

Conservation Collier Initial Criteria Screening Report



Property Name: Hack Living Trust
Folio Numbers: 00388160002, 00033484002

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	Hack Living Trust	n/a
Folio Number	00388160002 00033484002	17.85 acres 10.61 acres
Size	28.46 acres	n/a
Zoning Category	RMF-6 -ST Residential Multi- family up to 6 units per acre	ST - Special Treatment Overlay exists over both parcels
Existing structures	none	n/a
Adjoining properties and their Uses	Residential, roadway, waterway	N and W – roadway - Marlin Drive and urban land - Sandpiper Street and urban land NE – Residential - Naples Sandpiper Bay Club Condominiums S and SE – waterway - Haldeman Creek and mangrove swamp
Development Plans Submitted	none	
Property Irregularities	Conservation Easement(s)	OR 1764 PG 1532 - gives meets and bounds description – unsure as to size. Staff is researching easement issues

Figure 1. Location Map

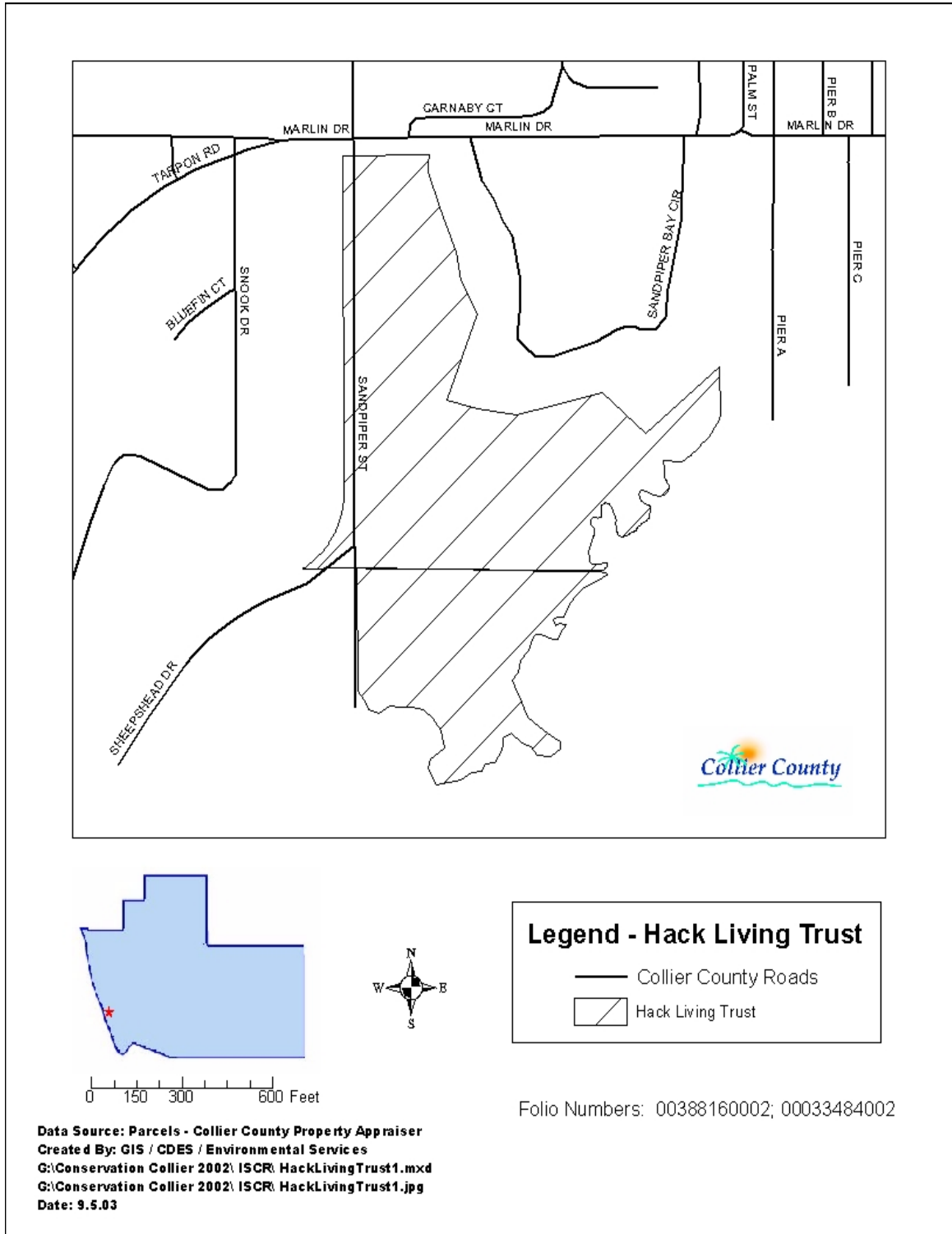
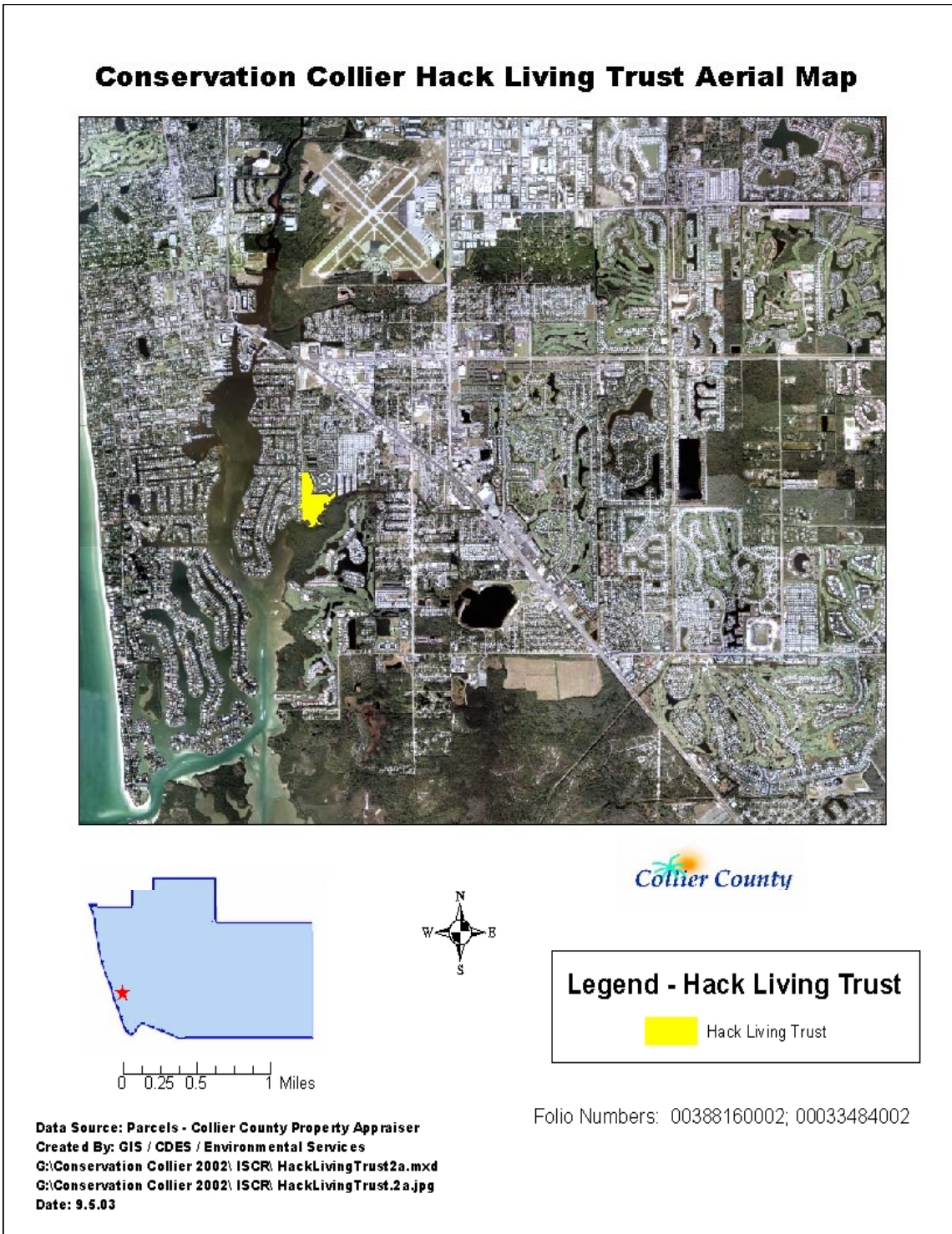


Figure 2. Aerial Map



Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

Values have been calculated based on acquisition of the entire 6.28 acre parcel.

