

Lower Tamiami recharge Capacity:
The parcels contribute minimally to the recharge of the Lower Tamiami Aquifer (0" – 7" annually).

[1] FrogWatch is a volunteer group of SW Florida citizens that monitors amphibians under North American Amphibian Monitoring Program protocols. Website: http://www.frogwatch.net/

Surficial Aquifer Recharge Capacity:
The parcels contribute substantially to the recharge of the Surficial Aquifer (43" - <56" annually).

FEMA Flood map designation:
Although the area is seasonally flooded, it is within Flood Zone D, which is outside the special flood hazard area.

Statement for satisfaction of criteria:
The property is comprised entirely of wetlands and wetland dependant species habitat. Evidence onsite and data from the FrogWatch monitor indicate it is used by wetland dependent species. Although it contributes only minimally to aquifer recharge, the area is a depressional feature in the landscape that holds water during the rainy season, enhancing water quality and offering flood protection to adjacent lands.

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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

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
Reflexed Wild Pine	*Tillandsia balbisiana*	T	NL
Fuzzy Wuzzy Air Plant	*Tillandsia pruinosa*	E	NL
Royal fern	*(Osmunda regalis)*	C	NL

E=Endangered, T=Threatened, C=Commercially Exploited, NL=Not Listed

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 species were observed.

No bird rookeries were observed.

FWCC-derived species richness score: ranged from 3 – 6 out of a possible 10, representing low to average diversity.

Non-listed species observed:
The following non-listed wildlife species were observed during the site visit: Green tree frog *(Hyla cinerea)*, swallow-tailed kite *(Elanoides forficatus)*, red shoulder hawk *(Buteo lineatus)*, northern cardinal *(Cardinalis cardinalis)* and red-bellied woodpecker *(Melanerpes carolinus).*

Potential Listed Species:
The observed habitat and location would support the presence of the following listed species: American alligator *(Alligator misisippiensis)*, wood stork *(Mycteria Americana)*, limpkin *(Aramus guarauna)* and white ibis *(Eudocimus albus).* Florida black bear *(Ursus americanus floridanus)* have been documented along the edges of the property by FFWCC.

Statement for satisfaction of criteria:
These data confirm that this parcel satisfies the initial criteria relating to listed species. Listed plant species were observed, while a listed wildlife species (Florida black bear) has been documented at the edges of the property. The parcel also provides potential habitat for other listed species. The ecological value of the parcel is related to its wetland characteristics. Restoration potential is high. Very little management would be required to maintain the ecological integrity of the site. Connectivity is discussed in Criteria #5.

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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, marginally***

Statement for satisfaction of criteria:
The property is not immediately contiguous to conservation land. Parcels in between it and the Florida Panther National Wildlife Refuge – which is southeast of the property – are currently undeveloped. CREW lands are closer to the northwest, but are separated from the property by Immokalee Road.

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: Walking along the 37th Ave. NE, 39th Ave. NE and 41st Ave. NE would provide some limited hiking opportunities. In the future a raised boardwalk could be constructed through the property. Although the property is dry enough to walk through during the late dry season, trails would not be recommended due to the damage they may cause to the wetland soils and vegetation.

Nature Photography: Photography is a potential use of the site. The marsh, cypress and possible wildlife would provide good subjects for photography

Bird-watching: Larger wading birds and soaring birds such as hawks and kites would most likely be present at this site.

Kayaking/Canoeing: Kayaking/Canoeing would not be recommended at this site.

Swimming: Swimming would not be recommended at this site.

Hunting: Hunting would not be recommended at this site.

Fishing: Fishing would not be recommended at this site.

Recommended Site Improvements:

Invasive exotic vegetation removal and maintenance would be required on the edges of the property. Possible future improvements may include a raised boardwalk through the wetland with an observation platform and an educational kiosk at the beginning of the trail. The boardwalk and platform would be subject to funding availability, permitting and mitigation requirements. For now, the only site improvement contemplated is removal of exotic plants.

IV. Assessment of Management Needs and Costs

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

Exotic, Invasive Plants Present:
Melaleuca *(Melaleuca quinquenervia)* and Brazilian pepper *(Schinus terebinthifolius)* are present around the edges of the entire project area – in a density of approximately 15 – 20%. Lots currently offered for sale may have minimal to no exotics 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 the level of infestation observed, 15 – 20%, to treat exotics with herbicide in place or to cut and stack the debris onsite, would cost $1,750/acre. To cut, treat and remove biomass, the cost would be $2,500/acre. Estimating that only 1 out of the 15 acres, areas along the road, currently need treatment, the estimate for this is $2,500.

