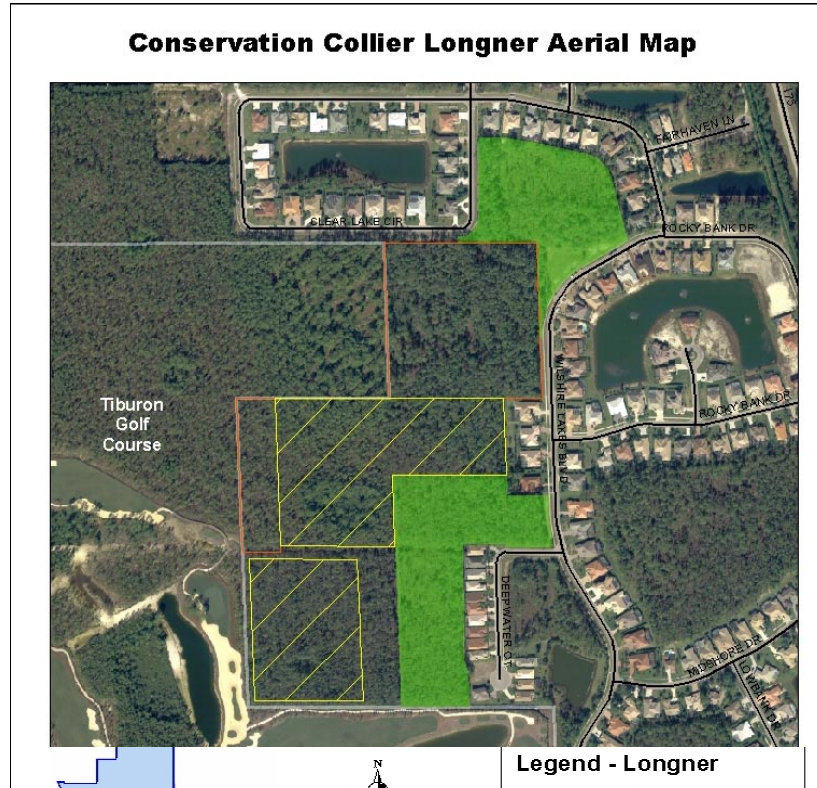
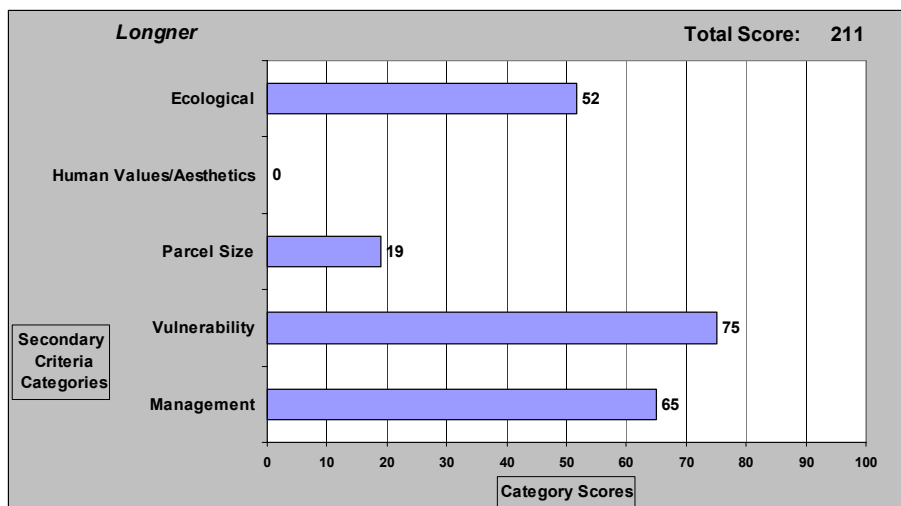


# Conservation Collier Initial Criteria Screening Report



**Property Name: Longner**  
**Folio Numbers: 00201760000**

**Staff Report Date: November 10, 2003**  
**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   | 12 |
| IV.  | Assessment of Management Needs and Costs   | 13 |
| V.   | Potential for Matching Funds   | 14 |
| VI.  | Summary of Secondary Screening Criteria  | 16 |

## Tables

|          |   |    |
|----------|---|----|
| Table 1. | Summary of Property Information                 | 3  |
| Table 2. | Summary of Estimated Management Needs and Costs | 14 |
| Table 3. | Tabulation of Secondary Screening Criteria      | 16 |

## Figures

|           |                                      |    |
|-----------|--------------------------------------|----|
| Figure 1. | Location Map                         | 5  |
| Figure 2. | Aerial Map                           | 6  |
| Figure 3. | Surrounding Lands Aerial             | 7  |
| Figure 4. | Secondary Screening Criteria Scoring | 16 |

## 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>Mary Longner</b>   | <b>Contact is atty Jennifer Nijman</b>  |
| <b>Folio Number</b>                        | <b>00201760000</b>  | <b>n/a</b>  |
| <b>Size</b>                                | <b>18.75 acres</b>  | <b>Appears on map as 2 discrete parcels</b>   |
| <b>Zoning Category</b>                     | <b>Agricultural</b>   | <b>Density - one unit per 5 acres</b>   |
| <b>Existing structures</b>                 | <b>none</b>   | <b>n/a</b>  |
| <b>Adjoining properties and their Uses</b> | <b>Conservation, Golf Course, Zoned Agricultural (undeveloped), Urban</b>   | <b>N, W and S – Tiburon Golf Course and undeveloped land that is a proposed preserve area to the north and west; section bordering southwest corner is golf course; Conservation Collier nominated properties surrounding and; undeveloped land zoned agricultural to the south</b><br><br><b>E–Wilshire Lakes PUD developed lots and conservation area</b> |
| <b>Development Plans Submitted</b>         | <b>None in computer record</b>  | <b>n/a</b>  |
| <b>Property Irregularities</b>             | <b>Fence and berm along property boundary adjacent to Wilshire Lakes</b><br><br><b>swale running E-W through middle of property</b><br><br><b>no physical or legal access</b> | <b>Checked Code Enforcement records – no cases in computer record</b><br><br><b>Not part of known water management system</b><br><br><b>Only current access through gated community/private road</b>  |

