

Conservation Collier Initial Criteria Screening Report

Conservation Collier Varela Realty LLC Aerial Map



Property Name: Varela Realty LLC
Folio Numbers: 40477760001

Staff Report Date: October 20, 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	Varela Realty LLC	n/a
Folio Number	40477760001	n/a
Size	5.15 Acres	n/a
Zoning Category	Estates/ ST-WS4	1 Dwelling Unit per 2.25 acres – Special Treatment for well field Supply – outer protection zone
Existing structures	none	n/a
Adjoining properties and their uses	Road, Residential (zoned)	N – 14th Avenue N.E. E – Desoto Boulevard N. and further to the east – Agricultural lands S and W - vacant land with E (Estates up to 1 unit per 2.25 acres) zoning and ST overlay
Development Plans Submitted	none	No permit in county computer system
Property Irregularities	None known	n/a

Figure 1. Location Map

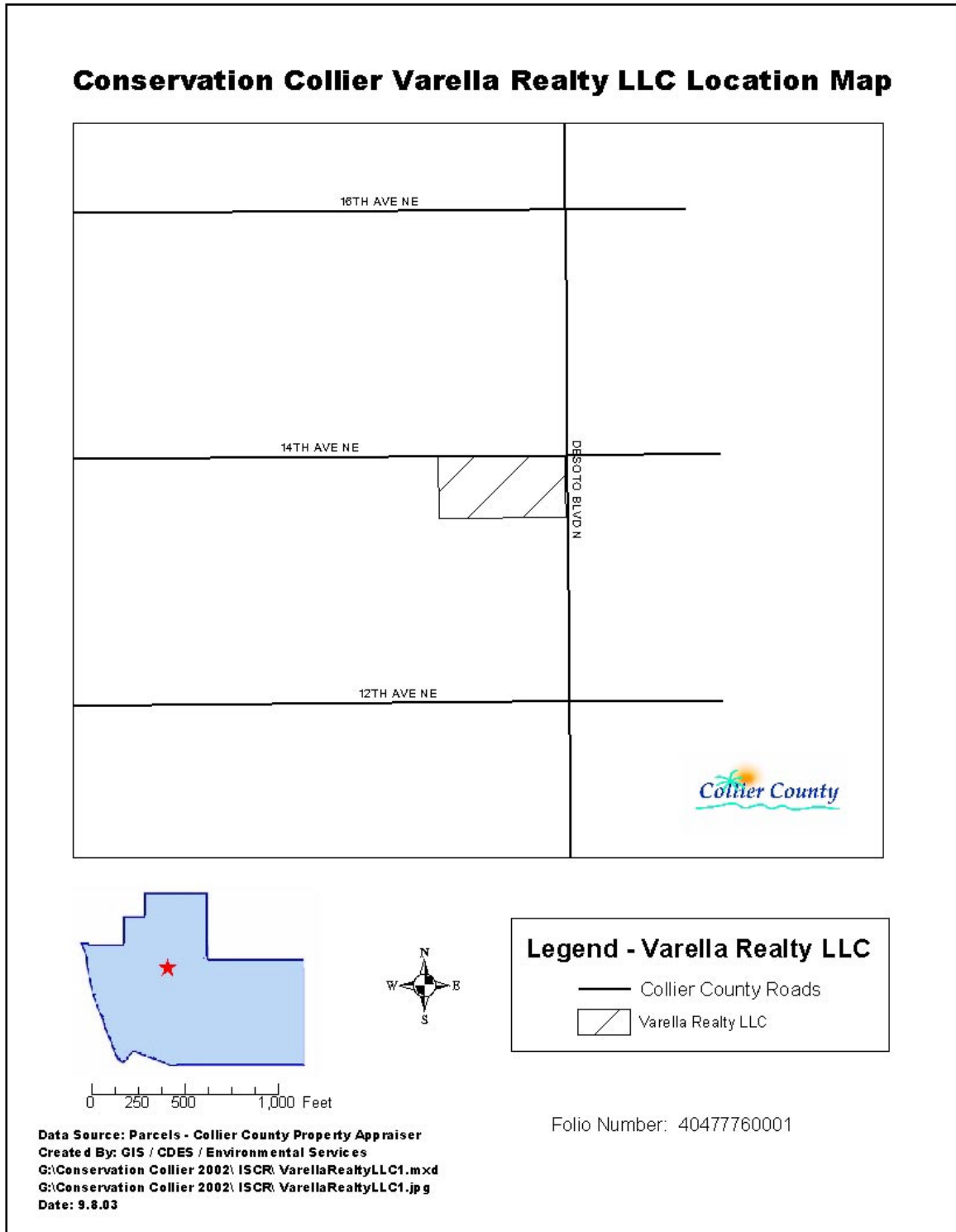


Figure 2. Aerial Map

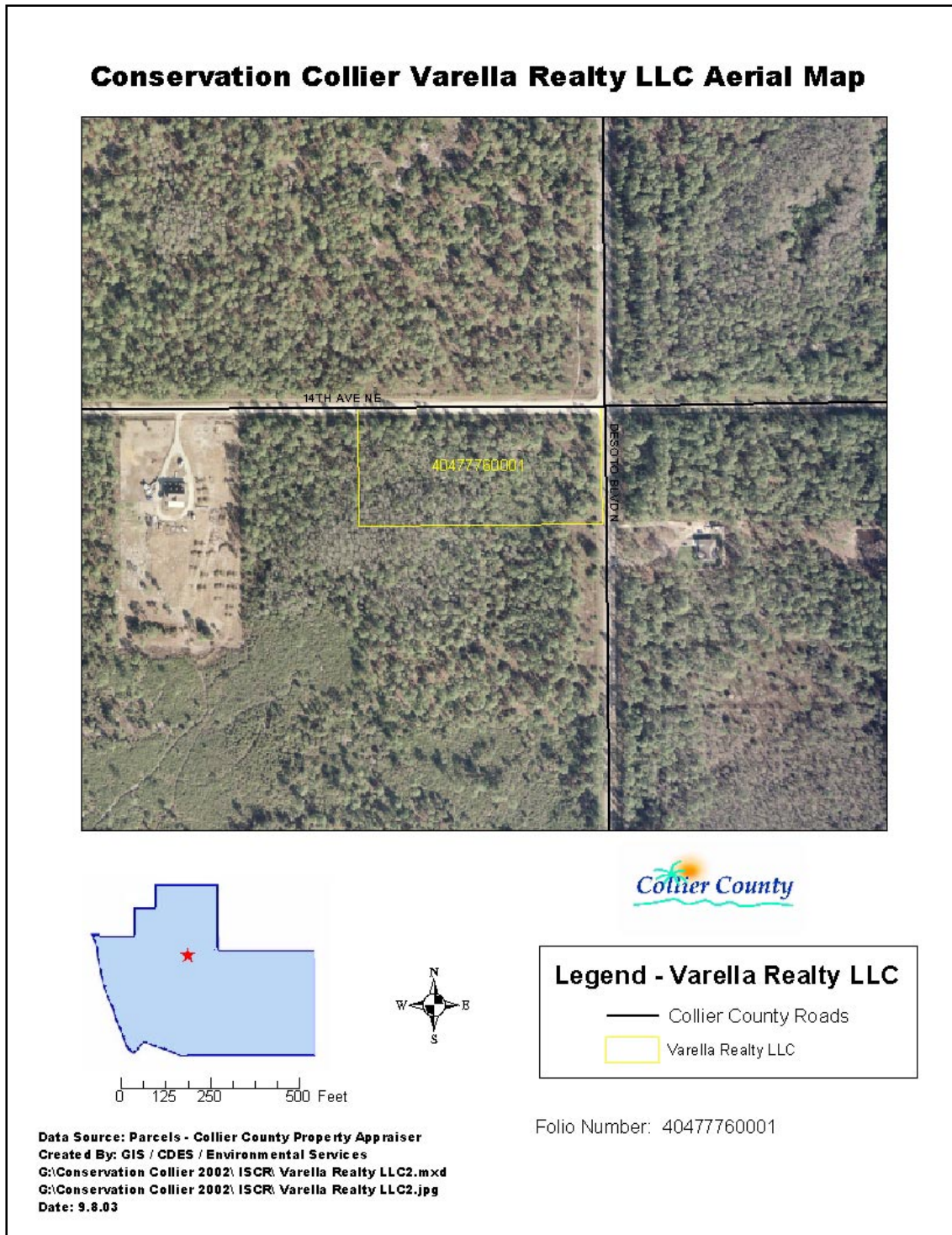
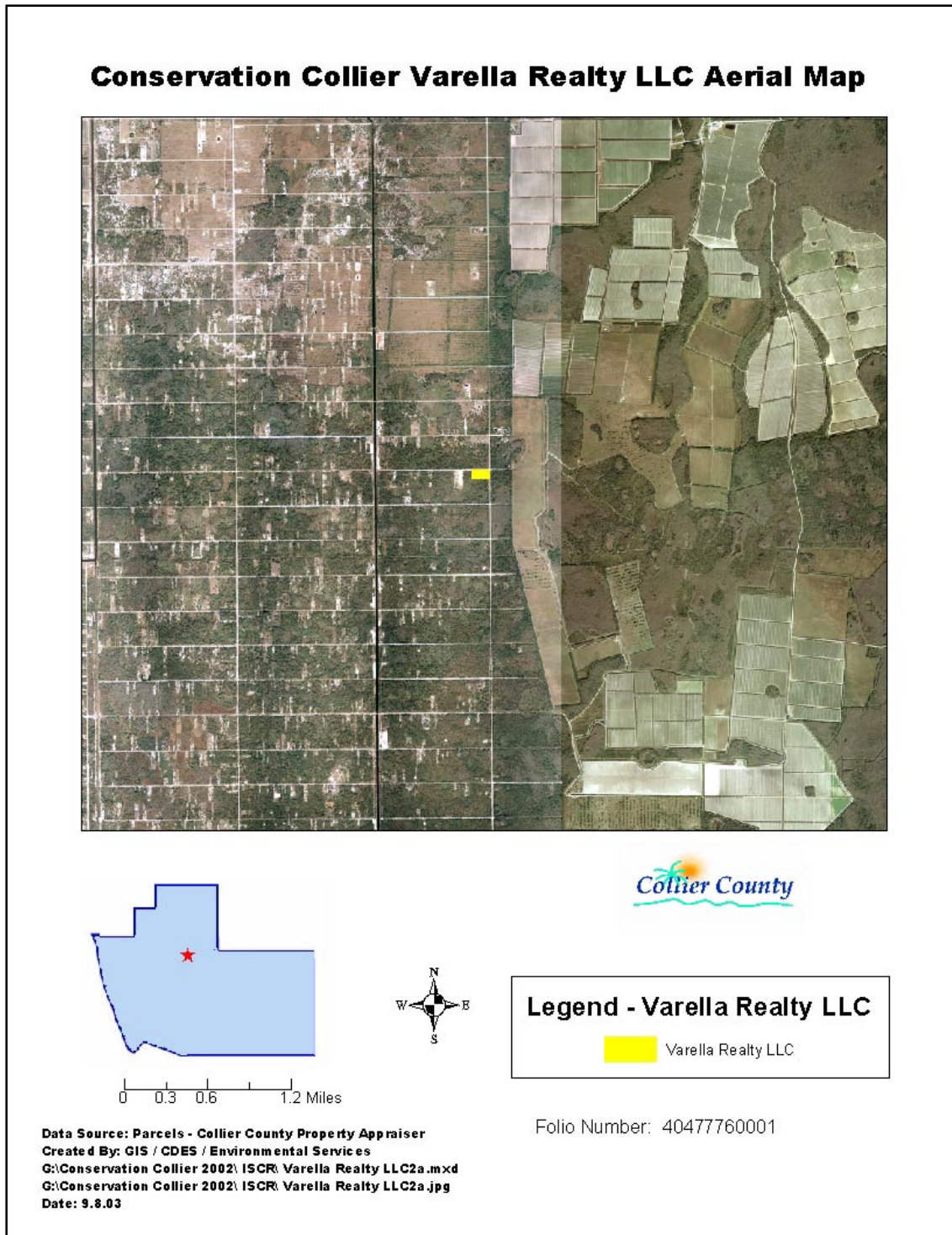