Exotic control would likely not be cost effective until some contiguous amount of parcels could be assembled. Exotics are limited to the road edges, if at all; so total initial removal costs would be minimal for the currently offered parcels. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between $100 and $450 per acre, per year. Follow-up for these parcels is estimated at $200 per year, estimating again or approx 1 acre. Overall exotics maintenance costs would likely be low, as over time the soil seed bank will be depleted.

Public Parking Facility:
The property would not require an area for visitor parking at this time, as not enough parcels would be acquired to provide a resource destination.

Public Access Trails:
Because of the wetland nature of the site, a raised boardwalk would be the best public access opportunity. Because multiple parcels must be acquired before a raised boardwalk could be constructed, the boardwalk would not be proposed until some time well into the future of the project.

Educational Kiosk
In the future, an educational kiosk could be placed along one of the roads through the property. It would contain information on wetlands and on the preservation of the area.

Security and General Maintenance:
Signs can be placed at boundaries along 37th and 39th St. NW. Minimal management activities, like trash removal can 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	$2,500	$200	Exotic removal would be most cost effective when some amount of contiguous acreage could be assembled.
Raised boardwalk	t.b.d.	t.b.d.	Would not be constructed for several years. 1994 costs for constructing Corkscrew Sanctuary boardwalk were $100 per linear foot.
Trash Removal	t.b.d.	t.b.d.	Large items to be done on a lump sum contract basis with cost being site specific. Staff does not recommend providing trash barrels at this time.
Signs	$1,600	n/a	2 conservation area & prohibited activities signs ($800 each)
Educational kiosk	$3,000		Very rough cost estimate
Total	**$5,500**	**$200+**	**Estimates are for those properties currently offered**

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 95 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 to hold at least some hope 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 S.O.R. funding is currently allocated to other projects and would not be available.

Big Cypress Basin, part of South Florida Water Management District

The Big Cypress Basin Board has indicated that they are willing to contribute $70,000 to assist with funding of added administrative help so that the Winchester Head Project area can be acquired faster. This contribution is not a grant, but is a line item contribution and must be approved by the Collier County Board of County Commissioners before it can be accepted.

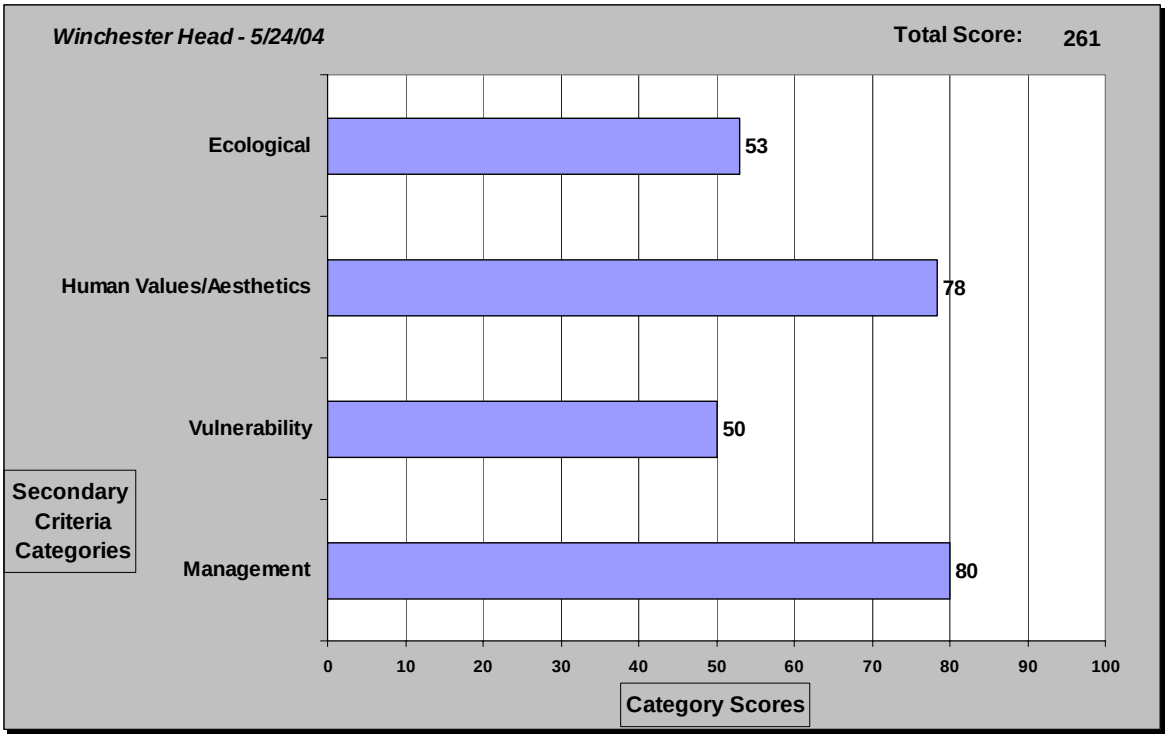
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 261 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:	**Winchester Head - 5/24/04**		
Target Protection Area:	**NGGE**		
Secondary Screening Criteria	**Possible Points**	**Scored Points**	**Percent of Possible Score**
Ecological	100	53	53%
Human Values/Aesthetics	100	78	78%
Vulnerability	100	50	50%
Management	100	80	80%
Total Score:	**400**	**261**	**65%**

