

Conservation Collier Initial Criteria Screening Report



**Property Name: Talon Land Group LTD
Folio Number: 00222280705**

**Staff Report Date: November 10, 2003
CCLAAC Approval Date:**

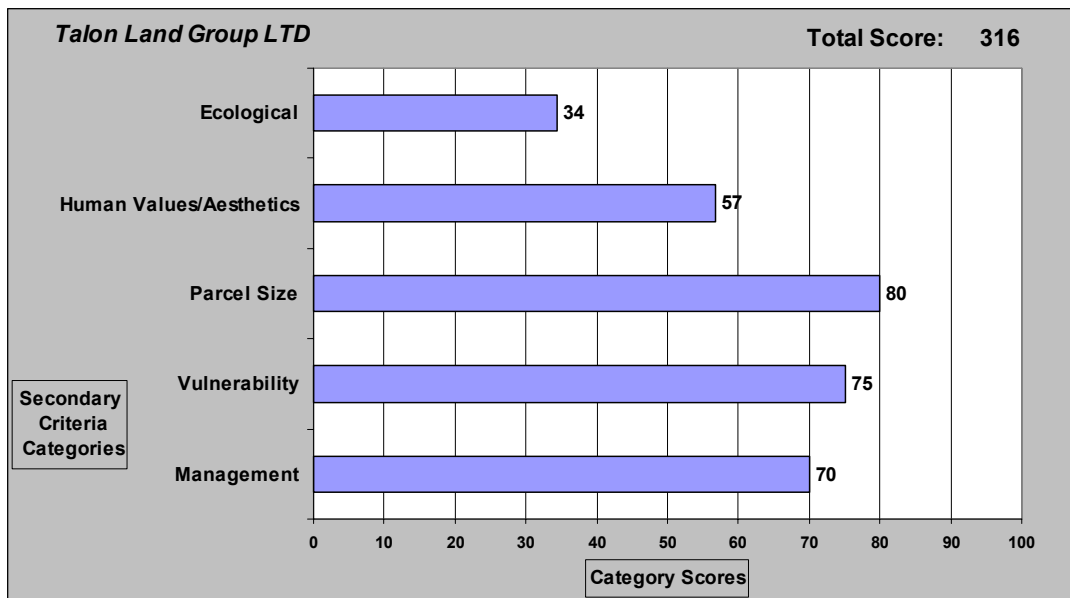


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I. Summary of Property Information

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	Talon Land Group LTD	Subsidiary of Bonita Bay
Folio Number	222280705	n/a
Size	80 acres	n/a
Zoning Category	Neutral Rural Fringe Lands Area	Zoning allows for density of no greater than 1 unit per 5 acres
Existing structures	none	n/a
Adjoining properties and their Uses	Undeveloped land, Golf Course, Roadway and Canal	<p>N – undeveloped land also owned by Talon Land Group LTD – PUD zoning request in “Apply” status</p> <p>E – future (2009-2009) elem. & high school - Collier County School Board; next parcel E is North Collier Raw Water Treatment Plant RO wells – permit in “Active” status</p> <p>S – unpaved roadway with canal along south side of road – Future Extension of Vanderbilt Road</p> <p>W – Olde Florida Golf Club golf course</p>
Development Plans Submitted	Immokalee Road South PUD	Request for zoning change to from A to PUD submitted in 2001 – currently in “Apply” status
Property Irregularities	None noted	n/a