Figure 3. Surrounding Lands Aerial



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 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 complete appraisal will be necessary for this parcel as the estimated cost is below \$500,000.

Assessed Value: \$42,230*

Estimated Market Value: \$76,658 to \$83,003**

* 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 September 9, 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. 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:

Although the specific unique and endangered plant communities referenced above are not present, native plant species including slash pine (*Pinus elliotti*), cabbage palm (*Sabal palmetto*), cypress (*Taxodium distichum*) and saw palmetto (*Serenoa repens*) exist on site. The following identifies what native plant communities were observed.

FLUCCS:

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.

The electronic database identified:

- FLUCCS 321 (Palmetto Prairies), the most dominant vegetation is saw palmetto - treeless areas similar to pine flatwoods without the presence of pine trees.

Plant communities observed on the parcel:

These **did not** fit into the above FLUCCS category. A tree canopy exists throughout the site.

- FLUCCS 411 (Pine Flatwoods) covers the eastern half of the property. This area is predominantly slash pine (*Pinus elliotti*) with saw palmetto (*Serenoa repens*). A few large oaks (*Quercus sp.*) are also present. Gallberry (*Ilex glabra*), wax myrtle (*Myrica cerifera*), rusty lyonia (*Lyonia fruticosa*), myrsine (*Myrsine guianensis*) and muscadine grape (*Vitus rotundifolia*) are present in the understory. Plants normally found in wetter areas - sawgrass (*Cladium*

jamaicense), *bumelia sp.*- are coexisting with plants normally found in drier areas - beautyberry (*Callicarpa americana*), wild-pennyroyal (*Piloblephis rigida*) and brake fern (*Pteris sp.*) - within this eastern section of the parcel. This indicates disturbed hydrology.

- FLUCCS 624 (Cypress-Pine-Cabbage palm) covers the western half of the property. Cypress (*Taxodium distichum*) and pine (*Pinus elliotti*) comprise the bulk of the canopy. A few cabbage palms (*Sabal palmetto*) are also present. *Bumelia spp.*, rush (*Juncus spp.*) and swamp fern (*Blechnum serrulatum*) are present in the understory.

Statement for satisfaction of criteria:

These data confirm that this parcel does present some amount of native plant community, even though non-native, invasive plants are present throughout the property.

-
2. *Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?* Ord. 2002-63, Sec. 10 (1)(b) **Yes**

Statement for satisfaction of criteria:

This property is located within the Northern Golden Gate Estates Target Protection Area. The parcel can be accessed and viewed from public paved roads. These roads are adjacent to half of the perimeter of the property. The property would be appropriate for short hikes.

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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**

Hydrological Characteristics:

Groundwater: Although no standing water was observed on site, soils data indicates hydric soils are present. Wetland vegetation also suggests the possibility of some water attenuation; however, the property appears to be in transition from wetland to upland. A Preliminary Wetland Assessment of this parcel, done in June 2003 by Butler Environmental, Inc., reported standing water on the surface and obvious signs of a wetland hydrology, based on plant species observed (cypress, dahoon holly, saw grass, swamp fern and poison ivy). This report identified over half the parcel as wetlands.

Aquifer Recharge Capacity: The property does contribute to the Lower Tamiami Aquifer recharge (7” to 14” annually). It is also located within a wellfield risk management special treatment overlay zone.

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, Pineda Fine Sand, Limestone Substratum (hydric, slough soil) – covering over three quarters of the parcel - and Boca, Riviera, Limestone Substratum and

Copeland Fine Sand, Depressional (hydric, depressional soil) – covering the southwest corner of the parcel.