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved primarily because of the diversity of habitats and wetlands found on site and the capability for aquifer recharge and flood control. None of the endangered plant communities were found, though the wetland marsh was a fine example of a native habitat. Only a few listed plant or animal species were observed, though more may exist as only a small portion of the property was directly observed.

Human Values/Aesthetics: This relatively high score was achieved because the property has access from a paved road, and half of the property can be viewed from public thoroughfares. The parcel offers land-based, natural resource-based recreation opportunities and the mature cypress and seasonally changing marsh enhance the aesthetic setting of Collier County. It also offers potential for floodwater attenuation for surrounding developed properties, which is a primary reason the Big Cypress Basin is interested in assisting with its purchase.

Vulnerability: This parcel is zoned for single-family Estates homes at a density of 1 dwelling unit per 2.25 acres. At least one DEP wetland impact permit has been denied in this area.

Management: The parcel scored well in this category, because there is very little management necessary to maintain the site. Points were deducted for minimal exotic infestation on the edges of the property and exotic plant seed sources on adjacent properties.

Parcel Size: The entire project area for this multi-parcel project is approximately 141 acres, however, a core (keystone) area has been identified of 75 acres. While project size is not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This project is not similar to other projects in the second evaluation cycle, but it is similar to another multi-parcel project that has been previously approved, the Golden Gate Estates Unit 53 project, with 285 acres in the total area and 123 acres in the core (keystone) area.