Figure 1. Location Map

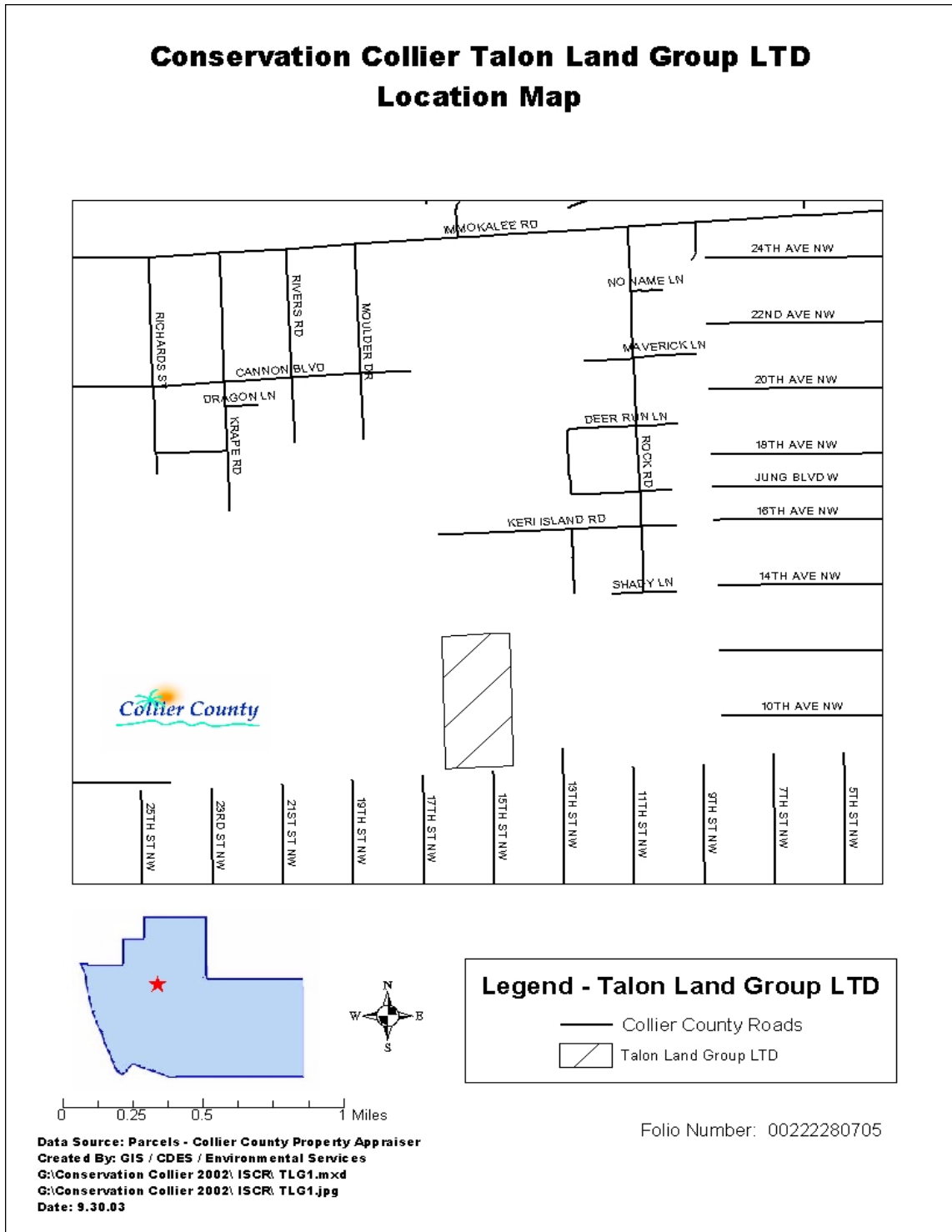
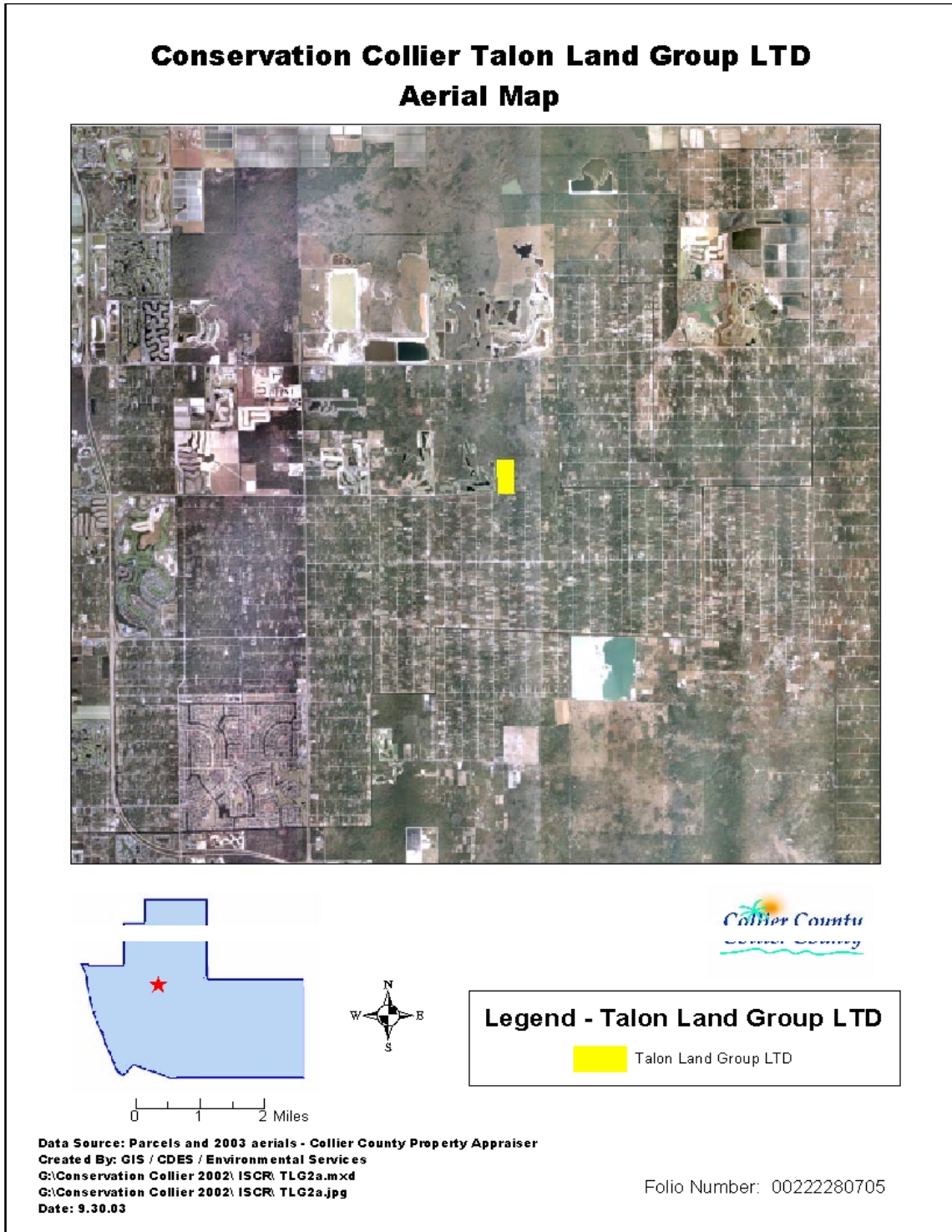