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

Assessed Value: * \$893 – 17.85 acre parcel
\$531 – 10.61 acre parcel

Estimated Market Value: ** \$12,424 to \$12,727 – 17.85 acre parcel
\$7,385 to \$7,565 – 10.61 acre parcel

* 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 19, 2003.

MEETS INITIAL SCREENING CRITERIA Yes

1. *Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)*

- | | |
|------------------------------------|------------|
| i. <i>Hardwood hammocks</i> | No |
| ii. <i>Xeric oak scrub</i> | No |
| iii. <i>Coastal strand</i> | No |
| iv. <i>Native beach</i> | No |
| v. <i>Xeric pine</i> | No |
| vi. <i>High marsh (saline)</i> | No |
| vii. <i>Tidal freshwater marsh</i> | No |
| viii. Other native habitats | Yes |

Vegetative Communities:

Mangrove swamp – consisting of red, black and white mangroves (*Rhizophora mangle*, *Avicennia germinans*, and *Laguncularia racemosa*) - covers almost the entire property. Mangrove swamp associates such as buttonwood, sea grape (*Coccoloba uvifera*) and cabbage palm (*Sabal palmetto*) as well as non-native invasive plant species - carrotwood (*Cupaniopsis anacardioides*), Brazilian pepper (*Schinus terebinthifolius*) and Australian pine (*Casuarina spp.*) - dominate the fringes of the parcel and spoil islands within the property.

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 612 – Mangrove Swamps

Plant communities observed on site fit the FLUCCS 612 category.

Statement for satisfaction of criteria:

Although this property does not contain any unique and endangered plant communities, it does contain a relatively intact mangrove swamp community.

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 (marginally)*

Statement for satisfaction of criteria:

Because this property is mangrove swamp, humans will most likely not be accessing it directly for nature-based recreation. However, the property is within an urban area along a public, paved road and represents a good example of mangrove swamp.

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:

Because the property is situated in a low-lying estuarine location that is tidally influenced, groundwater in the area is most likely saline and not potable.

Aquifer Recharge Capacity:

The SFWMD model indicates that the Lower Tamiami aquifer recharge potential for the property is low (0" to < 7" yearly), however this may not be the case. Because of its coastal location and tidal activity, it most likely does not contribute to the Lower Tamiami aquifer.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include Durban and Wulfert Mucks soils, which are tidal and frequently flooded.

Statement for satisfaction of criteria:

This parcel satisfies the initial criteria relating to potential for flood control, as mangrove swamp would be expected to hold some floodwaters. A Special Treatment Overlay exists over the property, confirming its importance for protecting water resource values. Wetland dependant fiddler crabs were observed on the property, indicating that the parcel does provide protection for wetland dependent species. The property contributes minimally, if at all, to aquifer recharge, and most likely provides no water quality enhancements to groundwater because of its estuarine location.

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
Giant Leather Fern	<i>Acrostichum danaeifolium</i>	C	NL

C=Commercially Exploited

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.

No evidence of an existing bird rookery was observed.

The FWCC-derived species richness score ranged from 2 - 4 out of a possible 10, representing relatively low diversity.

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, GFC listed common snook (*Centropomus undecimalis*) and FDA listed Tillandsia species could potentially be found on the parcel.

Statement for satisfaction of criteria:

While biodiversity is low on the parcel, and only one listed species was observed, there is potential for use of the parcel for roosting by numerous bird species. Restoration potential is high and coastal mangrove swamps provide ecological quality because they are considered a base for the estuarine food web. Connectivity is discussed in criteria #5.