**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 will be required.

**Assessed Value: \$767,335\***

**Estimated Market Value: \*\*\$1,351,173 to \$1,445,755**

\* Property Appraiser's Website

\*\* Collier County Real Estate Services Department

Figure 1. Location Map

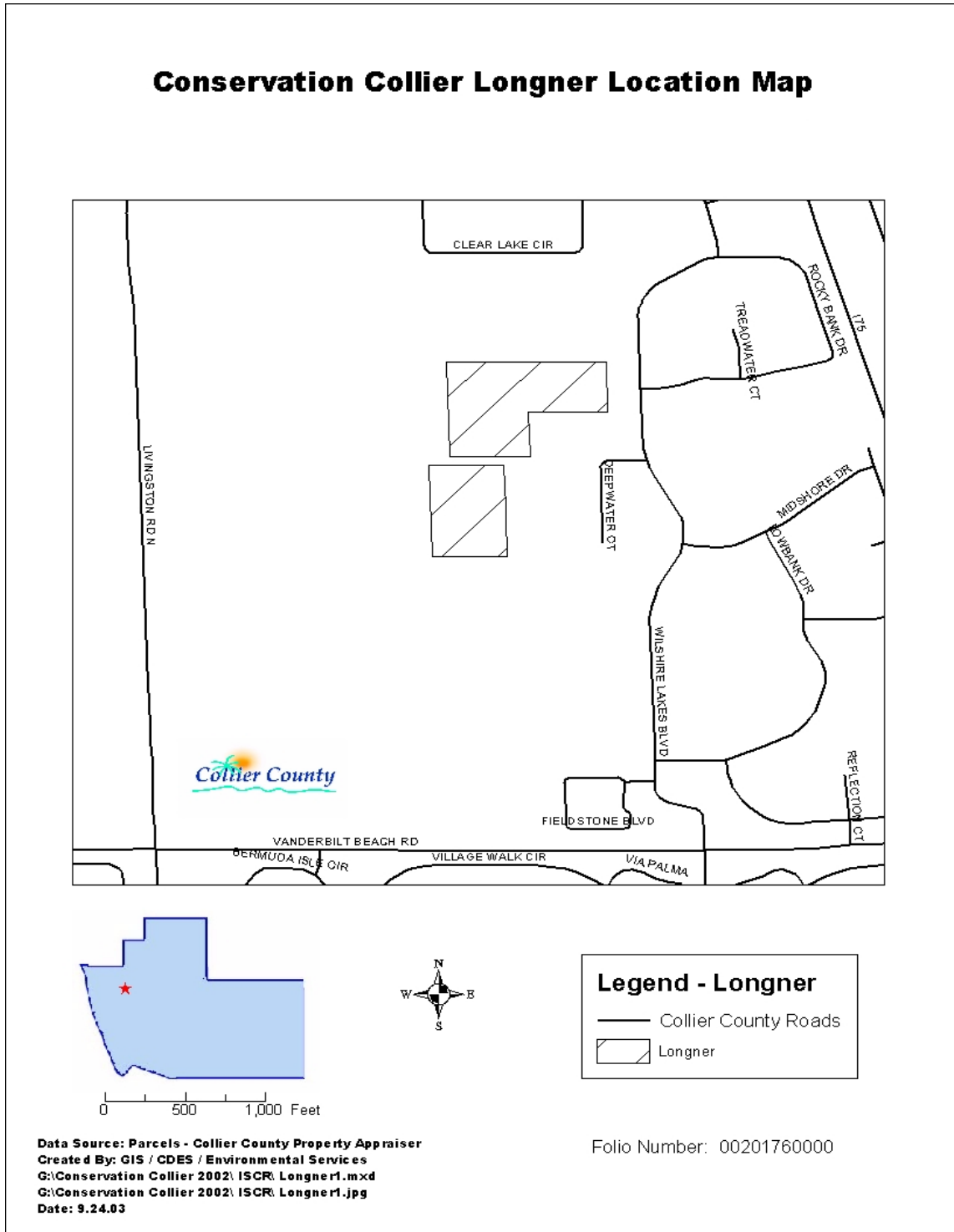


Figure 2. Aerial Map

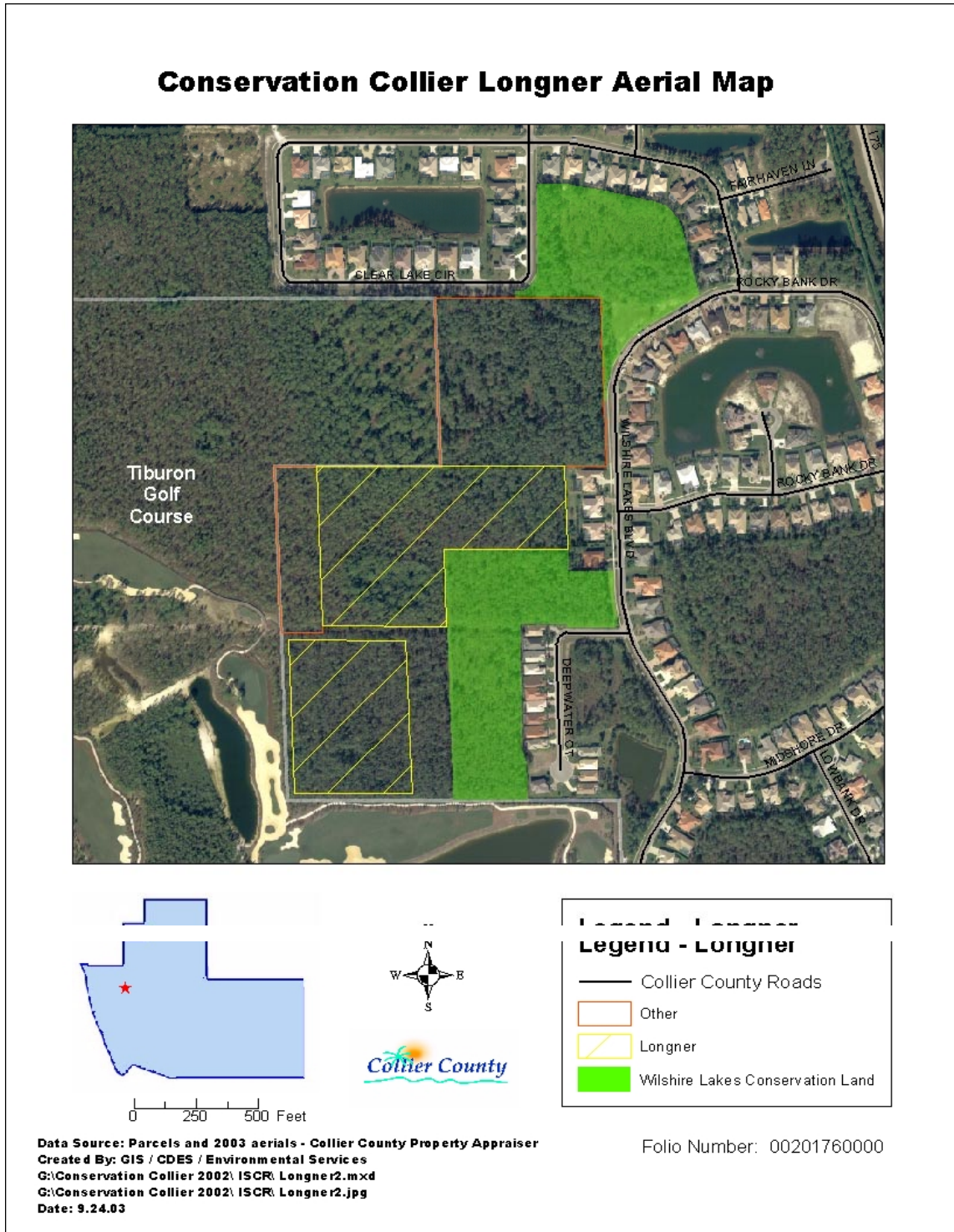
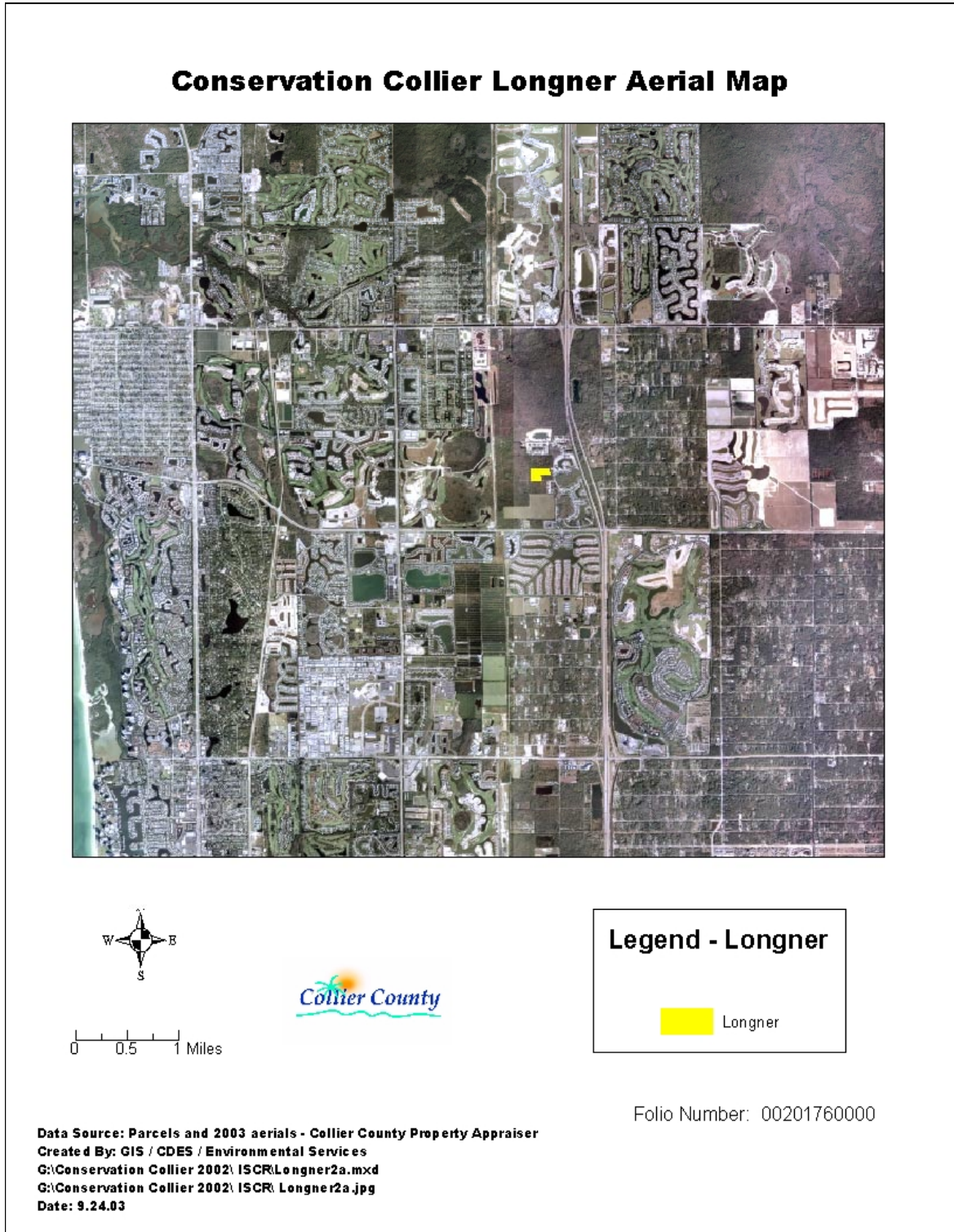


Figure 3. Surrounding Lands Aerial



## II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Resources Department staff conducted a site visit on September 25, 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. <b>Other native habitats</b> | <b>Yes</b> |

### Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

### FLUCCS:

The electronic database identified:

- FLUCCS 6439 (Wet Prairies – with Pine)

The following native plant communities were observed:

- FLUCCS 625 (Hydric Pine Flatwoods)
- A moderate slash pine (*Pinus elliotti*) canopy exists at the site. Some cypress (*Taxodium distichum*) and hollies (*Ilex sp.*) are also present. The understory consists mainly of cordgrass (*Spartina bakeri*), sawgrass (*Cladium jamaicense*) and swamp fern (*Blechnum serrulatum*). One Corkwood (*Stillingia aquatica*) plant was observed. Melaleuca (*Melaleuca quinquenervia*) is present throughout the property. Brazilian pepper (*Schinus terebinthifolius*) is present, but less prevalent.

The southern portion of the property was not thoroughly explored during the site visit. It was viewed through a fence. While the entire perimeter of the fence was not inspected, the site appeared to be very similar throughout. Melaleuca (*Melaleuca quinquenervia*) appears to be denser in the southern portion of the property.



Along the edges of the berm and within the northernmost section of the property, some upland plants - beautyberry (*Callicarpa americana*), wild-pennyroyal (*Piloblephis rigida*) and winged sumac (*Rhus copallinum*) - are present. Although the entire property could be categorized as hydric pine flatwoods, the northern portion contains upland plants co-existing with wetland plants, while the southern portion is covered with water and contains more cypress.

**Statement for satisfaction of criteria:**

Staff observations confirm that native plant communities and environmentally sensitive wetland habitat do exist on the parcel.

---

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) *No*

**Statement for satisfaction of criteria:**

Although the property is a good example of hydric pine flatwoods and it is located within the urban area, there is no physical access established. The owner states in the application that there is legal access, which appears to connect with private roads in a gated community. The site cannot be accessed or viewed from a public road.

