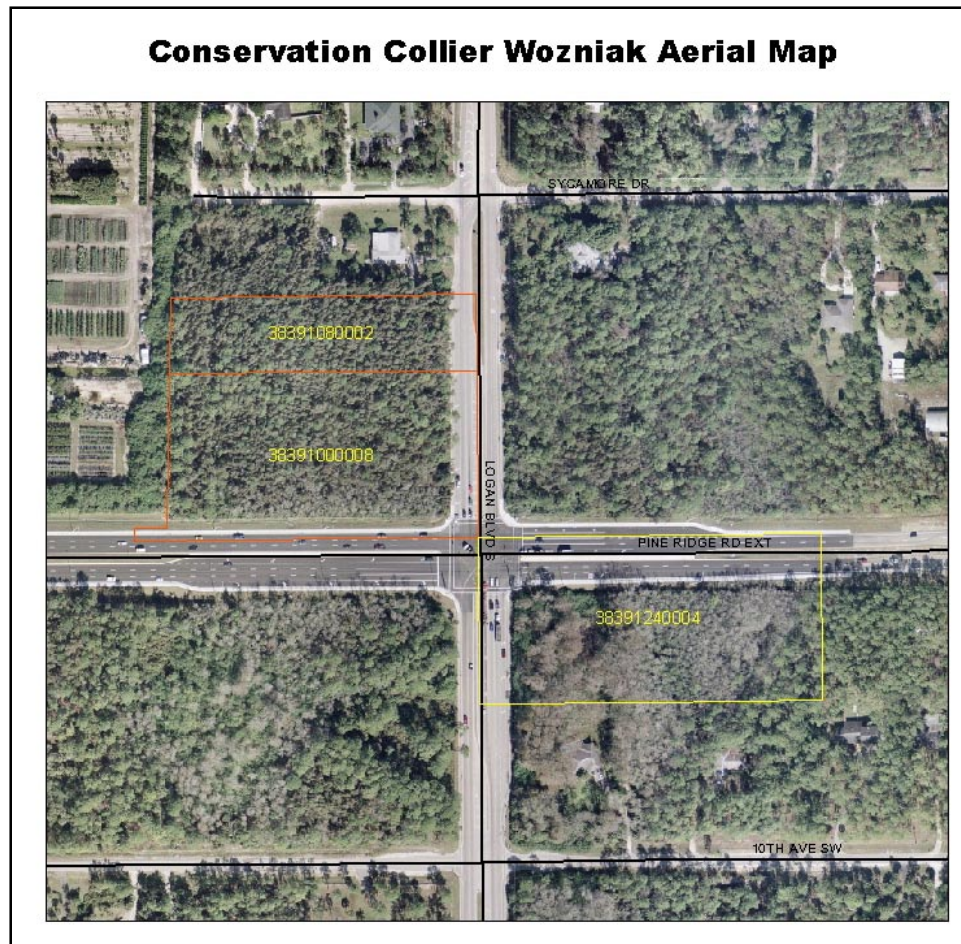


Conservation Collier Initial Criteria Screening Report



Property Name: Wozniak Property
Folio Number: 38391240004

Staff Report Date: October 20, 2003
CCLAAC Approval Date:

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B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
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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	James E. Wozniak	
Folio Number	38391240004	
Size	3.13 acres	
Zoning Category	Estates	Single-family residential
Existing structures	none	N/a
Adjoining properties and their Uses	Roadway and single-family residential	N- Pine Ridge Rd. E- Single-family residential (Golden Gate Estates) S – Single-family residential (Golden Gate Estates) W- Logan Blvd.
Development Plans Submitted	Permit	No permits in County records system
Property Irregularities	None known	n/a