Figure 2. Aerial Map



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 4 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 complete appraisals will be necessary for this parcel as the estimated cost is above \$500,000.

Assessed Value: \$1,200,000*

Estimated Market Value: \$1,660,800 TO \$1,870,000 **

* 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 Resources Department staff conducted a site visit on October 13, 2003.

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. 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 6218 (Cypress – Melaleuca infested)

Plant communities observed on the parcel:

These **did not** fit into the above FLUCCS category. Staff did not encounter any Melaleuca during the site visit.

- FLUCCS 428 (Cabbage Palm) is the dominant community on the parcel. The canopy is predominantly cabbage palms (*Sabal palmetto*) with varying densities of cypress (*Taxodium distichum*), slash pine (*Pinus elliotti*), and bay (*Persea spp.*). The understory consists of beauty berry (*Callicarpa americana*), swamp fern (*Blechnum serrulatum*), saltbush (*Baccharis halimifolia*) and brake fern (*Pteris sp.*). Tooth petal orchids (*Habeneria odantopetala*) are growing in large numbers on the ground.
- FLUCCS 621 (Cypress) covers approximately one quarter of the property. The canopy is predominantly cypress (*Taxodium distichum*) with some bay (*Persea spp.*) and an occasional cabbage palm (*Sabal palmetto*). Although the community present at the site most closely resembles a FLUCCS 621 (Cypress), it is drier than usual cypress communities due to altered hydrology.

- FLUCCS 329 (Shrubs and Brush) is interspersed throughout the property. Open areas within the property have this FLUCCS code. These areas are covered with muscadine grape (*Vitis munsoniana*) with caesar weed (*Urena lobata*) and non-native lantana (*Lantana camara*) also present. Occasional saw palmettos (*Serenoa repens*) exist, but for the most part these areas are devoid of a canopy and subcanopy. They appear to have been disturbed/cleared at some point in the past.

This finding agrees with those native community FLUCCS mapped by WilsonMiller, Inc. in October 2001.

Statement for satisfaction of criteria:

These data confirm that this parcel does present native plant communities.

-
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:

Although the property is not within a target protection area for the program, it does offer human social values because of its size and condition. The property can be utilized for multiple land-based, nature-based recreation and it contains exceptional aesthetic characteristics – large cabbage palm forests with no invasive exotic plant species, hand ferns (*Ophioglossum palmatum*) and many ground orchids.

-
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**

Hydrological Characteristics:

Groundwater:

No standing water was present on site, however rafted debris was present in some areas – indicating recent water flow. This debris was most likely the result of a large rainfall event that occurred two weeks prior to the site visit. Although most of the soils on the parcel are mapped as hydric, slough soils, no field soil tests were performed. Upland plants such as winged sumac (*Rhus copallinum*) and beauty berry (*Callicarpa americana*) are present, while cypress buttressing is also present. This indicates that the site was inundated regularly at some point in the past, but must no longer hold water close to the surface. Groundwater is most likely lower than it was historically due to the canal south of the property. In the future, as property to the north is developed into residential, lands to the east are developed and Vanderbilt Road is extended along the south side of this parcel, it may receive and retain more surface runoff from lands to the north, again changing hydrology.

Aquifer Recharge Capacity:

The parcel contributes to the Lower Tamiami Aquifer recharge. At least half of the property contributes 14” to <21” annually. One third of the property contributes 21” to 102” annually. While the remainder of the parcel contributes 7” to <14” annually.

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: Riviera Fine Sand, Limestone Substratum (hydric, slough) – three quarters of property; Riviera, Limestone Substratum – Copeland Fine Sand (hydric, slough) – less than one quarter of property; Hallandale and Boca Fine Sand (hydric, slough) – less than one eighth of property; Boca Fine Sand – less than one eighth of property; Hallandale Fine Sand – very small portion of southeast corner.