---

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:**

During the site visit, soils on nearly the entire parcel were saturated with standing water about one foot deep. Corkwood (*Stillingia aquatica*) is present indicating that the parcel must be inundated with water for long periods of time.

**Aquifer Recharge Capacity:**

Aquifer recharge capacity is low in this area, from 0 to 7 inches per year.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel are entirely Pineda Fine Sand, Limestone Substratum. This nearly level, poorly drained soil is typically found in sloughs and drainage ways. Natural vegetation includes Slash pine, wax myrtle, and grasses. A hydric pine plant community exists on this parcel. Typically, these soils can be flooded during periods of high rainfall, but the water table is within a depth of 12 inches for 3 to 6 months of the year, and the water table can recede to a depth of more than 40 inches during dry times.

**Statement for satisfaction of criteria:**

---

This parcel satisfies the criteria for aquifer recharge (minimal recharge area), protection of wetland dependent species (primarily plant species with potential for protection of wetland dependent wildlife species), and potential for flood control, as the property is holding significant water and may receive water from a swale bisecting the property.

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    |  |
| Common wild pine   | <i>Tillandsia fasciculata</i> | E      |  |
| Reflexed wild pine | <i>Tillandsia balbisiana</i>  | T      |  |
| Wild coco orchid   | <i>Eulophia alta</i>          | T      |  |

E=Endangered, T=Threatened

Although not observed on-site, butterfly orchids (*Encyclia tampensis*) – FDA Commercially Exploited - were observed on adjoining properties containing similar habitat.

**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. The FWCC-derived species richness score ranged from 3 to 5 out of a possible 10, representing a low to moderate level of habitat for listed species. Staff did not document non-listed species observed for scoring purposes, however, did observe a garter snake. No evidence of an existing bird rookery was observed.

**Potential Listed Species:**

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, GFC-listed wetland dependent bird species could occur. Additionally, the GAPS Analysis (Florida Game and Freshwater Fish Commission, 1994) identifies this area in the moderately to good habitat range for black

bear. Florida Fish and Wildlife Conservation Commission (FFWCC) staff has advised that black bear are often observed west of CR 951 in this area. The supplemental questionnaire filled out by the owners representative advises that the U.S. Army Corps of Engineers has told the owner that the property may provide habitat for Wood storks and Indigo snakes.

**Statement for satisfaction of criteria:**

These data suggest that intact native habitats are present. Restoration potential is high, in that plant communities have not been highly invaded by invasive exotic plants, except in the southern portion. The observed plant communities present have high 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)*** ***Yes***

**Statement for satisfaction of criteria:**

Portions of this property's southern and eastern borders are adjacent to a Wilshire Lakes conservation area. Portions of the northern and western border are adjacent to nominated Conservation Collier property, which in turn are adjacent to a Wilshire Lakes conservation area and the Tiburon Golf Course. The Tiburon Golf Course land adjacent to a portion of all this property's borders is currently undeveloped. Although this adjacent land has not yet come in for development, it is a proposed Pelican Marsh PUD conservation area. To the north of the Tiburon Golf Course lie two parcels of undeveloped land (zoned agricultural), which are adjacent to the proposed North Naples Regional Park. A large portion of the park on the southern end will be preserved green space with a network of trails and fitness paths, however, unless a public access easement could be obtained over Tiburon Golf Course preserved land, there will be no public access between this parcel and the park.

***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: *Hikes could be possible through the property, however access is not available and the wetland conditions would make hiking difficult.*

Nature Photography: *The property would provide opportunities for nature photography if access could be established. It is a good example of hydric pine flatwoods, and adjacent land uses increase the probability of wildlife passing through the area.*

Bird-watching: *Wetland dependent bird species would most likely be present on the property. Pine Warblers (Dendroica pinus) could possibly use this area seasonally. Access problems make bird watching unlikely.*

Kayaking/Canoeing: *Kayaking/Canoeing would not be possible at the site.*

Swimming: *Swimming would not be possible at the site.*

Hunting: *Because of its urban location and small size, the parcel would not be suitable for hunting.*

Fishing: *No fish were observed and wetlands would not likely support the size and species of fishes that would make fishing a potential use.*

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

Removing the low barbed wire fence that exists along the Tiburon Golf Course property line may increase the movement of wildlife. The boundary could then be marked with signs. Removing the fence and berm along the sections of the parcel adjacent to Wilshire Lakes would improve water and wildlife flow; however, the berm is part of the water management plan for Wilshire Lakes.

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

Management of this property will address mainly the costs of exotic vegetation removal and control. Fence removal will depend upon whether the Tiburon Golf Course and Wilshire Lakes will agree to the removal. Removal of the berm is highly unlikely. 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:**

Melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*) were observed on this parcel. The melaleuca is sparse to moderate throughout most of the northern section of the property, but becomes denser in the south. The Brazilian pepper is only present in small amounts along the berm.

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

The initial cost of exotic removal would be moderately expensive. There is quite a bit of melaleuca, but treatment would not include removal from site. 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 (between 25%-50%) would be approximately \$46,875 to cut, stack and treat the stumps.

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 \$1,900 to \$8,500 for 18.75 acres. These costs would likely decrease over time as the soil seed bank is depleted.

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

Provision of public parking on this parcel is unlikely and access through Wildlife Lakes is also unlikely, as this is a gated community.

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

Access to this parcel appears problematic.

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

Signs can be placed at the boundaries. Due to access difficulties, maintenance would be problematic.

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

| <b>Management Element</b> | <b>Initial Cost</b> | <b>Annual Recurring Costs</b> | <b>Comments</b>                          |
|---------------------------|---------------------|-------------------------------|--|
| Exotics Control           | \$46,875            | \$1,900 - \$8,500             | Estimated                                |
| Parking Facility          | n/a                 | n/a                           | n/a                                      |
| Raised Boardwalk          | t.b.d               | t.b.d                         | t.b.d. – if desired                      |
| Access Trails             | n/a                 | n/a                           | No access                                |
| Fence Removal             | t.b.d               | t.b.d                         | t.b.d. – if desired                      |
| Trash Removal             | n/a                 | n/a                           | No access                                |
| Signs                     | \$100 each          |                               | 3' X 1.5' metal on post -<br>uninstalled |
| <b>Total</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 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 80 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. Properties selected for funding in the current cycle had an average score of 140. The estimated score assumes a 60% funding match from Conservation Collier. This parcel appears to be below the minimum mark to 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.