Figure 1. Location Map

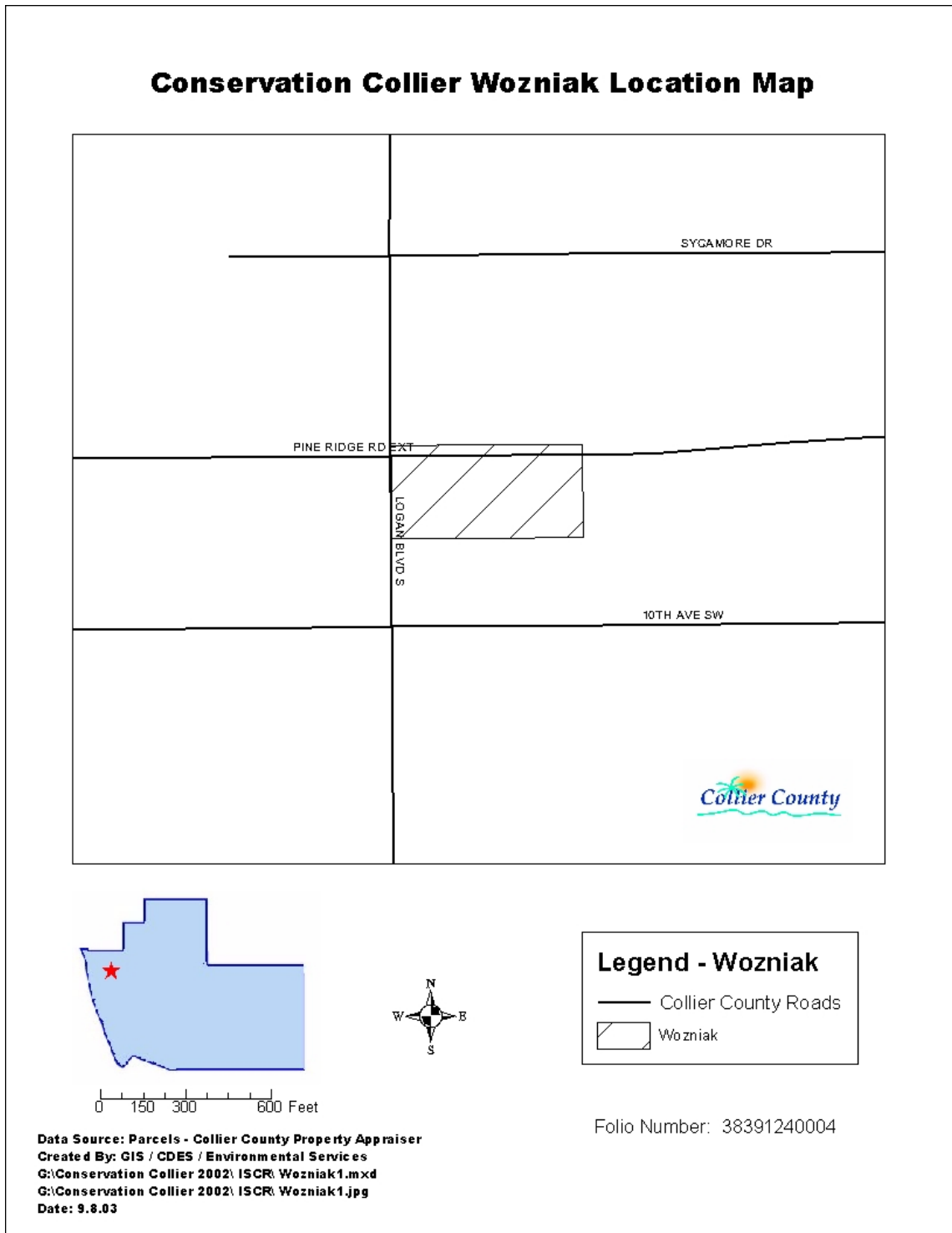


Figure 2. Aerial Map

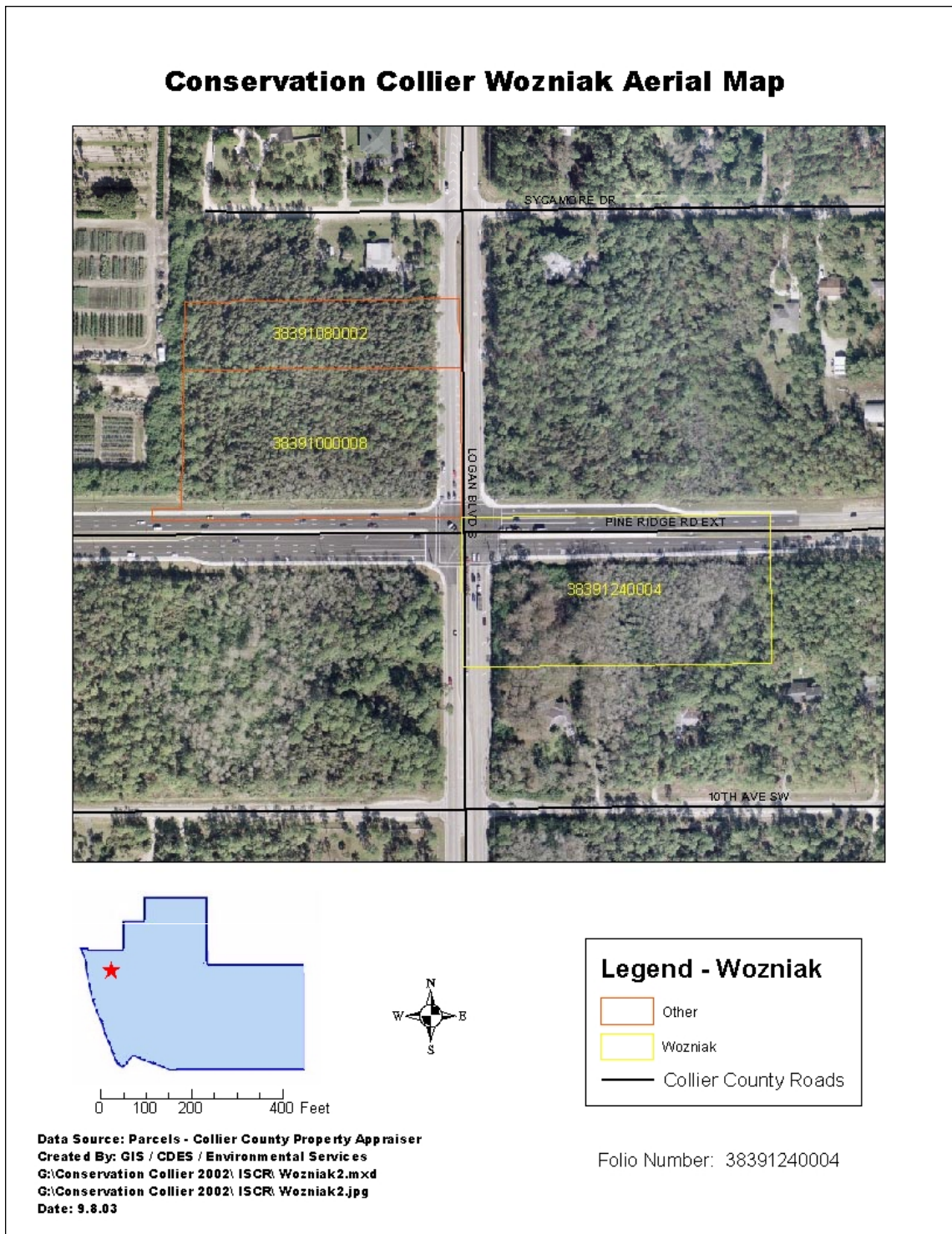
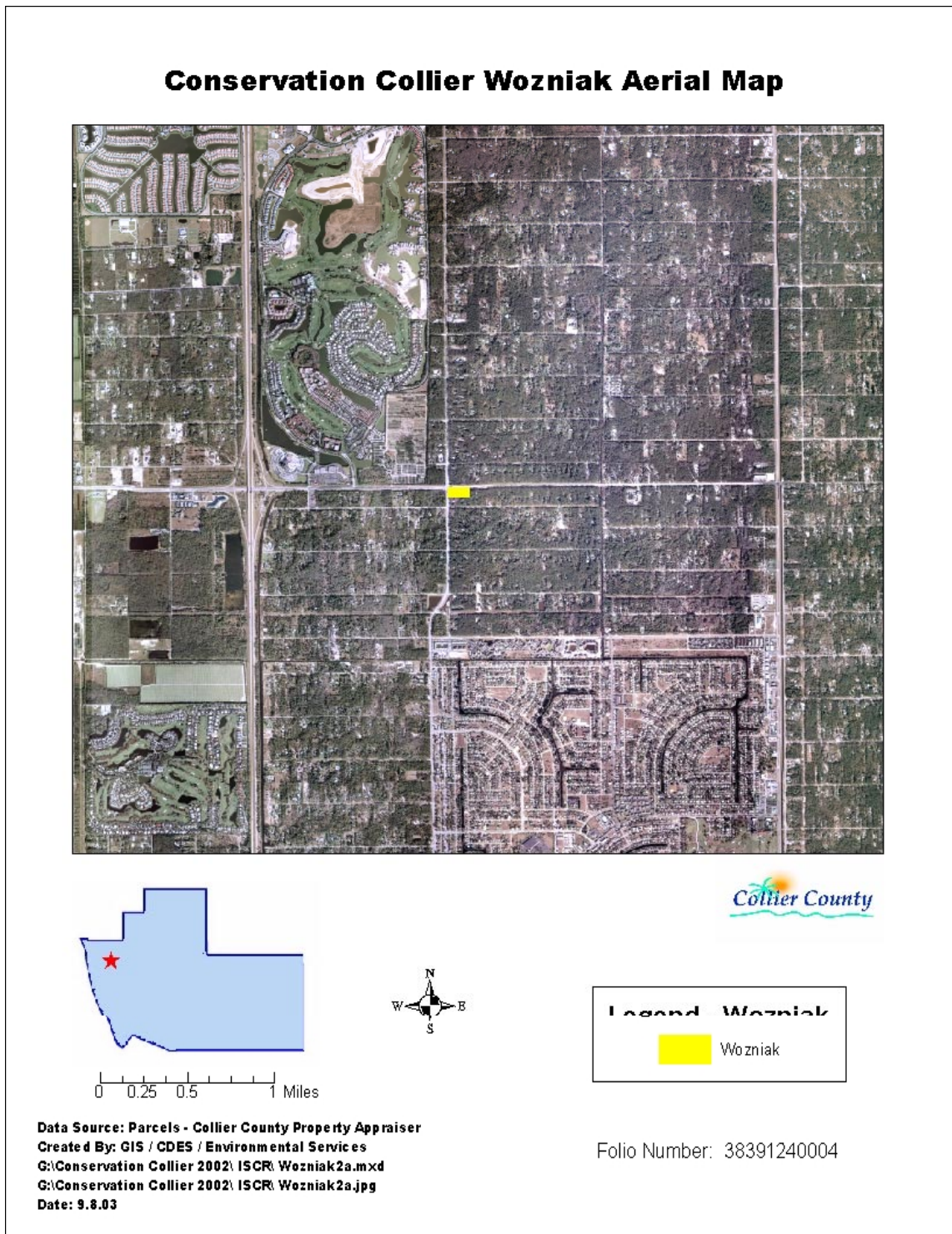


Figure 3. Surrounding Lands Aerial



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 appraisal will be necessary for this parcel as the estimated cost range is below the \$500,000 threshold, above which two appraisals are required.

Assessed Value: * \$143,980

Estimated Market Value: ** \$240,000 to \$254,528

* 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 August 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. <i>Other native habitats</i>	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 111 (Fixed Single Family Units)

No native FLUCCS plant communities were identified in the referenced database.

The following native plant communities were observed:

- FLUCCS 624 (Cypress-Pine-Cabbage Palm)
- FLUCCS 621 (Cypress)

The primary feature of this parcel is a cypress swamp, which once extended north and east above Pine Ridge Road and south and west across Logan Blvd. This feature was cut in half by Pine Ridge Road when it was constructed, and a homeowner has built a house in it on the south end after filling a portion of it. Nonetheless, it continues to function to some degree and the interior portions remain relatively free of exotic plant invasions.

Other native species observed include:

In the Cypress-Pine-Cabbage palm community: Myrsine (*Myrsine guianensis*), Beautyberry (*Callicarpa americana*), Muscadine grape (*Vitis rotundifolia*) and Swamp fern (*Blechnum serrulatum*).