Statement for satisfaction of criteria:

The property does contribute to aquifer recharge and buffers a large canal to the south. Floodwaters may pass over the parcel, but it does not appear to provide onsite water attenuation at this point in time. It is unknown how the future extension of Vanderbilt Road may affect hydrology of this property, but it may increase water attenuation. The cypress areas may currently, and in the future, provide wetland dependant species habitat.

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
Hand fern	<i>Ophioglossum palmatum</i>	E	Not Listed
Butterfly Orchid	<i>Encyclia tampensis</i>	C	Not Listed

E=Endangered, C=Commercially Exploited

Although not listed, many toothpetal orchids (*Habenaria odantopetala*), a terrestrial orchid species, were observed on site.

Listed Wildlife Species:

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

No listed wildlife species were observed on site, however, this appeared to be a parcel that would provide habitat and a food source for Florida Black bear (*Ursus americanum*)

floridanum). The property's Species Richness score is 6 out of a possible 10, representing a slightly above average level of habitat for listed species. Staff did not document non-listed species observed. No evidence of an existing bird rookery was observed.

Statement for satisfaction of criteria:

Although no connectivity exists between this property and current conservation lands, although the natural lands on the Old Florida Golf Course property to the east may remain undeveloped, the species richness score is above average and listed plant species were observed on site. Although no unique or endangered plant communities exist on the site, it still provides a relatively high degree of ecological quality. Also, little restoration would be required to improve the ecological quality.

-
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 is adjacent to a golf course, a canal and undeveloped land. The golf course lands not currently developed may remain natural, but this is not certain. Although a Talon Land Group conservation area may some day be present to the north, no conservation designation exists at this time.

<i>Is the property within the boundary of another agency's acquisition project?</i>	No
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>	N/A
<i>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</i>	

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking:

Hiking would be possible at this site if trails were cleared.

Nature Photography:

Multiple opportunities for nature photography exist at this site.

Bird-watching:

Many different bird species most likely utilize this site. It is a large property with a good mix of thick cover and open areas.

Kayaking/Canoeing:

Kayaking/Canoeing would not be possible at this site.

Swimming:

Swimming would not be possible at this site.

Hunting:

This parcel is large enough to support one hunter; however, surrounding properties do not support hunting, and it is unlikely this property alone would support hunting.

Fishing:

Fishing into the canal at the southern boundary of the property may be possible, however, the future extension of Vanderbilt Road may alter this. The V. Road extension is not included in the Collier County five-year Construction Plan.

Recommended Site Improvements:

A public parking area and trails must be created for public access. Signs could also be posted at the parking area and property boundaries.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of the property and construction of a public parking area. 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:

Mature Brazilian pepper (*Schinus terebinthifolius*) trees exist all along the property boundary; however, no Brazilian pepper was observed in the middle of the property. Lantana (*Lantana camara*) and Caesar weed (*Urena lobata*) occur only in the open areas of the property. A non-native terrestrial orchid (*Oceoclades m.*) is present in some areas.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would vary according to method. 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 along the edges of the property would be \$32,500 to cut, treat the stumps and remove the debris to a waste facility; \$27,500 to treat exotics with herbicide in place or to cut and stack the debris onsite; \$20,000 with light equipment; and \$12,500 with heavy equipment. Costs to treat the lantana and caesar weed in place would be an additional \$7,000.

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 \$900 to \$4,050 for 9 acres (most of the 80 acre parcel is free of invasive exotics). 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 \$3,500. Associated costs could include:

- Land clearing
- Design
- Permitting costs
- Potential rezoning costs

Public Access Trails:

Construction of trails could possibly be done as a community project, for the cost of materials. These costs shall be provided at a later date.

Security and General Maintenance:

A fence already exists between the property and the Olde Florida Golf Club. Fencing the other boundaries would not be desirable at this time because the vegetation is thick at the property lines. Signs can be placed at the parking area and at the boundary along the Olde Florida Golf Club. Minimal management activities, like trash removal and trail maintenance would be necessary.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$19,500 - \$39,500	\$900 - \$4,050	Estimated with a range of methods – use of heavy equipment to remove border exotics is recommended – cleared area could be used for parking.
Parking Facility	\$ 3,500	t.b.d.	Parking for 10 cars, excluding engineering and permitting costs
Access Trails	t.b.d.	t.b.d.	Possibly community service project
Fencing	n/a	n/a	Not necessary
Trash Removal	t.b.d.	t.b.d.	Waiting for requested bid information
Signs	\$400	n/a	Four @ \$100 each - 3'X1.5' – metal, white background, uninstalled – at each side of property
Total			

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

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions 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 2003 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 it a score of 90 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel would most likely not be selected for FCT post-acquisition funding.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels. Also, the program normally focuses on parcels that will contribute to overall regional conservation. It is questionable whether this parcel will be eligible for Florida Forever funding. Additionally, staff is researching possible complications related to the Conservation Collier purchase policy. Title to any jointly purchased properties would be held by the State of Florida

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.