### 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.

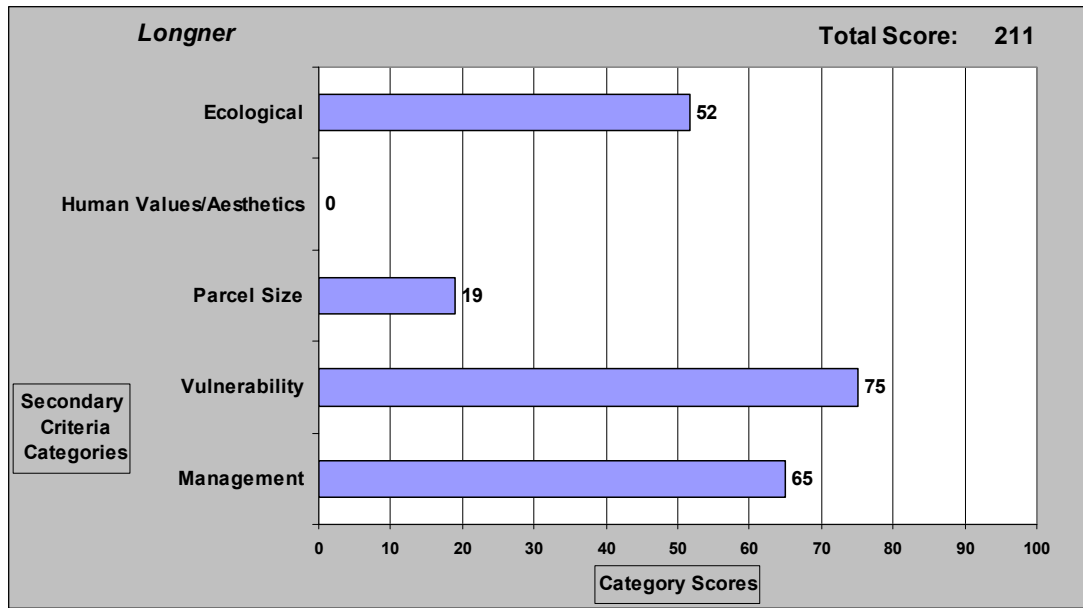
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 211 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: Longner        |                 |               |                           |
|-------------------------------|-----------------|---------------|---------------------------|
| Target Protection Area: Urban |                 |               |                           |
| Secondary Screening Criteria  | Possible Points | Scored Points | Percent of Possible Score |
| Ecological                    | 100             | 52            | 52%                       |
| Human Values/Aesthetics       | 100             | 0             | 0%                        |
| Parcel Size                   | 100             | 19            | 19%                       |
| Vulnerability                 | 100             | 75            | 75%                       |
| Management                    | 100             | 65            | 65%                       |
| <b>Total Score:</b>           | <b>500</b>      | <b>211</b>    | <b>42%</b>                |

**Figure 4. Secondary Screening Criteria Scoring**





**Ecological:** The parcel scored in the mid-range of this category. It contains only one native plant community, which is not among the unique and endangered plant communities listed. No endangered species were observed on the parcel, even though its use by foraging black bears is possible. Also, the parcel is not contiguous with nor does it provide buffering for a waterway or identified flowway. Despite these score-lowering attributes, the parcel is contiguous to Wilshire Lakes' conservation area. Also, it does contribute minimally to aquifer recharge and appears to be beneficial to floodplain management.

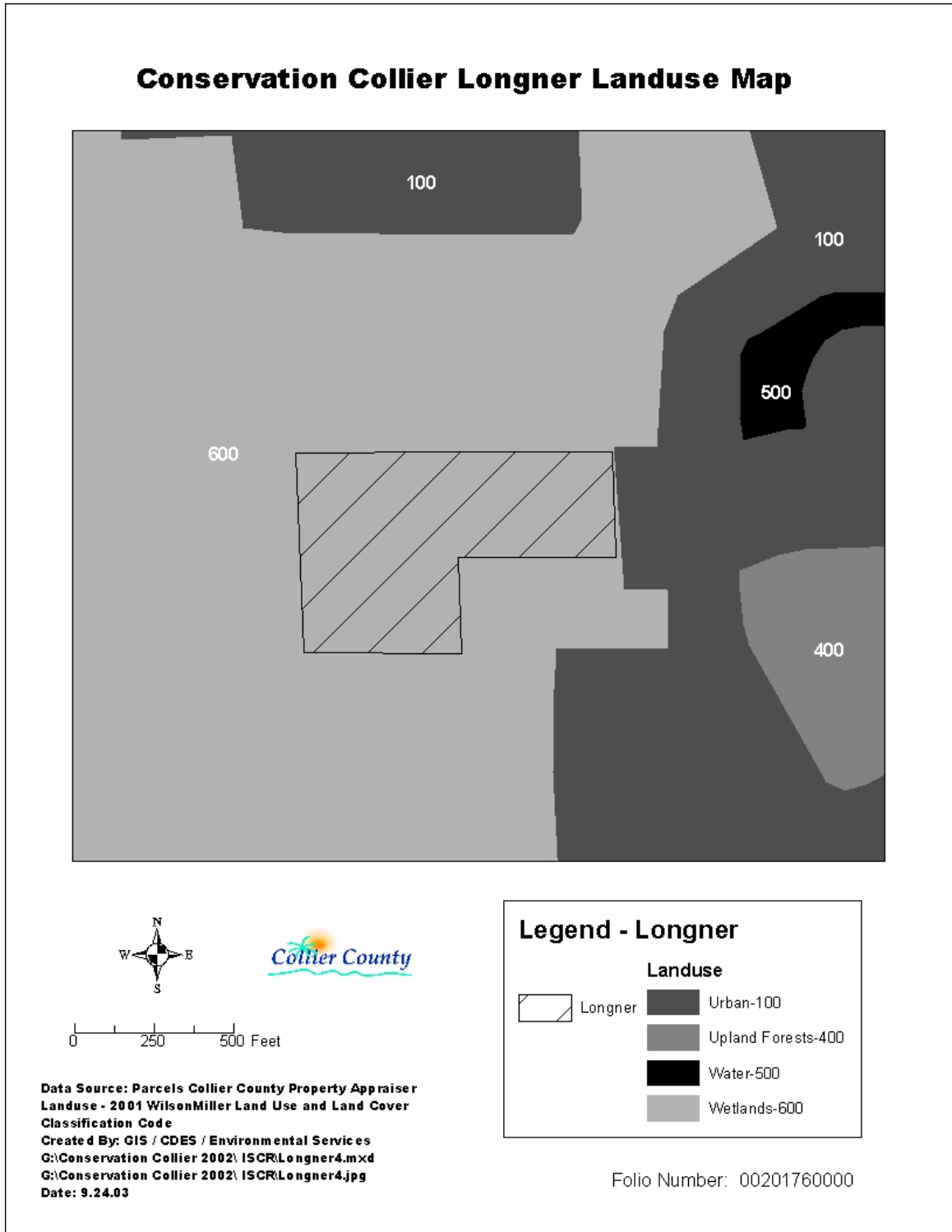
**Human Values/Aesthetics:** This score was achieved because the property cannot be viewed or accessed from a public road. Acquiring adjacent Conservation Collier nominated parcels would improve access to the public. The score was slightly elevated, because the site would provide multiple land-based natural resource-based recreation activities.