Statement for satisfaction of criteria:

The property provides aquifer recharge and is within a wellfield risk management zone. The parcel may provide limited water quality enhancements, protection of wetland dependant species habitat and flood control. Hydrological restoration is highly unlikely in this area as canals, roads and development have permanently altered the hydrology. Site improvements within the property would do little to improve conditions created by these alterations.

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
Wild cocoa orchid (numerous plants)	<i>(Eulophia alta)</i>	T	NL
Stiff-leaved wild pine	<i>Tillandsia fasciculata</i>	E	NL
Inflated wild pine	<i>Tillandsia balbisiana</i>	T	NL

E=Endangered, T=Threatened

Although not listed, numerous 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.

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.

Statement for satisfaction of criteria:

Although no connectivity exists between this property and current conservation lands, the species richness score is above average and listed plant species were observed on site.

Despite non-native, invasive plant species existing throughout the site, the ecological quality is relatively high.

- 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 not contiguous with any conservation lands.

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:

A short hiking trail could be constructed through the site.

Nature Photography:

Photography would most likely be limited to landscape and plants. Little wildlife was observed during the site visit.

Bird-watching:

Pine warblers (Dendroica pinus), northern cardinals (Cardinalis cardinalis), gray catbirds (Dumetella carolinensis), brown-headed nuthatches (Sitta pusilla), eastern towhees (Pipilo erythrophthalmus), hawk (Buteo sp.) and woodpecker (Picoides sp.) species may utilize this area.

Kayaking/Canoeing:

Kayaking/canoeing is not possible at this site.

Swimming:

Swimming is not possible at this site.

Hunting:

Because the property is small and located in a residential area, hunting is not a likely activity.

Fishing:

Fishing is not possible at this site.

Recommended Site Improvements:

Trails are needed for access to the property. Swales between the roads and the property also pose a problem for access. A bridge over the swale would make access possible during the rainy season. No parking facilities are currently available. A small parking area would need to be created on the property.

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 the property and the creation of a small 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:

Non-native, invasive plant species Brazilian pepper (*Schinus terebinthifolius*) and melaleuca (*Melaleuca quinquenervia*) are growing throughout the entire property.

Exotic Vegetation Removal and Control

The property has a 25% - 50% infestation of non-native, invasive plant species. 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 would be \$3,750 per acre to cut, treat the stumps and remove the debris to a waste facility. This cost is based upon hand cutting and removal.

Based on the acreage involved, total initial removal costs would be approximately \$18,750 for the entire parcel. 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 \$500 - \$2,250 for 5 acres. 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 or Boy Scout project, for the cost of materials. These costs shall be provided at a later date.

Security and General Maintenance:

It may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. A split rail fence has been estimated to cost \$7.50 per linear foot for approximately 225 feet for a total approximate cost of 16,900, installed. This does not include permitting cost. The fence would be installed along the section of the property bordering the street. Signs can be placed at the

parking area and at boundaries along public roads. Minimal management activities, like trash removal and trail maintenance would need to be contracted or could be done as a community service project.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$18,750	\$500-\$2,250	Cut, treat and remove biomass
Parking Facility*	\$ 3,000	t.b.d.**	Parking for 10 cars, excluding engineering and permitting costs
Access Trails	t.b.d.	t.b.d.	Possibly community service project
Signs	\$100	n/a	One 3'X1.5' – metal, white background, uninstalled – excluding permit fees
Fencing	\$10,000		Approx. 1,000 linear feet of fencing, excluding permit fees
Trash Removal	t.b.d.	t.b.d.	Waiting for requested bid information
Total			

***It is not certain that current land development regulations would allow land clearing and construction of access-related improvements on an otherwise undeveloped parcel. Parcel may require Conditional Use zoning change.**

****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 60 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 ineligible for funding through Florida Communities Trust.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels. Because this parcel is within Northern Golden Gate Estates and is only 5 acres, it is unlikely that funding through the Florida Forever Program would be possible.

Save Our Rivers Program (SOR) / South Florida Water management District (SFWMD)
SFWMD staff has advised that SOR program funds are dedicated for Comprehensive Everglades Restoration Program (CERP) projects and this parcel is not within a SFWMD project boundary. Therefore it would not be eligible for partnership funding.