In the Cypress community: Pop Ash (*Faxinus caroliniana.*), Red maple (*Acer rubrum*), Buttonbush (*Cephalanthus occidentalis*), Sawgrass (*Cladium jamaicense*), and Swamp fern (*Blechnum serrulatum*). Under Florida Department of Environmental Protection (FDEP) classification, the Pop Ash, buttonbush, and saw grass are wetland obligates (OBL exist only in wetlands) and the Red maple, Myrsine and Swamp fern are Facultative/wet plants (FACw generally exist in wetlands but can persist when the land is drained).

Statement for satisfaction of criteria:

Staff observations confirm that native plant communities 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) **Yes**

Statement for satisfaction of criteria:

The subject property satisfies this criterion as it is accessible from main roads (Pine Ridge Rd. and Logan Blvd.) and has high visibility. The parcel is located in the Northern Golden Gate Estates Target Protection Area. Numerous large Cypress trees (example - 36" and larger Diameter at Breast Height) make this parcel aesthetically pleasing.

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 (highly)**

Hydrological Characteristics:

Groundwater: Soils on the western half of the parcel are saturated with standing water from 1 to approximately 36-inches deep, with the deepest area on the western one-third of the parcel.

Aquifer Recharge Capacity: Aquifer recharge capacity is high in this area, from 21 to 102- 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. Hydric pine and Cypress swamp plant communities exist 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. The deeper cypress swamp area (approximately half of the parcel) likely remains flooded all year, while the Slash pine-Cypress-Cabbage palm areas likely present the more typical flooding/drying conditions.

Statement for satisfaction of criteria:

This parcel satisfies the criteria for aquifer recharge (high 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 receives water from Golden Gate Estates properties to the east via run-off and from the north via two 18-inch culverts under Pine Ridge Road and run-off from that road.

-
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).

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
Butterfly orchid	<i>Encyclia tampensis</i>	C	

No other listed plant species were observed, however, another native orchid, (*Habernaria odontopetala*) was observed.

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:

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score ranged from 4 to 5 out of a possible 10, representing moderate diversity. Staff did not document non-listed species observed for scoring purposes, however, did observe 2 unidentified snakes, numerous brown anoles and one pair of cardinals.

Potential Listed Species:

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, the following listed species could occur: American Alligator (*Alligator mississippiensis*) and species of wetland dependent birds.

Statement for satisfaction of criteria:

These data suggest that while there are intact native habitats present, their biological significance could not be clearly demonstrated during the brief visit performed by staff. Restoration potential is present, in that plant communities have not been highly invaded

by invasive exotic plants, except at the outer perimeter. 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) **No**

Statement for satisfaction of criteria:

The parcel is not immediately contiguous with current conservation lands and the parcels in-between it and conservation land are developed. The parcel does not serve as a buffer, ecological link or habitat corridor, because even though less highly developed Estates parcels border it to the south, any corridor created only leads to major roads (on the north and west).

<p><i>Is the property within the boundary of another agency's acquisition project?</i></p>	No
<p><i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i></p>	N/A
<p><small><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></small></p>	

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: *Potential for hiking is limited by wetland conditions over the greater part of the parcel.*

Nature Photography: *Nature photography, particularly related to wetland plant species, is possible.*

Bird-watching: *Bird watching may be a potential use.*

Kayaking/Canoeing: *Kayaking and canoeing are not potential uses on this parcel.*

Swimming: *Swimming is not a potential use on this parcel.*

Hunting: *Due to its urban location and size, hunting is not a potential use for this parcel.*

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:

There is potential for a raised boardwalk to be constructed through the wetland portions, however the cost of such an endeavor would have to be carefully weighed with public interest in that type of access for a smaller parcel such as this one. Additionally, the homeowner who has built in the cypress swamp would be exposed at the rear of his/her home and might object. There is no place suitable for construction of a parking area except the small portion of hydric pine flatwoods on the eastern edge. In order to access the property at this time, cars must be parked along the shoulder of Pine Ridge Road, which grades quickly to a swale. This presents safety hazards. While this area holds potential for restoration and flood control protection, it does not appear to be a parcel where developing public access would be highly desirable.

IV. Assessment of Management Needs and Costs

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

Exotic, Invasive Plants:

Exotic invasive plant species observed on this parcel include Brazilian pepper (*Schinus terebinthifolius*), primarily around the west edge along Logan Blvd, and Carrotwood (*Cupaniopsis anacardioides*), of which only a few young plants were observed.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be relatively minimal, as the Brazilian pepper observed can be easily accessed along Logan Blvd., and can be removed with light machinery. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed (less than 25%) would be approximately \$2,000 to cut, treat the stumps and remove the debris to a waste facility.

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 \$313 to \$1,400 for 3.13 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 if a boardwalk is constructed. The cost of construction of a shell or gravel parking lot to accommodate approximately 20 cars should be considered in conjunction with cost to construct a boardwalk, if desired.

Public Access Trails:

As the parcel is mostly wetlands, construction of a trail would not be appropriate.