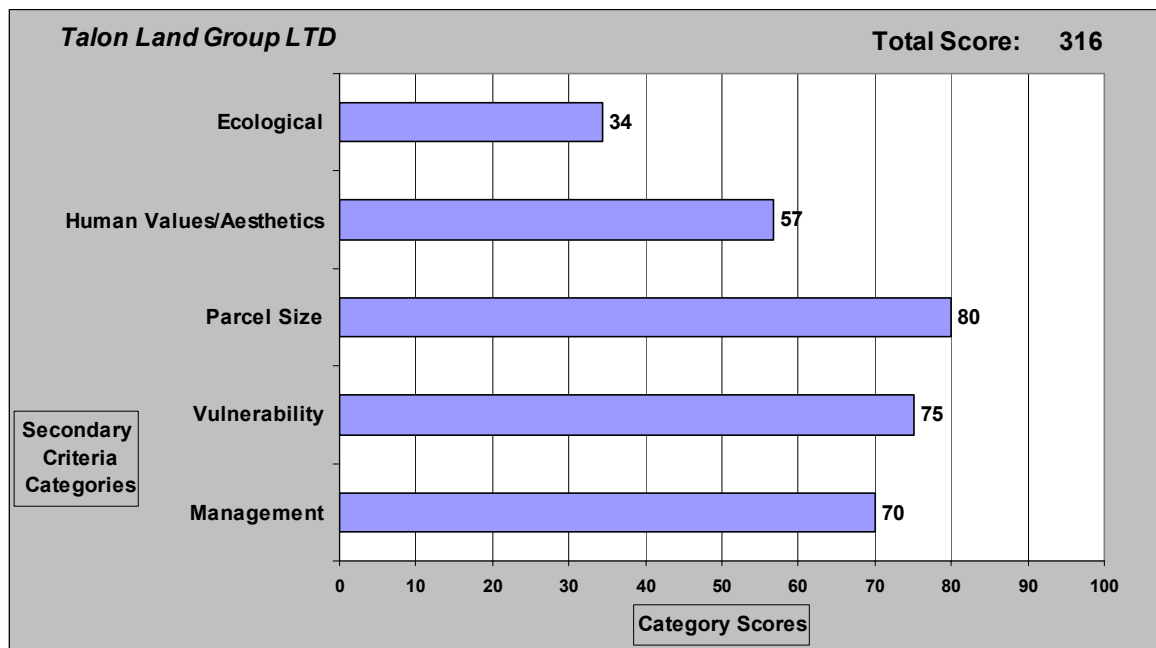
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 316 out of a possible 500 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: Talon Land Group LTD			
Target Protection Area: Not in established TPA			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	34	34%
Human Values/Aesthetics	100	57	57%
Parcel Size	100	80	80%
Vulnerability	100	75	75%
Management	100	70	70%
Total Score:	500	316	63%

Figure 4. Secondary Screening Criteria Scoring



Ecological: The parcel scored low in this category. The low score can be attributed to a lack of unique and endangered plant communities, a lack of strategic floodplain management and a lack of connectivity to conservation lands. Placing the parcel in conservation would offer some water quality benefits because it contributes to Tamiami Aquifer recharge and buffers a canal. The parcel has an above average species richness score, listed plant species were observed on site and high ecological function could be restored with minimal alteration.

Human Values/Aesthetics: The property scored only slightly above average in this category, because it cannot be viewed from a public road. The score was increased because unpaved roads can access it, it offers multiple land-based, natural resource-based recreation opportunities and it contains hand ferns and many terrestrial orchids.

Parcel Size: This score is based upon acreage, and the parcel is 80 acres.

Vulnerability: This parcel is within the Rural Fringe Neutral Lands area. This zoning allows for density no greater than one unit per five acres, however, a zoning request has been submitted for a change to PUD zoning. This request is in the “Apply” stage, currently being reviewed.

Management: The parcel scored well above average in this category. Although the hydrology has clearly been altered, the hydrologic management necessary to return the site to its historic condition would extend far outside the boundaries of this property. No on site hydrologic alterations would be necessary to sustain the site in its current state. Invasive exotic vegetation exists only along the edges and in the open areas; however, substantial seed sources currently exist on the lands to the north and east of the property. Only moderate maintenance would be required at the site. The cabbage palm areas cannot be burned and no trails exist at this time. Some trash was observed on the north end.