Exhibit A. FLUCCs Map

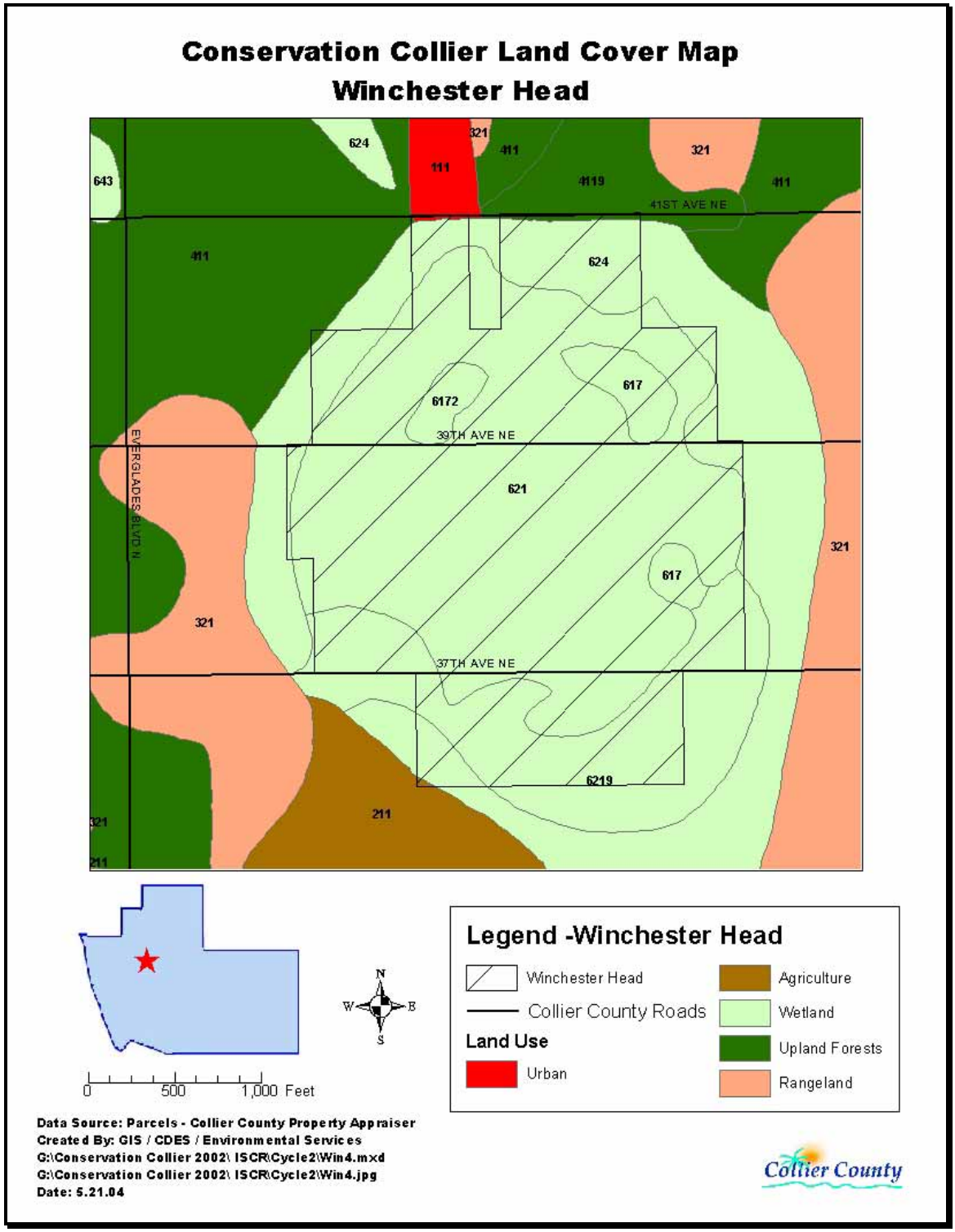