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, however, the parcel is largely inaccessible and trespassing does not seem a likely concern. Signs can be placed at boundaries along Pine Ridge Road and Logan Blvd. Minimal management activities, like trash removal from the edges could be done through the Community Service Program.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$2,000	\$313 - \$1,400	Estimated
Parking Facility	\$7,000	n/a	Estimated – 20 car lot
Raised Boardwalk	t.b.d.	t.b.d.	t.b.d. – if desired
Fencing	\$6,000	Minimal if any	Split rail, 2 rails, 4-foot tall – approx. 800 feet
Trash Removal	n/a	t.b.d.	No substantial trash on site – only debris blowing in from roadways.
Signs	\$200		*Roadside signs – 3’ X 1.5’ metal
	t.b.d.		*Interpretive
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 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.

South Florida Water Management District Programs

This parcel does not fall within current SFWMD project boundaries. As a result, a funding partnership is unlikely.

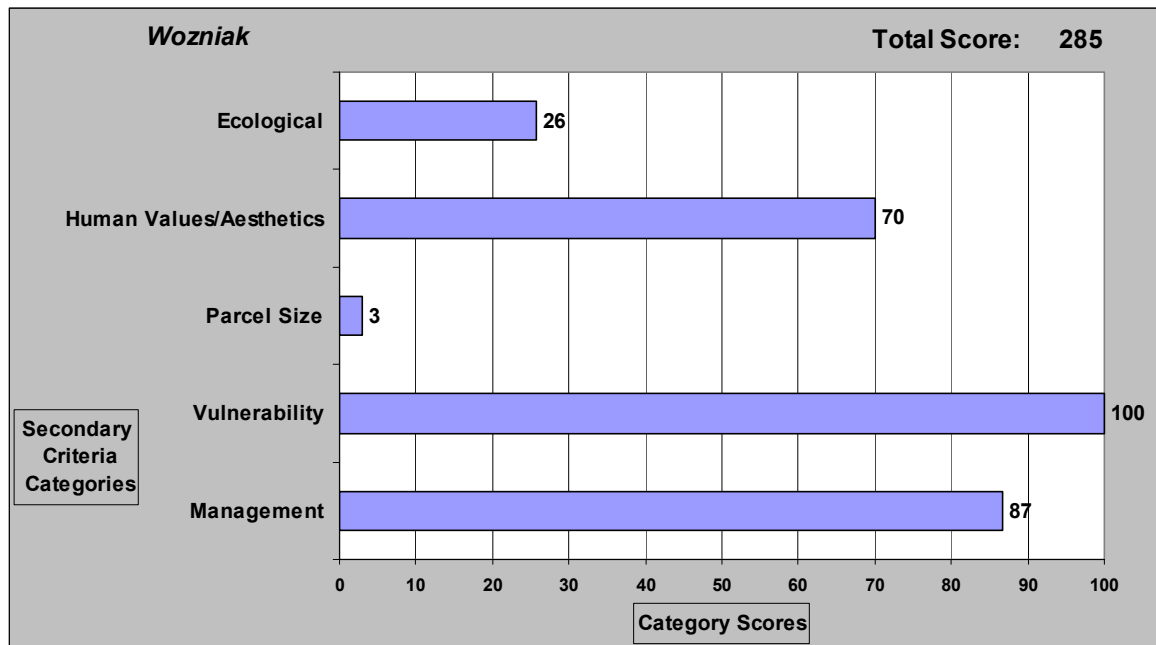
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 285 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: Wozniak		Target Protection Area: Golden Gate Estates	
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	26	26%
Human Values/Aesthetics	100	70	70%
Parcel Size	100	3	3%
Vulnerability	100	100	100%
Management	100	87	87%
Total Score:	500	285	57%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was relatively low because no listed plant or animal species were observed, there are only 2 FLUCCS plant communities present and it did not enhance connectivity. However, it did gain points for its significance to water resources due to a high recharge rate and flood protection capacity and because it would be able to be restored with minimal alteration.

Human Values/Aesthetics: This score was achieved because the parcel has access from a paved road, and it has mature cypress (a feature that adds aesthetic interest). Points were lost because recreational opportunities on it are limited due to dense vegetation and wetlands.

Parcel Size: This score is based upon acreage, and the parcel is small, giving a score in the low range.

Vulnerability: A top score was achieved because this parcel is zoned Estates (E) for single family residential. One home could be built on this parcel under current zoning, however, realistically, mitigation costs for destruction of the existing cypress swamp and its location at a busy intersection could make development of this parcel less appealing.

Management: The parcel scored very well in the management category because it is not highly impacted by invasive exotic plant species and because of its wetland nature, would require minimal maintenance and management.