Exhibit A. FLUCCs Map



Exhibit B. Soils Map

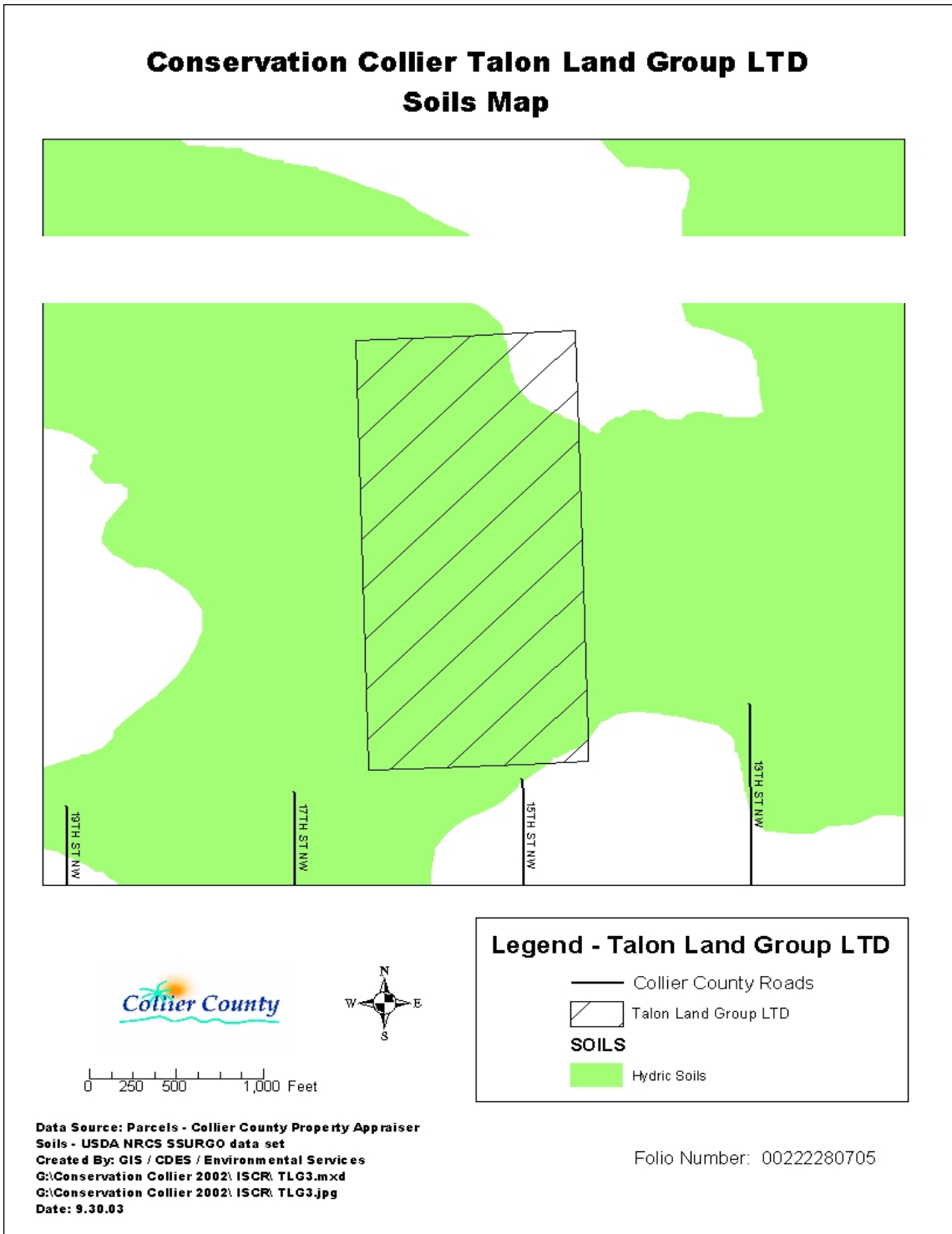


Exhibit C. Species Richness Map

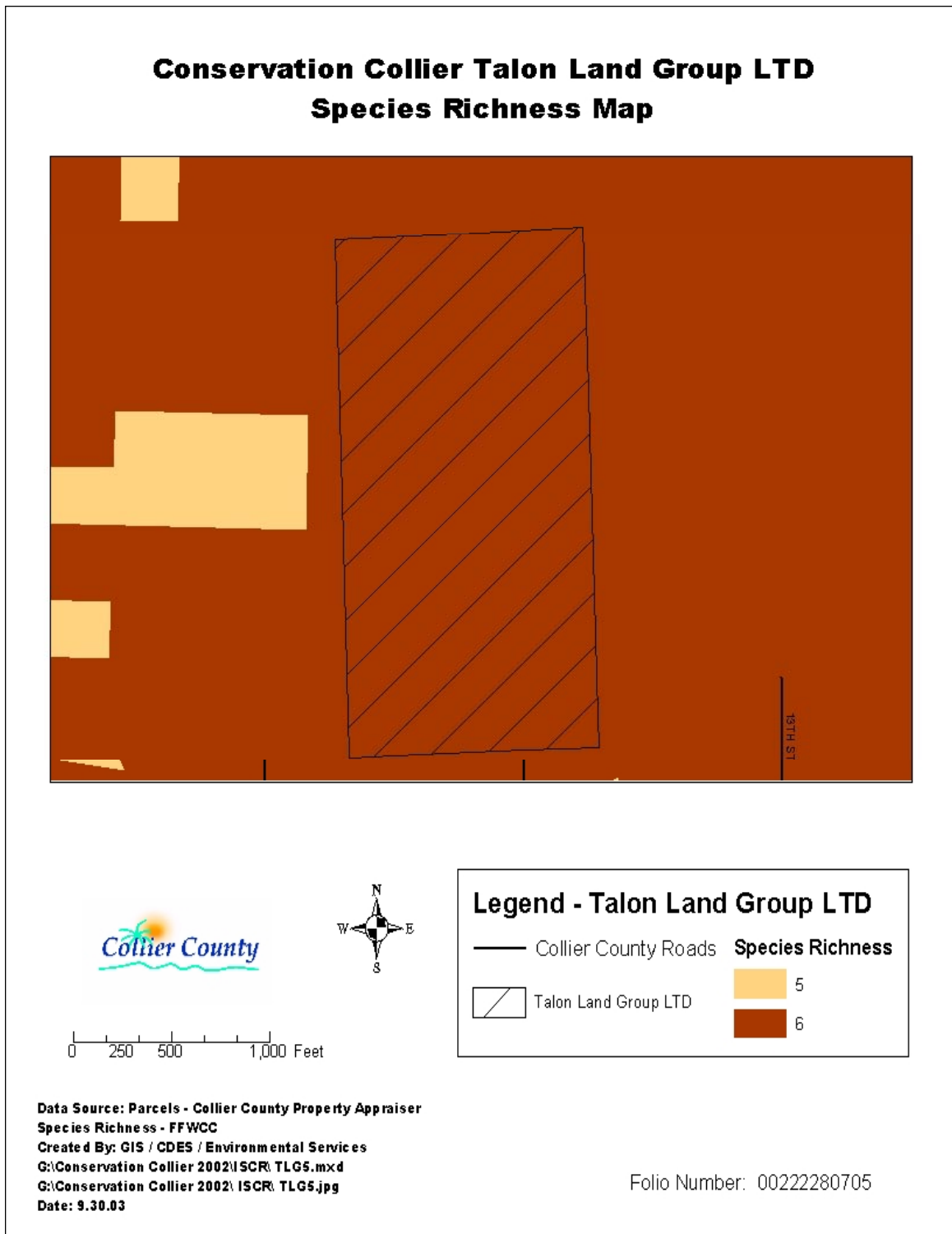


Exhibit D. Wellfield Protection and Aquifer Recharge Map

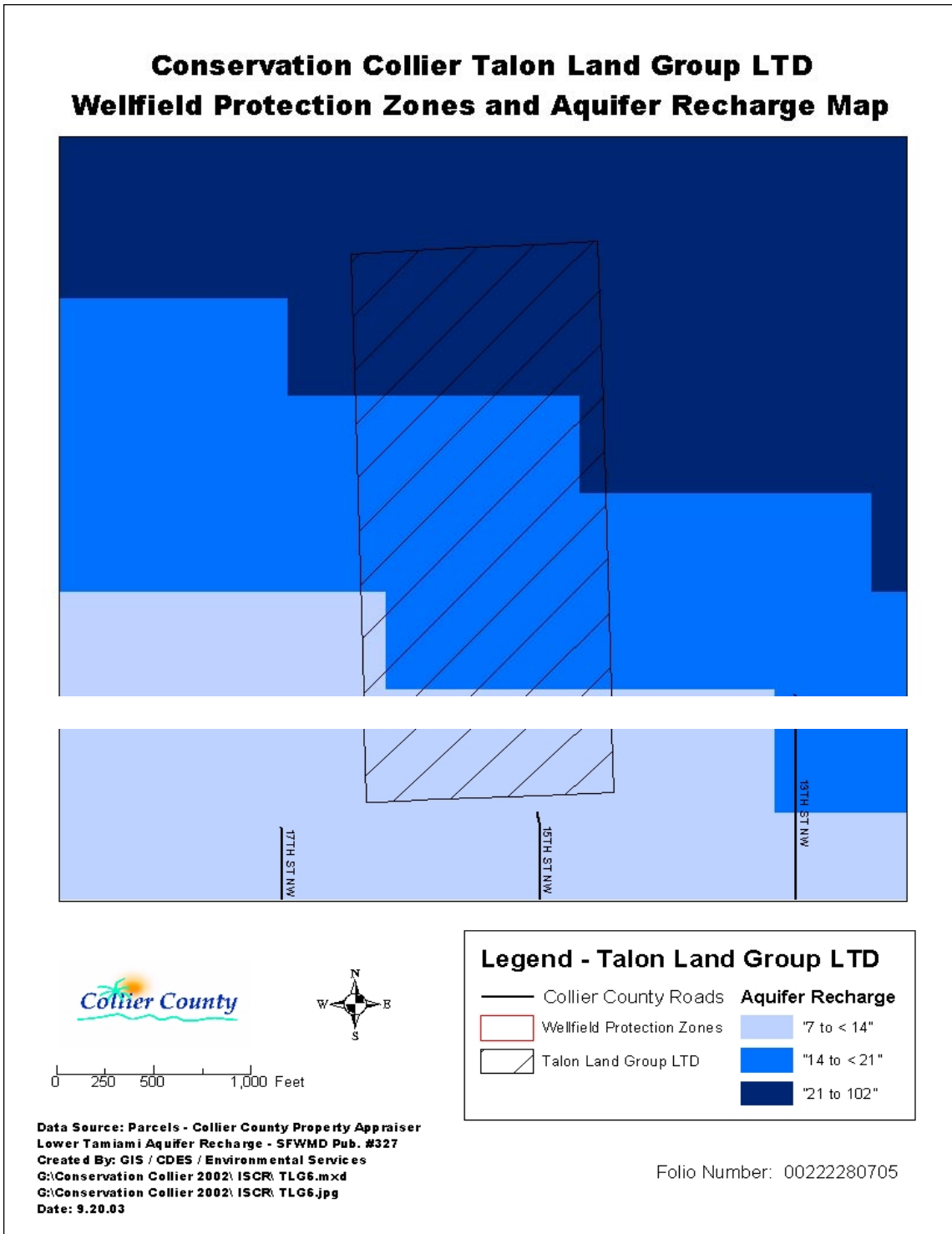


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Talon Land Group LTD</i>		Folio Numbers: <i>222280705</i>	
Geographical Distribution (Target Protection Area): <i>Not in established TPA</i>			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Cabbage Palm Forest with Cypress and/or Pine
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	700	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>Select the Highest Score</i>			
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	at least 1/2 the parcel is in "14 to <21", another 1/3 is in 21" to < 102", and the remainder is 7" to < 14".
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. 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 has a canal at south side
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80		
b. Slough Soils	40	38	(Prorate site based on area of Slough or Depressional Soils) approximately 17/18ths of all soils are slough soils
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	163	
1.B Total	700	54	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<i>Select the Highest Score for a, b and c</i>			
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	75		
b. The parcel has 3 or 4 FLUCCS native plant communities	50	50	428 - Cabbage Palm, 621 - Cypress, 329 - Shrubs and Brush
c. The parcel has 2 or less FLUCCS native plant communities	25		
d. Score an additional 25 points if any habitats are on site which indicated potential higher diversity: Examples include FLUCCS 426, 427, 421, 436 - Upland and xeric forests. Describe.	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If this is scored, then b. Species Richness is not scored.</i>
b. Species Richness score ranging from 10 to 70	70	49	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Species richness score is 6 out of 10.</i>