Exhibit B. Soils Map

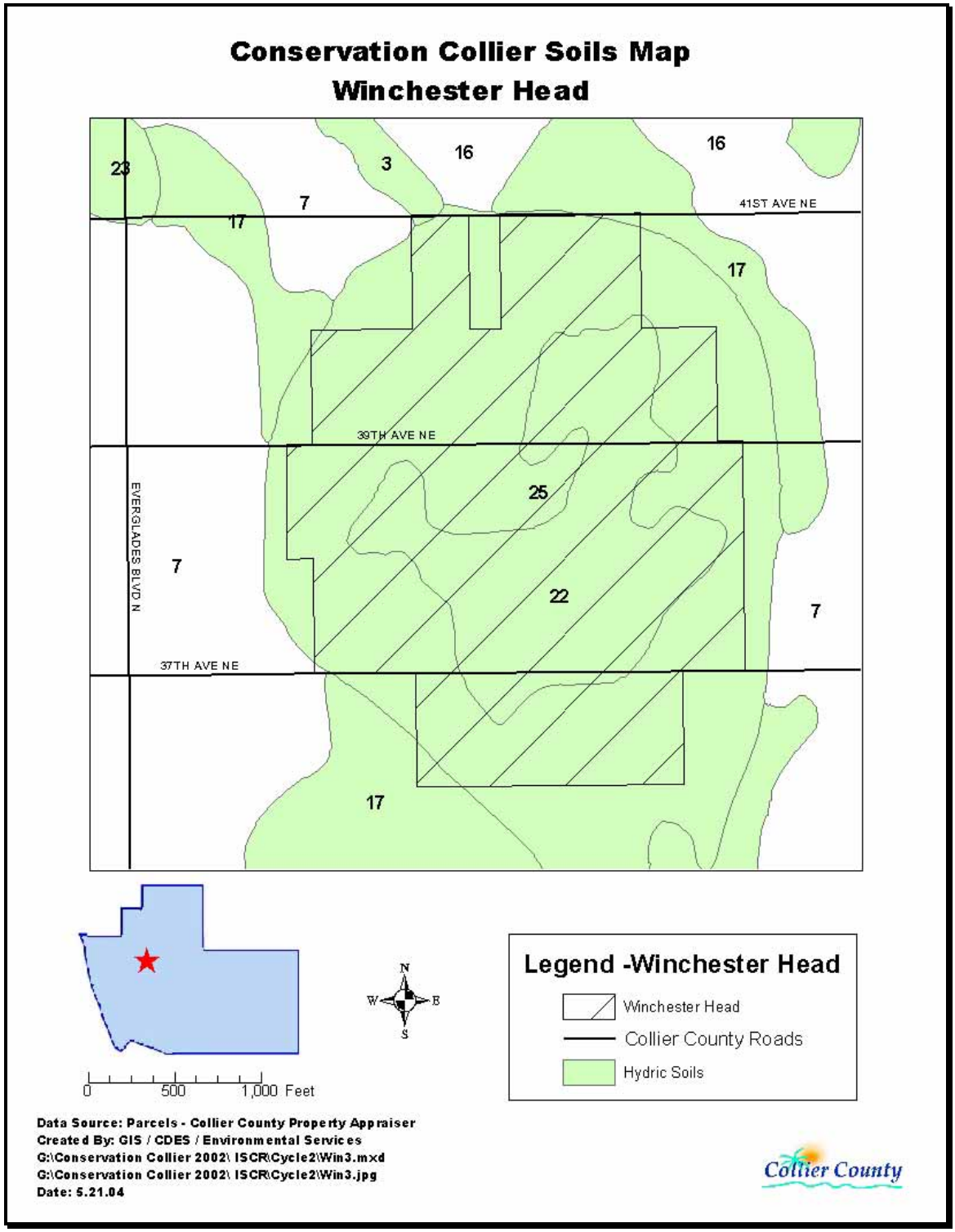


Exhibit