**Parcel Size:** This score is based upon acreage, and the parcel is small (18.75 acres), giving a low score.

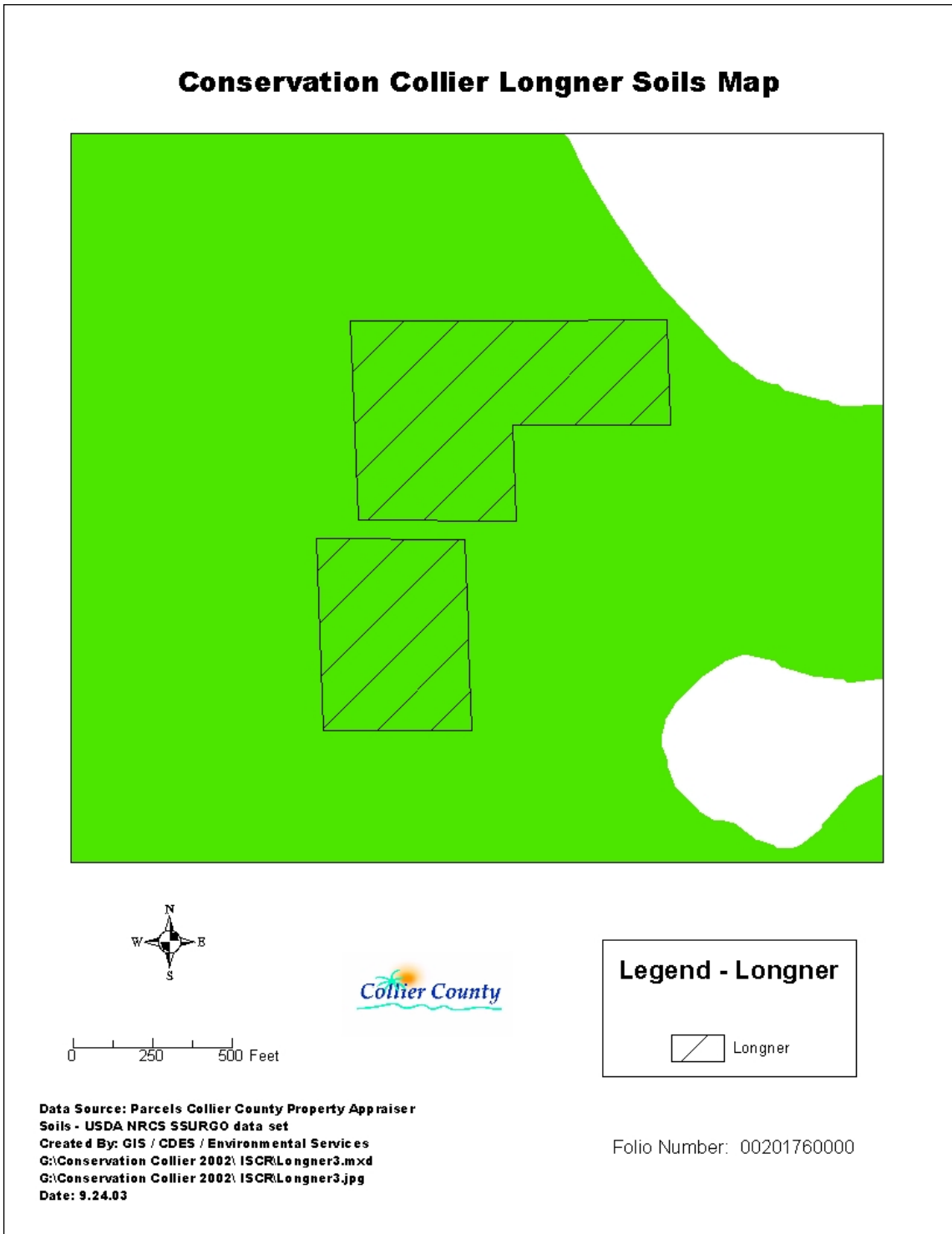
**Vulnerability:** This parcel is zoned Agricultural with an allowed development density of 1 unit per 5 acres. There are no development orders or permits listed in the County's computer system for this parcel.

**Management:** The parcel scored just slightly above average in this category. A moderate amount of management would be needed at this site. Treatment of invasive exotic vegetation is necessary, and some hydrological changes are needed. Cuts in the berm – if possible – around portions of the property would improve water flow to and from Wilshire Lakes' conservation area.