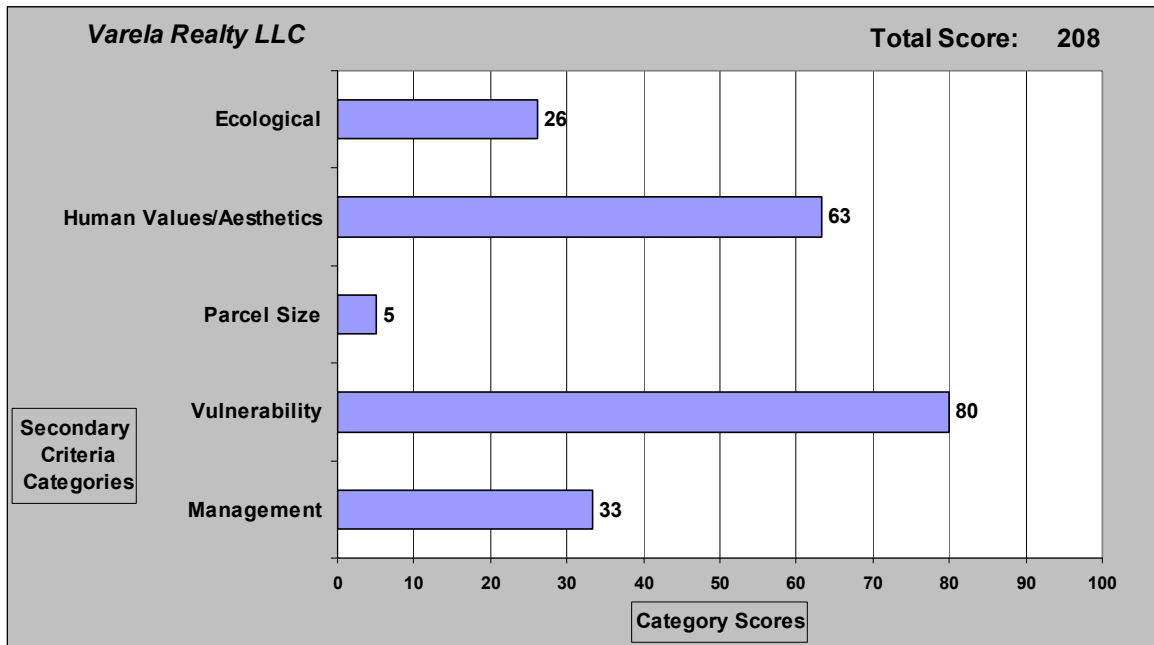
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 208 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: Varela Realty LLC		Target Protection Area: Northern Golden Gate Estates	
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	26	26%
Human Values/Aesthetics	100	63	63%
Parcel Size	100	5	5%
Vulnerability	100	80	80%
Management	100	33	33%
Total Score:	500	208	42%

Figure 4. Secondary Screening Criteria Scoring



Ecological: The parcel scored low in this category. The low score can be attributed to the lack of unique and endangered plant communities, observations of low biodiversity, low restoration potential and lack of connectivity to current conservation lands. Placing the parcel in conservation would offer some water quality benefits because it is located within a wellfield protection zone, however, due to its small size, that actual benefit may be relatively inconsequential. Further, even though hydric soils are present, the roads and canals in NGGE have permanently altered the hydrology of this area, so while there may be some attenuation of floodwater on the parcel, this benefit could be considered negligible, as well.

Human Values/Aesthetics: Even though this property offers limited opportunities for nature based recreation, this above average score was achieved because the property has access from a paved road and half of the property can be viewed from a public road.

Parcel Size: This score is based upon acreage, and the parcel is 5.15 acres. This causes a low score.

Vulnerability: This parcel is zoned for Estates (1 dwelling unit per 2.25 acres), giving it a high degree of vulnerability, even though only one single-family home could be constructed. The high score was modified somewhat due to a Special Treatment (ST) zoning overlay, which theoretically provides protection for groundwater resources.

Management: The parcel scored relatively low in this category. Reasons for the low score include the fact that the hydrology of the parcel has been permanently altered and restoration of natural hydrologic conditions is unlikely, and that there is a significant degree of exotic infestation. Substantial seed source remains on adjacent lands, which have no requirement for removal until they are developed. This circumstance would increase management needs and costs. Also, likelihood of management partnerships with another entity is low.