C. Species Richness Map

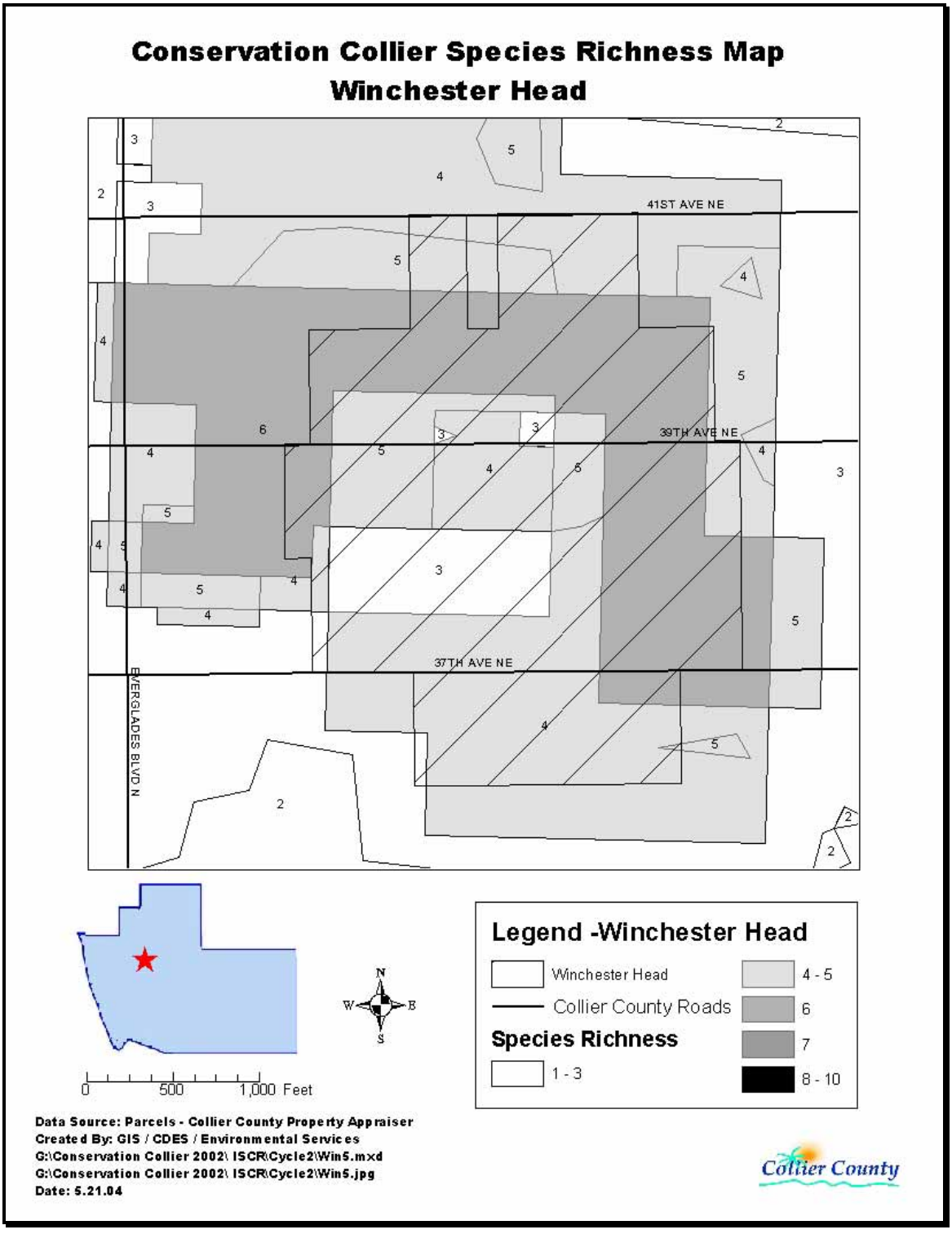