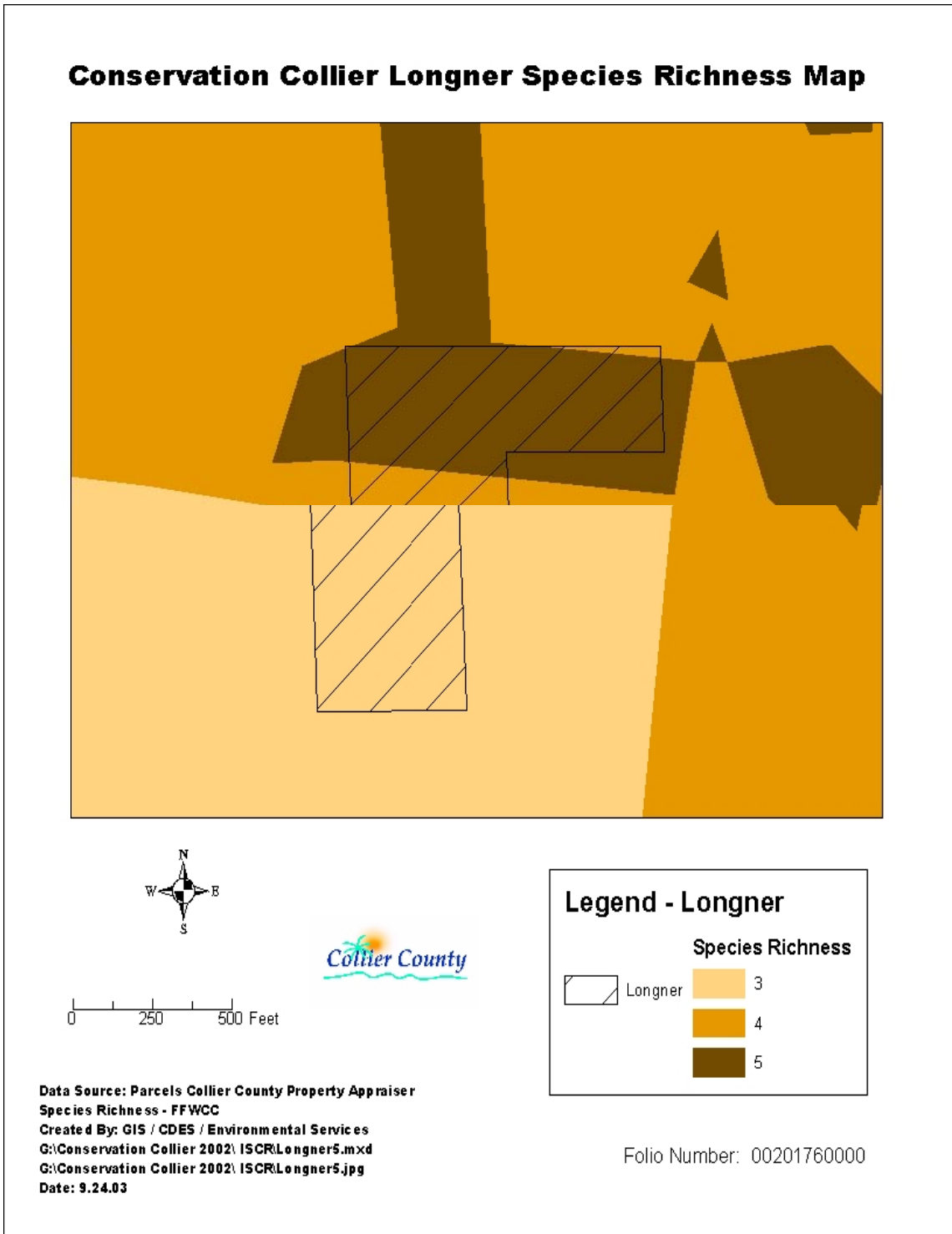
### Exhibit A. FLUCCs Map



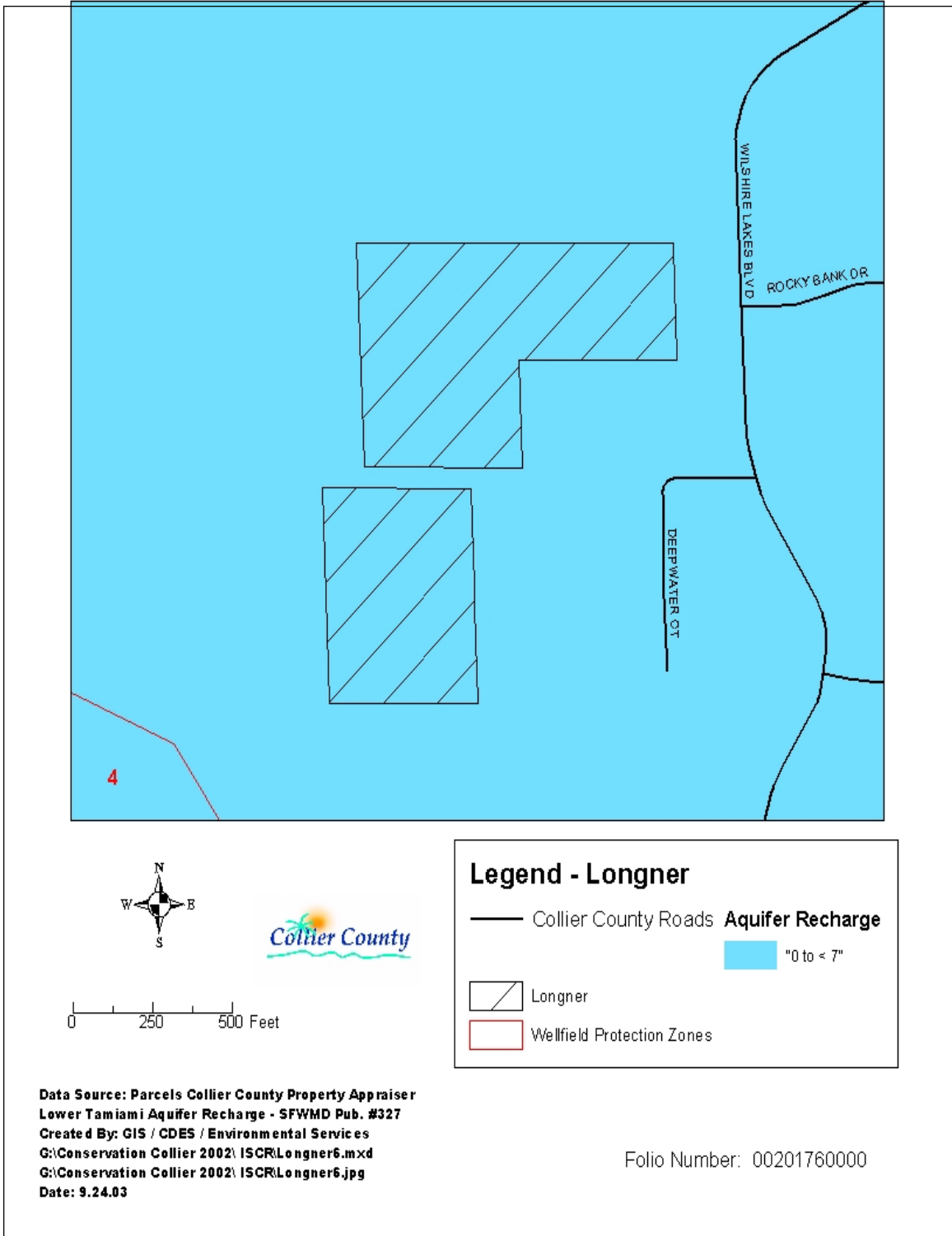
### Exhibit B. Soils Map



### Exhibit C. Species Richness Map



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



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

|   |                                      |                      |   |
|---|--------------------------------------|----------------------|---|
| <b>Property Name:</b><br>Longner  | <b>Folio Numbers:</b><br>00201760000 |                      |   |
| <b>Geographical Distribution (Target Protection Area):</b><br>Urban   |                                      |                      |   |
| <b>1. Confirmation of Initial Screening Criteria (Ecological)</b>   |                                      |                      |   |
| <b>1.A Unique and Endangered Plant Communities</b>  | <b>Possible points</b>               | <b>Scored points</b> | <b>Comments</b>   |
| <i>Select the highest Score:</i>  |                                      |                      |   |
| 1. Tropical Hardwood Hammock  | 90                                   |                      |   |
| 2. Xeric Oak Scrub  | 80                                   |                      |   |
| 3. Coastal Strand   | 70                                   |                      |   |
| 4. Native Beach   | 60                                   |                      |   |
| 5. Xeric Pine   | 50                                   |                      |   |
| 6. Riverine Oak   | 40                                   |                      |   |
| 7. High Marsh (Saline)  | 30                                   |                      |   |
| 8. Tidal Freshwater Marsh   | 20                                   |                      |   |
| 9. Other Native Habitats  | 10                                   | 10                   | 625-Hydric Pine Flatwoods   |
| 10. Add additional 5 points for each additional listed plant community found on the parcel  | 5 each                               |                      |   |
| 11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.                                  | 5                                    |                      |   |
| <b>1.A. Total</b>   | <b>100</b>                           | <b>10</b>            |   |
| <b>1.B Significance for Water Resources</b>   | <b>Possible points</b>               | <b>Scored points</b> | <b>Comments</b>   |
| 1. Aquifer Recharge ( <i>Select the Highest Score</i> )   |                                      |                      |   |
| a. Parcel is within a wellfield protection zone   | 100                                  |                      |   |
| b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge   | 50                                   |                      |   |
| c. Parcel would contribute minimally to aquifer recharge  | 25                                   | 25                   | 0"-7" annually  |
| 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                                   |                      |   |
| c. Parcel is contiguous with and provides buffering for an identified flowway   | 50                                   |                      |   |
| d. Wetlands exist on site   | 25                                   | 25                   | Very wet on southern end of property  |
| 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                                   |                      | (Prorate site based on area of Slough or Depressional Soils)  |
| b. Slough Soils   | 40                                   | 40                   | Pineda Fine Sand with Limestone Substratum  |
| c. Parcel has known history of flooding and is likely to provide onsite water attenuation   | 20                                   | 20                   | Water covering nearly entire site during site visit.  |
| Subtotal  | 300                                  | 110                  |   |
| <b>1.B Total</b>  | <b>100</b>                           | <b>37</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   | 75                                   |                      |   |
| b. The parcel has 3 or 4 FLUCCS native plant communities  | 50                                   |                      |   |
| c. The parcel has 2 or less FLUCCS native plant communities   | 25                                   | 25                   | 625-Hydric Pine Flatwoods   |
| 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                                   | 34                   | <i>Score is prorated from 10 to 70 based on the FWCC Species Richness map. Species Richness Score is 4</i>            |
| c. Rookery found on the parcel  | 10                                   |                      |   |
| d. Listed plant species observed on parcel - add additional 20  | 20                                   | 20                   | <i>Tillandsia fasciculata (numerous), Tillandsia balbisiana (large population), Wild cocoa orchid (Eulophia alta)</i> |
| 3. Restoration Potential  |                                      |                      |   |