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20 points	20	20	Ophioglossum palmatum(FDA-E), Encyclia tampensis FDA-C)
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	High ecological function will not be historic ecological function, however, as a canal the S end has permanently altered hydrology
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.	10		
Subtotal	300	219	
1.C Total	700	73	<i>Divide the subtotal by 3</i>

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

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0	0	In the future, there will likely be a conservation parcel to the north, on Talon Developed lands, but it is not there at present. The parcel is contiguous with school board and Parks lands.
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	0	
1. Ecological Total Score	100	34	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Off of Rock Road and road along canal
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	hiking, environmental education, bird watching, photography
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		<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	20	<i>Provide a description and photo document ation of the outstanding characteristic - site has lots of terrestrial orchids (Habermaria species) and Hand Fern</i>
Subtotal	300	170	
2. Human Social Values/Aesthetics Total Score	100	57	<i>Obtained by dividing the subtotal by 3.</i>
3. Parcel Size			
3.A Size Evaluation	Possible points	Scored points	Comments
1. Equal to or Greater than 100 acres	100		
2. Equal to or less than 99 acres	99	80	
3. Parcel Size Total Score	100	80	
4. Vulnerability to Development/Destruction			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, commercial or industrial	100		
2. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	In neutral rural fringe lands area
3. Zoning allows for density of no greater than 1 unit per 40 acres	25		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