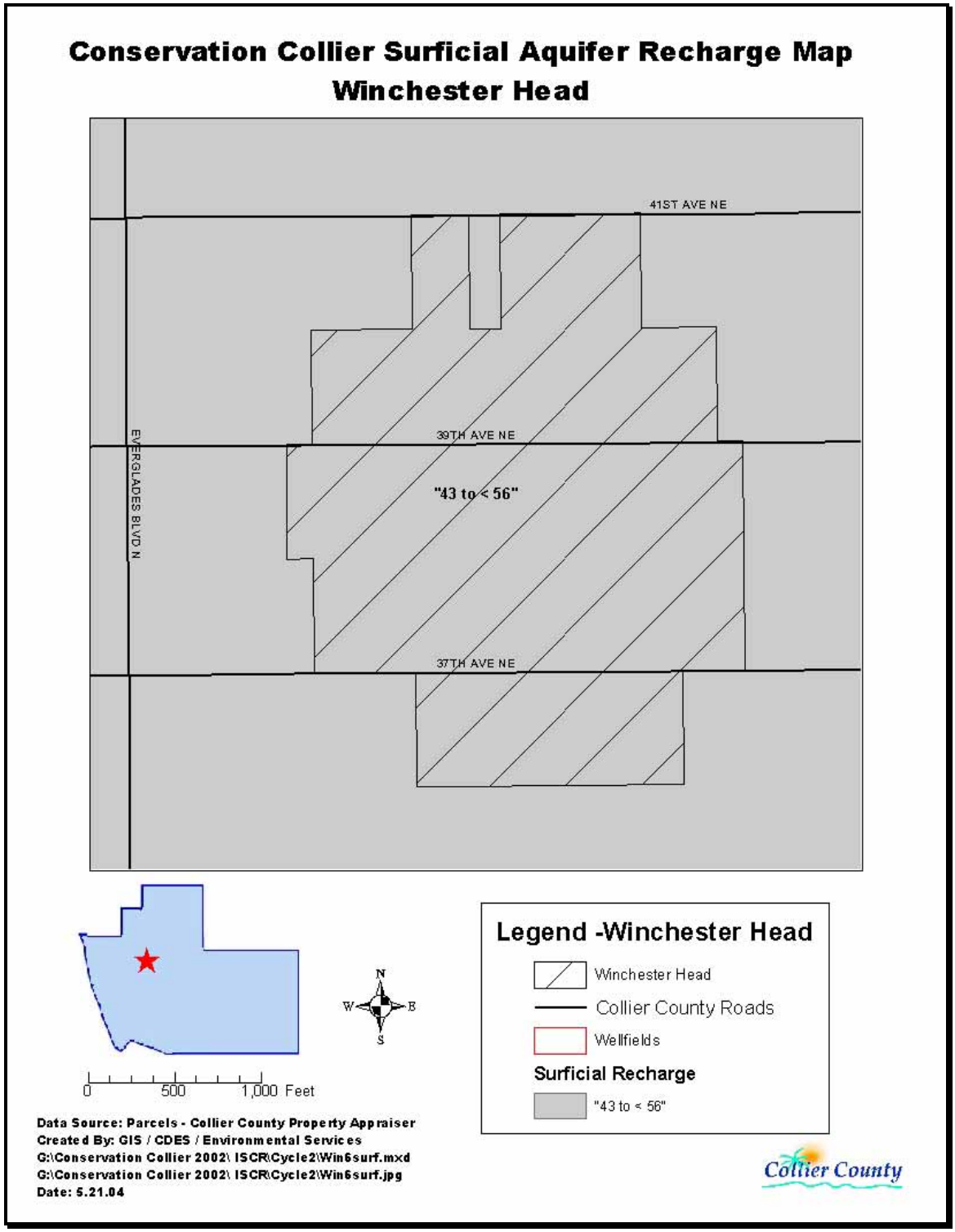
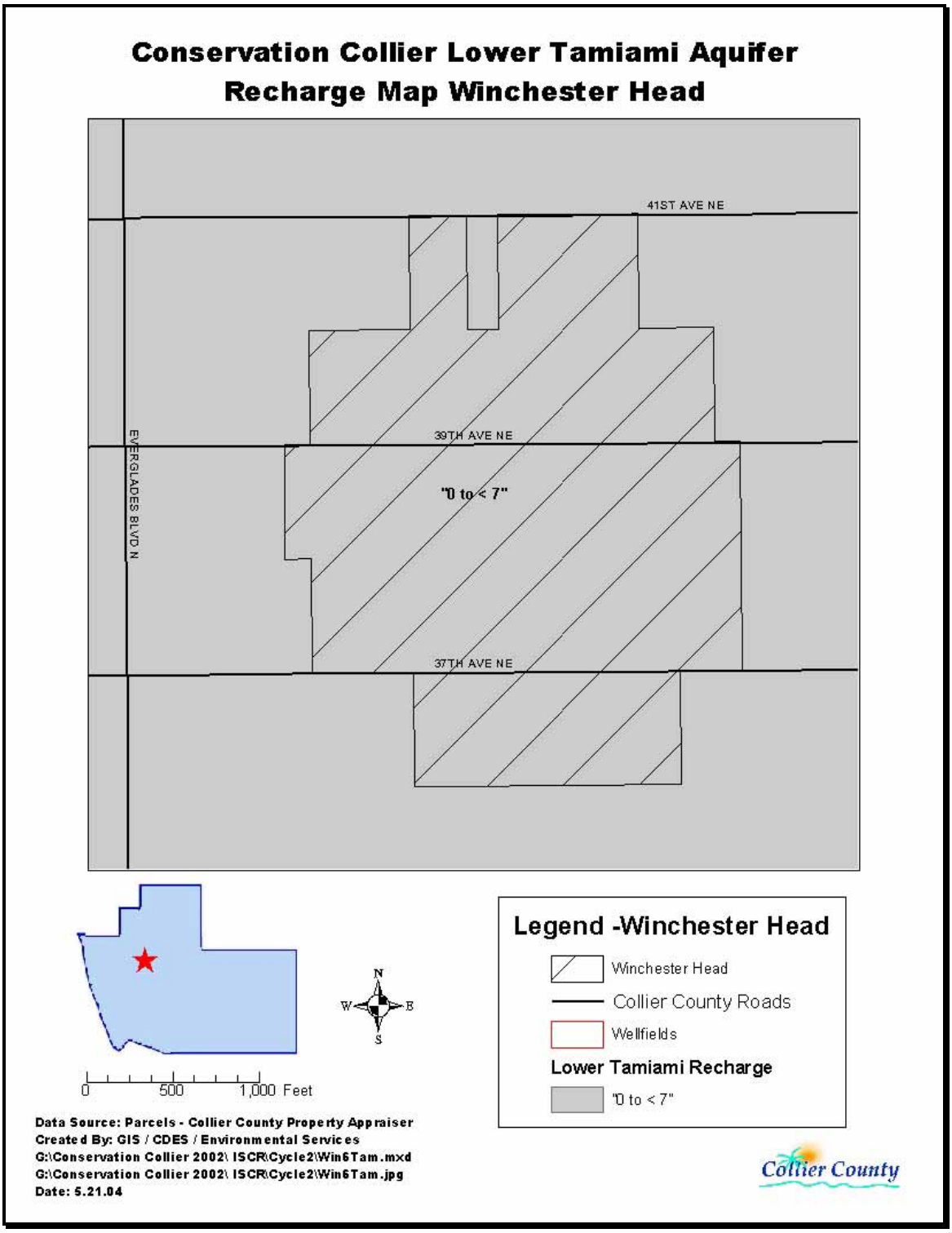