| a. Parcel can be restored to high ecological function with minimal alteration   | 100                                  | 100                  | A berm exists along the property boundary bordering Wilshire Lakes.   |
| 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                                  | 179                  |   |
| <b>1.C Total</b>  | <b>100</b>                           | <b>60</b>            | <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             | 100           | Wilshire Lakes Conservation Land   |
| b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.   | 50              |               |  |
| c. Property not immediately contiguous, parcels in-between it and conservation land are developed  | 0               |               |  |
| d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land   | 20              |               |  |
| <b>1.D Total</b>   | <b>100</b>      | <b>100</b>    |  |
| <b>1. Ecological Total Score</b>   | <b>100</b>      | <b>52</b>     | <i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>   |
| <b>2. Human Values/Aesthetics</b>  |                 |               |  |
| 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              |               |  |
| c. Parcel has seasonal access only or unimproved access easement   | 50              |               |  |
| d. Parcel does not have physical or legal access   | 0               | 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              |               |  |
| 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               | 0             | no access  |
| 3. Enhancement of Aesthetic Setting  |                 |               |  |
| a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare   | 80              | 0             | <i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</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             | 0             |  |
| <b>2. Human Social Values/Aesthetics Total Score</b>   | <b>100</b>      | <b>-</b>      | <i>Obtained by dividing the subtotal by 3.</i>   |
| <b>3. Parcel Size</b>  |                 |               |  |
| 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              | 19            | 18.75 ac   |
| <b>3. Parcel Size Total Score</b>  | <b>100</b>      | <b>19</b>     |  |
| <b>4. Vulnerability to Development/Destruction</b>   |                 |               |  |
| 4.A Zoning/Land Use Designation  | Possible points | Scored points | Comments   |
| 1. Zoning allows for high density Single Family, Multifamily, commercial   | 100             |               |  |
| 2. Zoning allows for density of no greater than 1 unit per 5 acres   | 75              | 75            | Agricultural   |
| 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             |               |  |
| <b>4. Vulnerability Total Score</b>  | <b>100</b>      | <b>75</b>     |  |

## 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             |               |   |
| 2. Minimal hydrologic changes are required to restore function, such a a cut in an existing berm   | 75              | 75            | Possibly cut into berm where property is adjacent to Wilshire Lakes Conservation Area |
| 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               |               |   |
| <b>5.A Total</b>   | <b>100</b>      | <b>75</b>     |   |
| 5.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              |               |   |
| c. Exotic plants constitute between 25% and 50% of plant cover   | 60              | 60            | Melaleuca density higher in southern half of property                                 |
| d. Exotic plants constitute between 50% and 75% of plant cover   | 40              |               |   |
| e. Exotic plants constitute more than 75% of plant cover   | 20              |               |   |
| and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)  | -20             |               |   |
| g. Adjacent lands contain substantial seed source and exotic removal is not presently required   | -20             |               |   |
| <b>5.B Total</b>   | <b>100</b>      | <b>60</b>     |   |
| 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              |               |   |
| 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning   | 60              | 60            | Substantial melaleuca seed source   |
| 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             |               |   |
| <b>5.C Total</b>   | <b>100</b>      | <b>60</b>     |   |
| <b>5. Feasibility and Management Total Score</b>   | <b>100</b>      | <b>65</b>     | <i>Sum of 5A, 5B, 5C, then divided by 3</i>   |
| <b>Total Score</b>   | <b>500</b>      | <b>211</b>    |   |



## Exhibit F. Photographs

**Photo 1. Southern portion of property looking west**



**Photo 2. Common wild pine (*Tillandsia fasciculata*)**



**Photo 3. Winged sumac (*Rhus copallinum*) growing on berm**



**Photo 4. Northern portion of property**



**Photo 5. Wild-pennyroyal (*Piloblephis rigida*) on northern portion of property**



**Photo 6. Multiple reflexed wild pine (*Tillandsia balbisiana*) on tree in foreground**



**Photo 7: Garter Snake (*Thamnophis sirtalis*)**