Exhibit A. FLUCCs Map

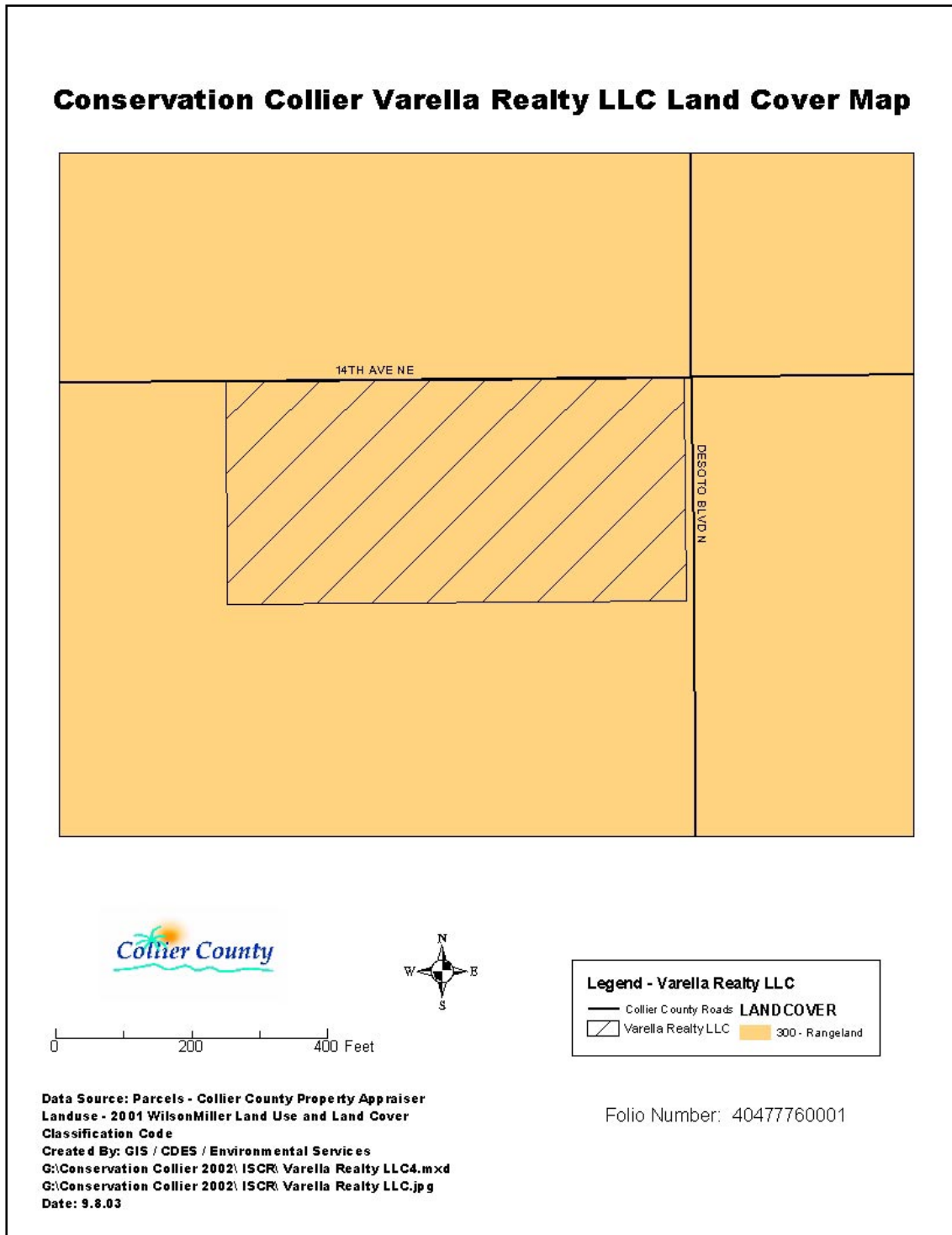


Exhibit B. Soils Map

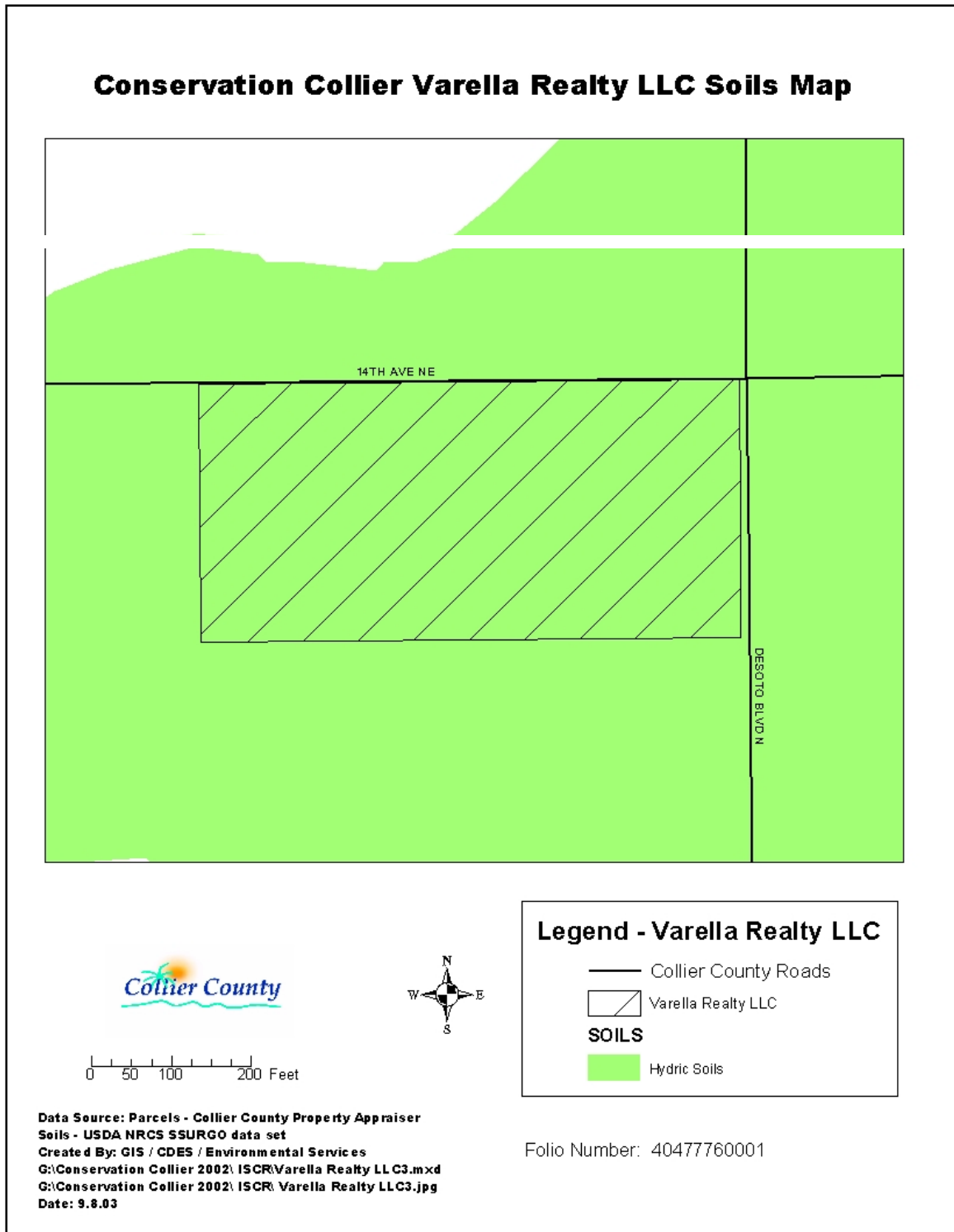


Exhibit C. Species Richness Map

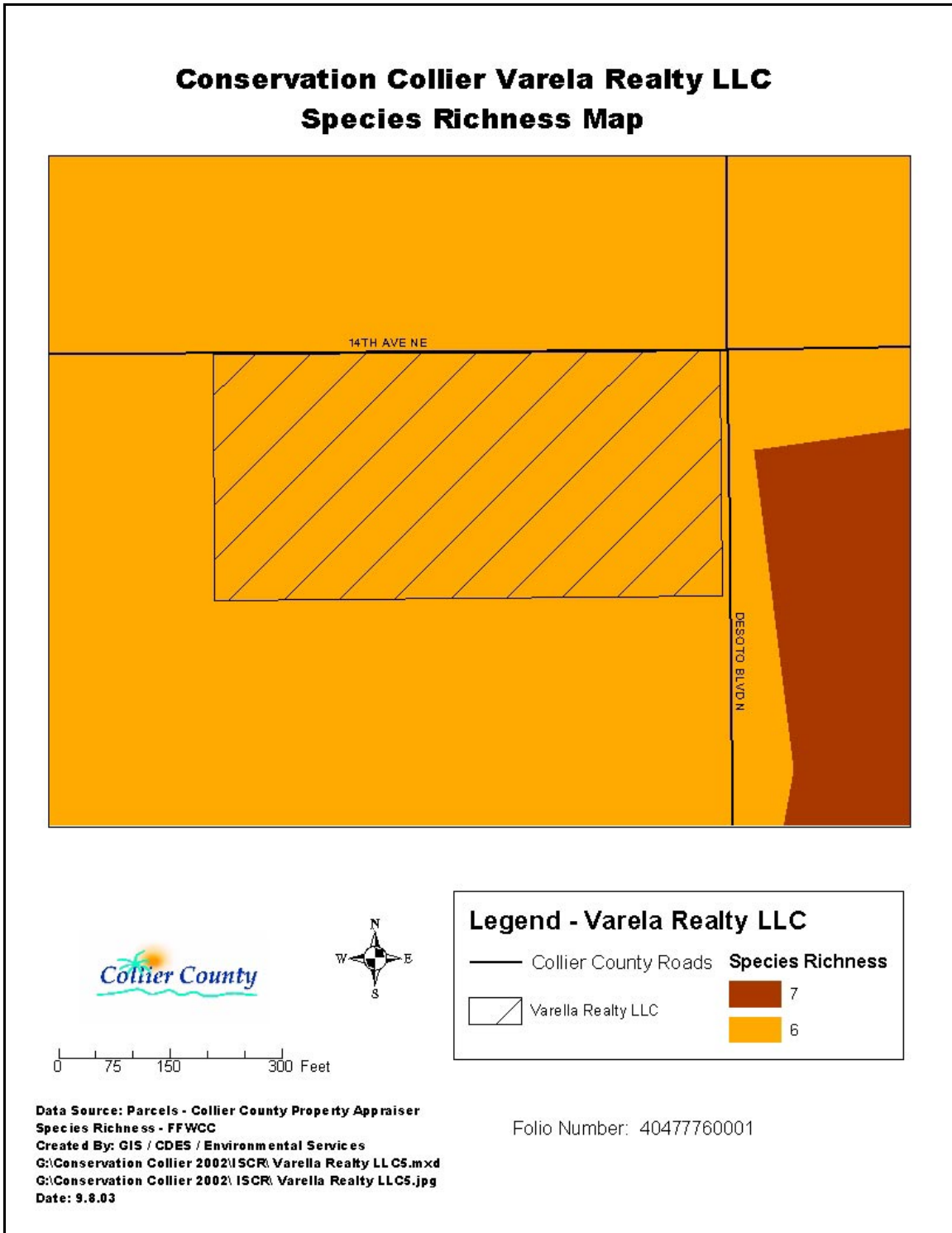


Exhibit D. Wellfield Protection and Aquifer Recharge Map

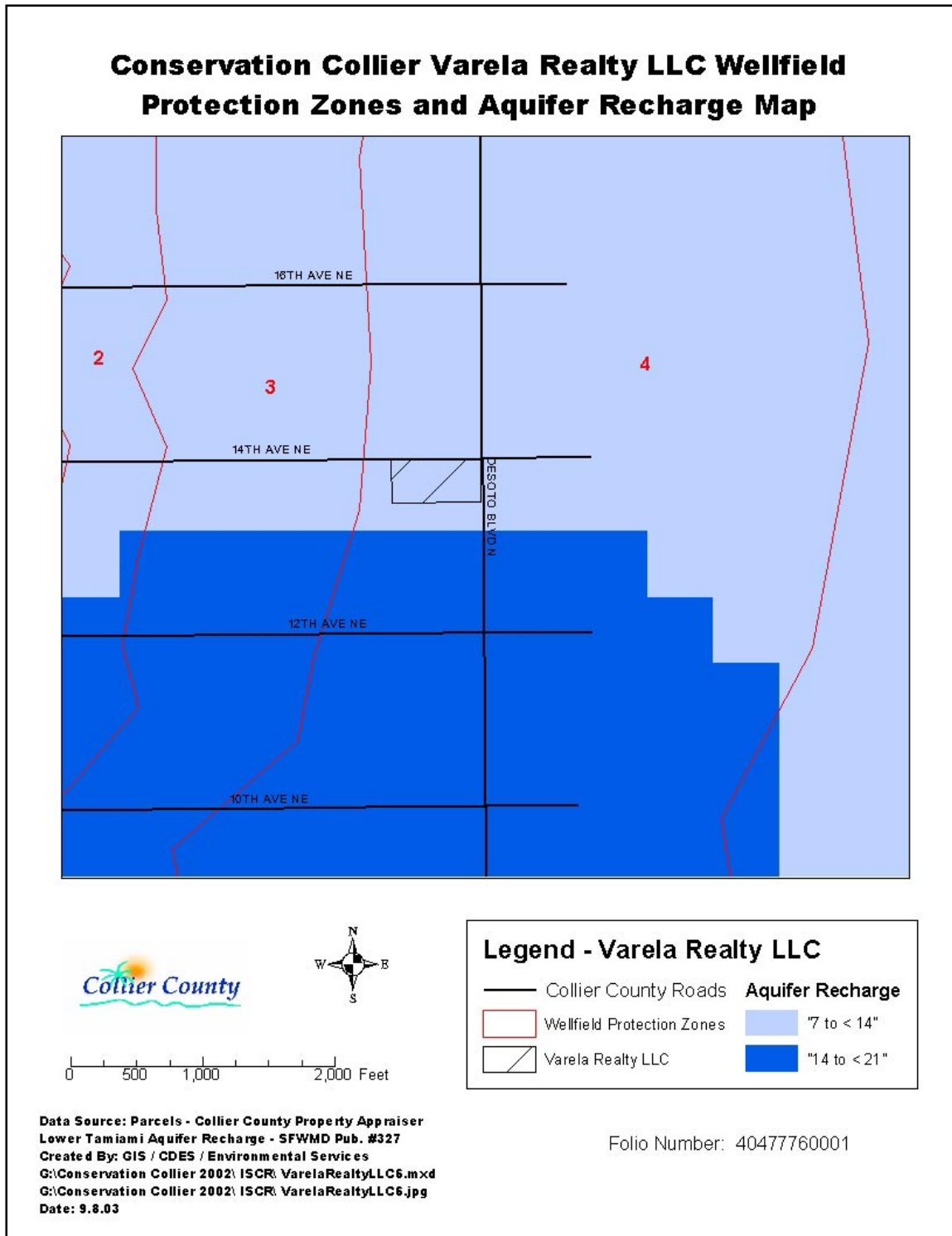


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Varela Realty LLC		Folio Numbers: 40477760001	
Geographical Distribution (Target Protection Area): Northern Golden Gate Estates			
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	411-pine flatwoods; 624-cypress-pine-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		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100	100	inside ST wellfield protection- zone 4
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge location	25		
	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		
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0	0	
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	5	(Prorate site based on area of Slough or Depressional Soils)
b. Slough soils	40	38	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	143	
1.B Total	100	48	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
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	411-pine flatwoods; 624-cypress-pine-cabbage palm
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		If this is scored, then b. Species Richness is not scored.