Exhibit D. Wellfield Protection and Aquifer Recharge Map




Conservation Collier Lower Tamiami Aquifer
Recharge Map Winchester Head
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39TH AVE NE
37TH AVE NE
EVERGLADES BLVD N
"0 to < 7"
0
500
1,000 Feet
N
W
E
S
Legend -Winchester Head
Winchester Head
Collier County Roads
Wellfields
Lower Tamiami Recharge
"0 to < 7"
Data Source: Parcels - Collier County Property Appraiser
Created By: GIS / CDES / Environmental Services
G:\Conservation Collier 2002\ ISCR\Cycle2\Win6Tam.mxd
G:\Conservation Collier 2002\ ISCR\Cycle2\Win6Tam.jpg
Date: 5.21.04
Collier County

Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name:			**Folio Numbers:**
Winchester Head - 5/24/04			***numerous***
Geograhical Distribution (Target Protection Area):			
NGGE			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	**Possible points**	**Scored points**	**Comments**
Select the highest Score:			
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	Cypress, wetland hardwoods, marsh, pine/cypress/cabbage palm
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	wetland marsh
1.A. Total	***100***	***15***	
1.B Significance for Water Resources	**Possible points**	**Scored points**	**Comments**
1. Aquifer Recharge *(Select the Highest Score)*			
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 43-56"; Lower Tamiami 0-7"
c. Parcel would contribute minimally to aquifer recharge	25		
location	0		
2. Surface Water Quality *(Select the Highest Score)*			
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	wetland marsh system
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management *(Calculate for a and b; score c if applicable)*			
a. Depressional soils	80	80	*(Prorate site based on area of Slough or Depressional Soils)* - all soils in target areas are depressional soils
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Have observed water attenuation in marsh areas
Subtotal	300	175	
1.B Total	***100***	**58**	*Obtained by dividing the subtotal by 3.*
1.C Resource Ecological/Biological Value	**Possible points**	**Scored points**	**Comments**
1. Biodiversity *(Select the Highest Score for a, b and c)*			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	621 (Cypress); 624 (Cypress, Pine ,Cabbage Palm); 617 (Mixed wetland hardwoods); 641 (Freshwater marsh)
c. The parcel has 2 or or less FLUCCS native plant communitie	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
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.*
b. Listed wildlife species have been documented on the parcel b	70	70	*Provide documentation source* Black bear have been documented along edges by FWCC
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 p	20	20	Tillandsia balbisiana & T. pruinosa

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	Exotic removal
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		*explain limiting conditions*
Subtotal	300	265	
1.C Total	***100***	**88**	*Divide the subtotal by 3*
1.D Protection and Enhancement of Current Conservation Lands	**Possible points**	**Scored points**	**Comments**
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	undeveloped lands lie between this area and FPNWR. CREW lands are closer but have Immokalee Road in between
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		
1.D Total	***100***	50	
1. Ecological Total Score	**100**	**53**	*Sum of 1A, 1B, 1C, 1D then divided by 4*
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	**Possible points**	**Scored points**	**Comments**
1. Access *(Select the Highest Score)*			
a. Parcel has access from a paved road	100	100	39th Ave NE is paved
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access ease	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential *(Select the Highest Score)*			
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	
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 me seen by public. Score based on percentage of frontage of parcel on public	80	40	*Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public*
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	*Provide a description and photo document atioon of the outstanding characteristic.* Mature Cypress, seasonally changing marsh
Subtotal	300	235	
2. Human Social Values/Aesthetics Total Score	**100**	**78**	*Obtained by dividing the subtotal by 3.*

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

3. Vulnerability to Development/Destruction			
3.A Zoning/Land Use Designation	**Possible points**	**Scored points**	**Comments**
1. Zoning allows for Single Family, Multifamily, industrial or comm	50	50	Estates zoning 59 homes in core; 114 in entire project area
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 u	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	**100**	**50**	
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 anticipated. Maybe - addition of several culverts under 39th Ave. NE, if anything
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 hydologic 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 unlikley	0		
5.A Total	***100***	***100***	
4.B Exotics Management Needs	**Possible points**	**Scored points**	**Comments**
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Exotics roughly 15 to 20% - around edges
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 rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	undeveloped surrounding estates lots present a seed source
5.B Total	***100***	***60***	
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	Cypress marsh area requires minimal maintenance
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 mainenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	***100***	***80***	
4. Feasibility and Management Total Score	**100**	**80**	*Sum of 5A, 5B, 5C, then divided by 3*
Total Score	**400**	**261**	

Exhibit F. Photographs

Photo 1. Freshwater marsh with native wetland grasses and cypress in background

Photo 2. Cypress forest area

Photo 3. 37th Ave NE

Photo 4. Cypress/Pine/Cabbage Palm community along edge of wetland feature

Photo 5. Hydrologic indicator – mosses at base of cabbage palm

Photo 6. Royal fern *(Osmunda regalis)*. Note perched location.

Photo 7. This is the only area where solid waste was observed – along 39th Ave NE

Photo 8. Lone culvert observed under 39th Ave NE