Exhibit A. FLUCCs Map



Exhibit B. Soils Map

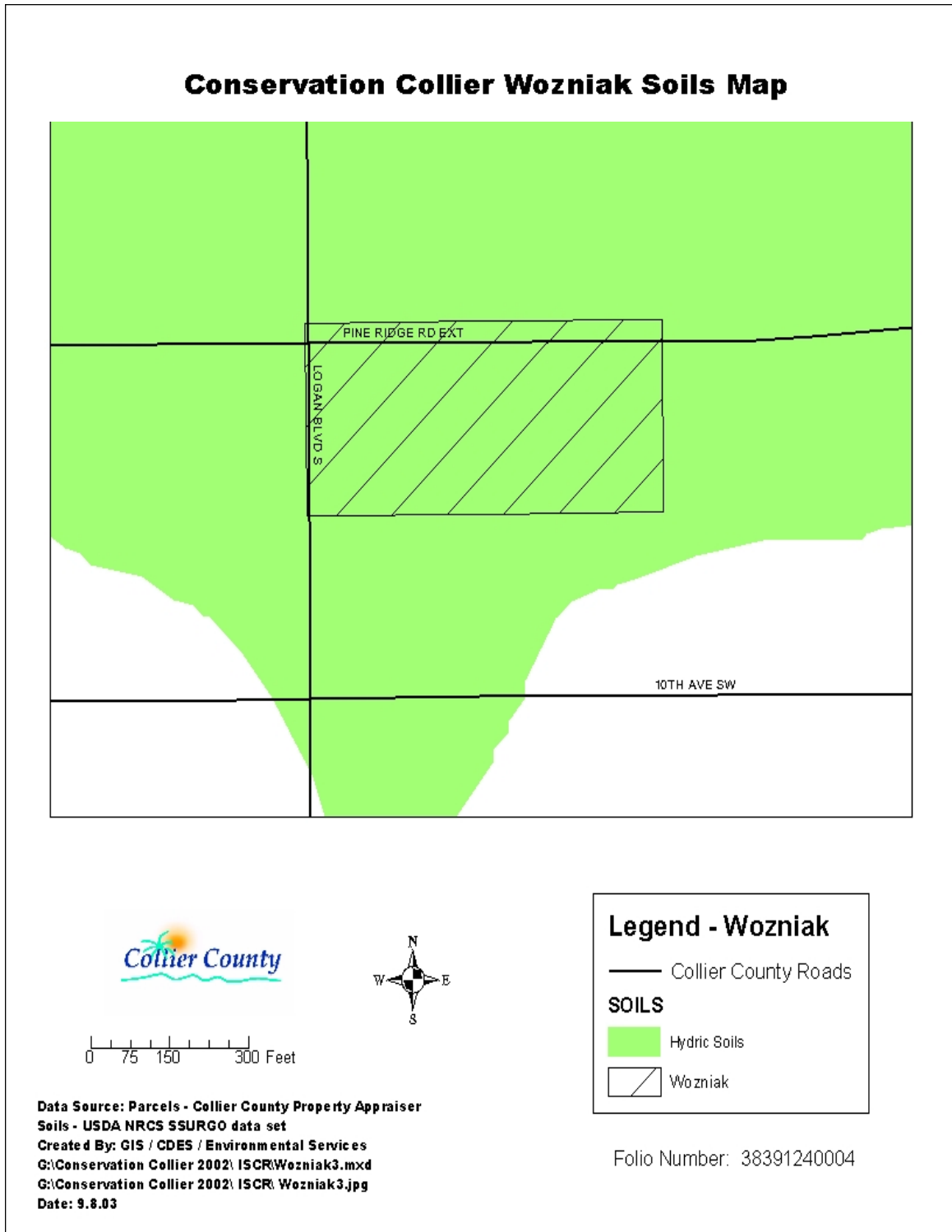


Exhibit C. Species Richness Map

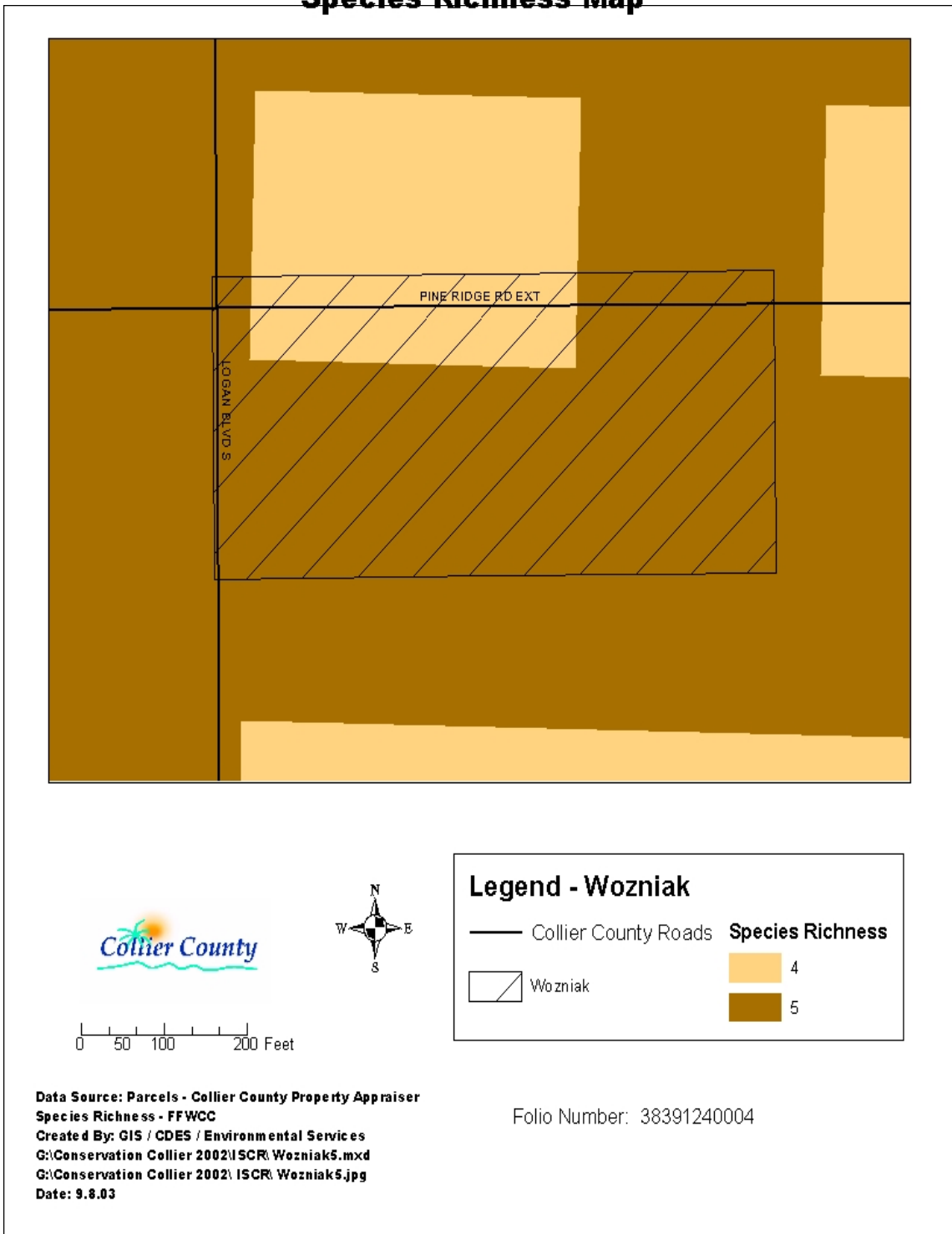


Exhibit D. Wellfield Protection and Aquifer Recharge Map

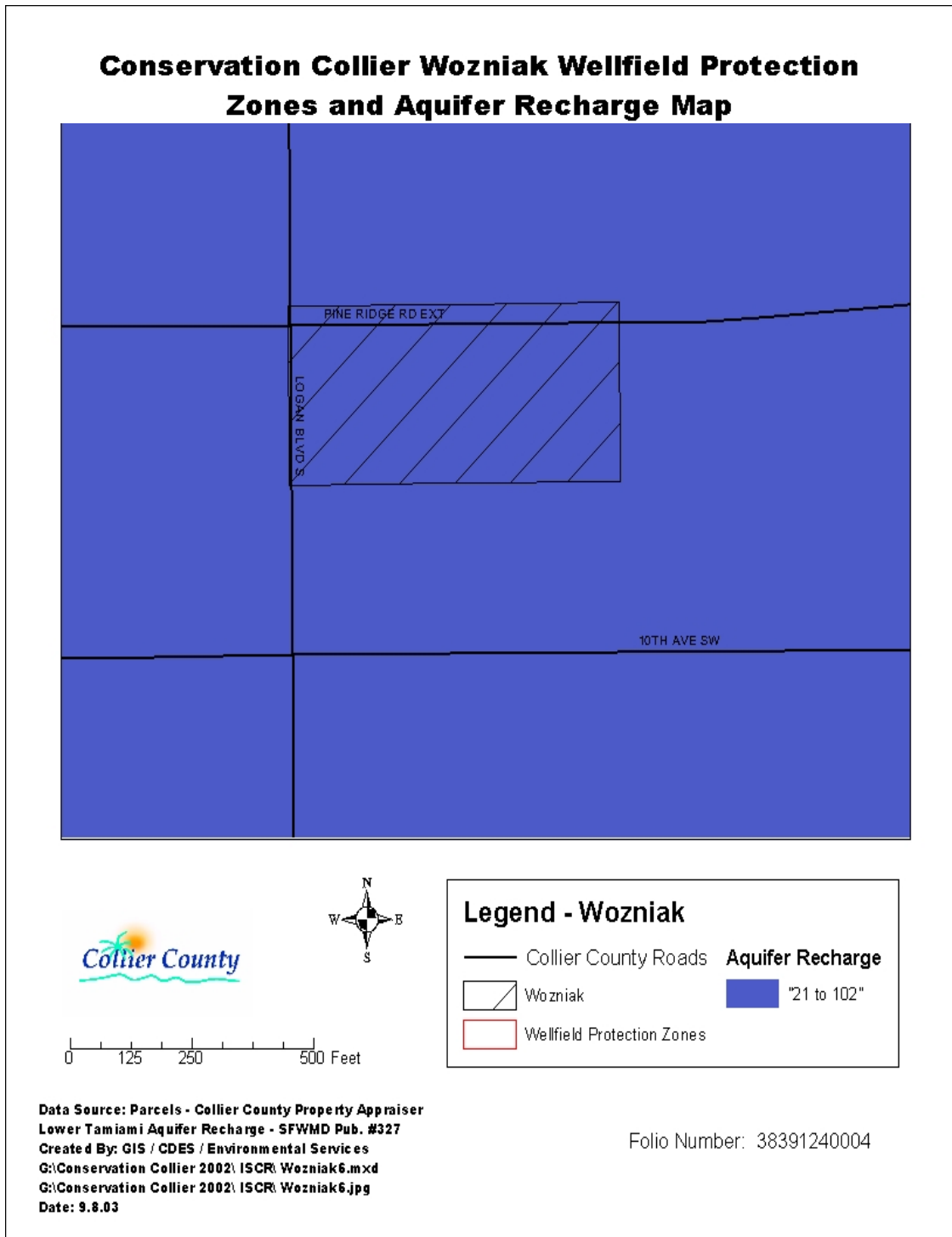


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Wozniak		Folio Numbers: 38391240004	
Geographical Distribution (Target Protection Area): 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		5/6th of parcel - Cypress, red maple, popash, Blechnum fern, sawgrass, buttonbush, butterfly orchid. 1/6 of parcel - Pine, Cabbage palm, myrsine, fox grape, beautyberry, Toothpetal orchid
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	numerous large cypress - 3' + in diameter
1.A. Total	100	5	
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		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	recharge 21" to 102" per year
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	25	walked through standing groundwater approx 3-feet deep
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, limestone substratum (slough) 100%
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	115	
1.B Total	100	38	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	Data maps show parcel as 111 - fixed single family homes. Observed 2 FLUCCS - 621 (Cypress) and 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. Score is prorated from 10 to 70 based on the FWCC Species Richness map 5/6 of parcel is 5 out of 10 and 1/6 of parcel is 4 out of 10
b. Species Richness score ranging from 10 to 70	70	33	
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Encyclia tampensis