4. Vulnerability Total Score	100	75	

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

5. Feasibility and Costs of Management			
5.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 has already been altered by canal on S side and is drier than it was historically. Palms have already invaded wetland areas and property is functioning in an altered though natural state which may be sustainable. Restoring hydrology would be impossible without changing surrounding properties.
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	0		
5.A Total	100	100	
5.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			Exotics mainly around edges - Brazilian pepper, although there is scattered Lantana & Ceasar weed in open areas and Oececlades m. present in some areas..
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	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		
effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		Lands to the N & E present seed source.
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	
5.B Total	100	60	
5.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		moderate maintenance would be required, can't burn cabbage palm forest. No trails exist at this time.
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 mainenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	
5.C Total	100	50	some trash on north end - access difficult, no tresspass noted
5. Feasibility and Management Total Score	100	70	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	316	

Exhibit F. Photographs

Photo 1. South boundary of property looking east (canal is to the right of the road)



Photo 2. One of several open areas throughout property



Photo 3. Cabbage Palm/Cypress community



Photo 4. View from Olde Florida Golf Club hill looking east onto property



Photo 5. Hand ferns (*Ophioglossum palmatum*) on cabbage palm (*Sabal Palmetto*)



Photo 6. Canal at southern boundary



Photo 7. Western boundary of property looking south



Photo 8. Cypress buttress indicating past hydrology