b. Species Richness score ranging from 10 to 70	70	46	Score is prorated from 10 to 70 based on the FFWCC Species Richness map
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20 points	20	20	Wild cocoa orchid (<i>Eulophia alta</i>) numerous; <i>Tillandsia fasciculata</i> ; <i>Tillandsia balbisiana</i>
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
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	50	relates primarily to exotic removal
c. Parcel will require major alterations to be restored to high ecological function.	10		
Subtotal	300	141	
1.C Total	100	47	Divide the subtotal by 3

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	
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	26	<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	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		
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	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	80	40	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo document ation of the outstanding characteristic</i>
Subtotal	300	190	
2. Human Social Values/Aesthetics Total Score	100	63	<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	5	<i>Prorate score between 1 and 99 based on size less than 100 acres</i>
3. Parcel Size Total Score	100	5	
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	100	100	Golden Gate Estates
2. Zoning allows for density of no greater than 1 unit per 5 acres	75		
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	-20	
4. Vulnerability Total Score	100	80	

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 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	0	Hydrology has been altered, but hydrological changes would be very difficult or not possible. Property contains remnants of wetland with a mixture of uplands.
5.A Total	100	0	
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, Brazilian pepper throughout
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rose myrtle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	
5.B Total	100	40	
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	
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		
5.C Total	100	60	
5. Feasibility and Management Total Score	100	33	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	208	

Exhibit F. Photographs

Photo 1. Northern boundary of property



Photo 2. Brake ferns (*Pteris sp.*) and slash pines (*Pinus elliotti*) in eastern section



Photo 3. Pine Flatwoods' rusty lyonias (*Lyonia fruticosa*) and saw palmetto (*Serenoa repens*)



Photo 4. Eastern section of property



Photo 5. Oak (*Quercus sp.*) in middle of property



Photo 6. Cypress (*Taxodium distichum*) and slash pine (*Pinus elliotti*) in western section



Photo 7. Wild cocoa orchid (*Eulophia alta*)



Photo 8. Wild-pennyroyal (*Piloblephis rigida*)