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Judging from size of cypress in this parcel, the wet parts of this parcel appear to have had similar hydrology for some time. Adjacent hydric pine communities also appear to be stable and functioning.
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	178	
1.C Total	100	59	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	Parcel is bordered on 2 sides (W & N) by a major roadway and to the E and S is bordered by lightly developed Golden Gate Estates residential lots.
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	Pine Ridge Rd. and Logan Blvd.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access	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	Parcel is not easily accessed at this time due to dense vegetation and wetlands but wetland areas would be a good place for a short boardwalk
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	Half the perimeter can be seen from public roadways. Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	<i>Provide a description and photo documentation of the outstanding characteristic - mature Cypress trees</i>
Subtotal	300	210	
2. Human Social Values/Aesthetics Total Score	100	70	<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	3	3.13 acres
3. Parcel Size Total Score	100	3	
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	one single family home could be built on this parcel
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		
4. Vulnerability Total Score	100	100	

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	Current hydrologic conditions appear to be maintaining site's natural vegetative characteristics
2. Minimal hydrologic changes are required to restore function, such a 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			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Brazilian pepper primarily around edges along Logan, scattered in hydric pine area. Some carrotwood starting to appear and noted several specimens of the exotic terrestrial orchid <i>Oeceoclades maculata</i> .
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 and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rose mottle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	80	
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	80	Minimal maintenance would be required beyond clearing and maintaining exotics from edges
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	80	
5. Feasibility and Management Total Score	100	87	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	285	

Exhibit F. Photographs

Photo 1. Looking east along Pine Ridge from the intersection of Pine Ridge Rd. and Logan Blvd. Wozniak property on the right, up to second light pole.



Photo 2. Looking south along Logan Blvd. for the intersection of Pine Ridge Rd. and Logan Blvd. Note Brazilian pepper



Photo 3. Interior of transitional land between hydric pine and deeper cypress swamp



Photo 4. Interior of deeper cypress swamp

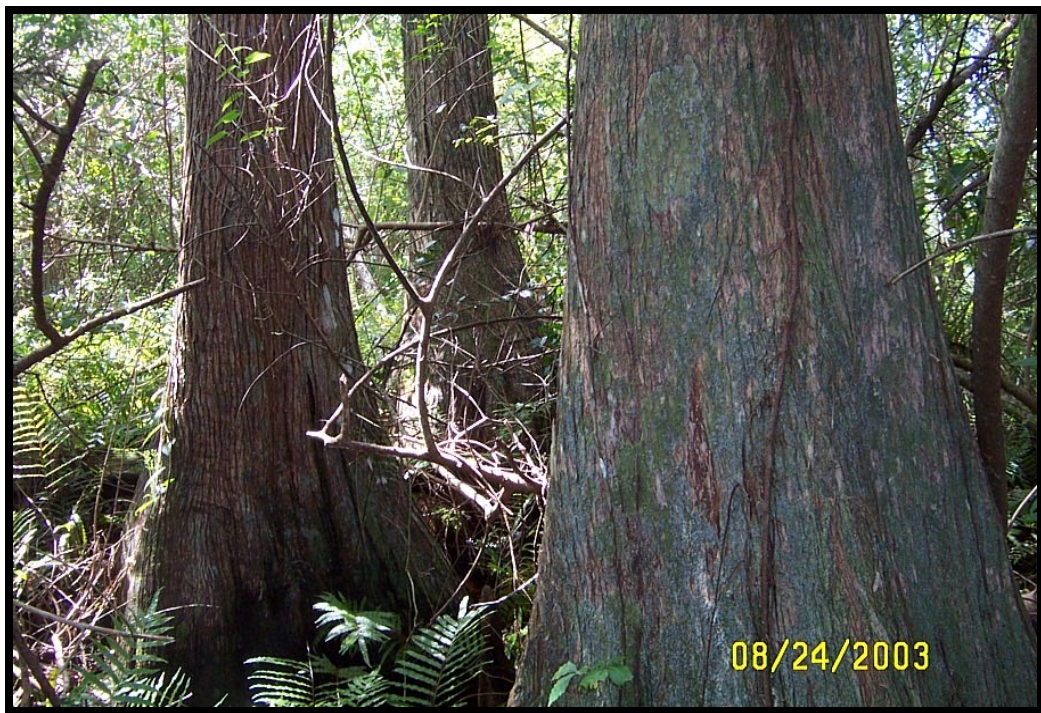


Photo 5. View of mature cypress canopy from Pine Ridge Rd. looking south over parcel.



Photo 6. Two 18-inch culverts maintain some degree of hydrologic connection with lands to the north of Pine Ridge Rd.



Photo 7. Butterfly orchid (*Encyclia tampensis*)



Photo 8. Toothpetal orchid (*Habernaria odontopetala*)