-
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:

The southern edge of the property borders Haldeman Creek and is surrounded by urban land on 3 sides. Although the property is not directly contiguous with conservation lands, the land on the opposite side of the creek is a mangrove swamp preserve area belonging to the Windstar PUD. Also, there is a waterway connection with the Naples Bay and Gulf.

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:

The potential for hiking within a mangrove swamp is very limited.

Nature Photography:

The parcel is in an urban setting, so it may not attract a lot of wildlife. Wading birds, crabs, golden silk orbweaver spiders (Nephila clavipes) and the mangrove trees will provide some opportunities for nature photography.

Bird-watching:

Opportunities for bird-watching would include wading birds and some songbirds. Black-whiskered vireos (Vireo altiloquus) and Mangrove cuckoos (Coccyzus minor) may also be present in the mangroves. Bird watching would be limited to the edges of the property.

Kayaking/Canoeing:

The creation of a kayak/canoe launch into Haldeman Creek could be possible from this site.

Swimming:

Swimming in Haldeman Creek is not advisable due to water quality concerns, as this area drains a heavily urbanized watershed.

Hunting:

Because of the properties urban location and land cover, hunting would not be a potential use.

Fishing:

Saltwater, and possibly freshwater, fishing is a potential use at this site if a walkway and platform were constructed.

Recommended Site Improvements:

The spoil islands within the mangroves might be removed if it is determined that their removal would greatly increase tidal flushing and flood protection and that they are not part of a required water management system. The construction of a fishing and wildlife observation platform overlooking Haldeman Creek and/or a kayak/canoe launch would greatly increase opportunities for nature-based recreation at this site. One limiting factor for this site is parking. Creating a parking area could be difficult because of the lack of upland area within the property.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control and property identification signs. 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 represent an estimated 25% of vegetative cover. Those species present include: Australian pine (*Casuarina sp.*), Brazilian pepper (*Schinus terebinthifolius*), Carrotwood (*Cupaniopsis anacardioides*), Cuban Laurel (*Ficus nitida*), Schefflera (*Shefflera actinophylla*), Rosary pea (*Abrus precatorius*), Wedelia (*Wedelia trilobata*), and various species of escaped house and landscape plants (Syngonium, Hibiscus, Dracena and Frangipani). These plants are primarily located on spoil mounds (water management berms?) just inside the perimeter of the properties.

Exotic Vegetation Removal and Control

Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed \$2,500 to treat exotics with herbicide in place or to cut and stack the debris onsite, and \$3,750 to cut, treat the stumps and remove the debris to a waste facility.

Based on the acreage involved (approximately 5 heavily infested acres) total initial removal costs would likely range from \$12,500 - \$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 approximately 5 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The property does not contain any areas that would be suitable for the creation of a parking lot.

Public Access Trails:

Construction of trails through the mangroves is not likely.

Security and General Maintenance:

Fencing does not seem necessary, as the parcel is not readily accessible due to its tidal wetland nature. Signs can be placed at boundaries along public roads. Minimal management activities, like occasional trash removal, would be necessary.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$12,500 - \$18,750	\$500 - \$2,250	Hand removal would be necessary
Parking Facility	n/a	n/a	Not possible
Access Trails	n/a	n/a	Not likely
Fencing	\$1,125	t.b.d.	Not critical – estimate is for split rail
Trash Removal	t.b.d.	t.b.d.	Waiting for requested bid information
Signs	\$100	n/a	One 3' X 1.5' – metal, white background, uninstalled
Fishing platform	\$10,000	t.b.d.	20' X 20' platform
Raised walkway	t.b.d.	t.b.d.	Would also involve planning and permit costs
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 South Florida Water Management district, via 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. This parcel does not appear to be eligible for FCT post-acquisition funding.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels. Because of this parcel's urban location and small size, it would most likely not qualify for the Florida Forever Program.

Save Our Rivers Program

Staff was verbally advised that the Save Our Rivers program funds are being dedicated for Comprehensive Everglades Restoration Projects.

VI. Summary of Secondary Screening Criteria

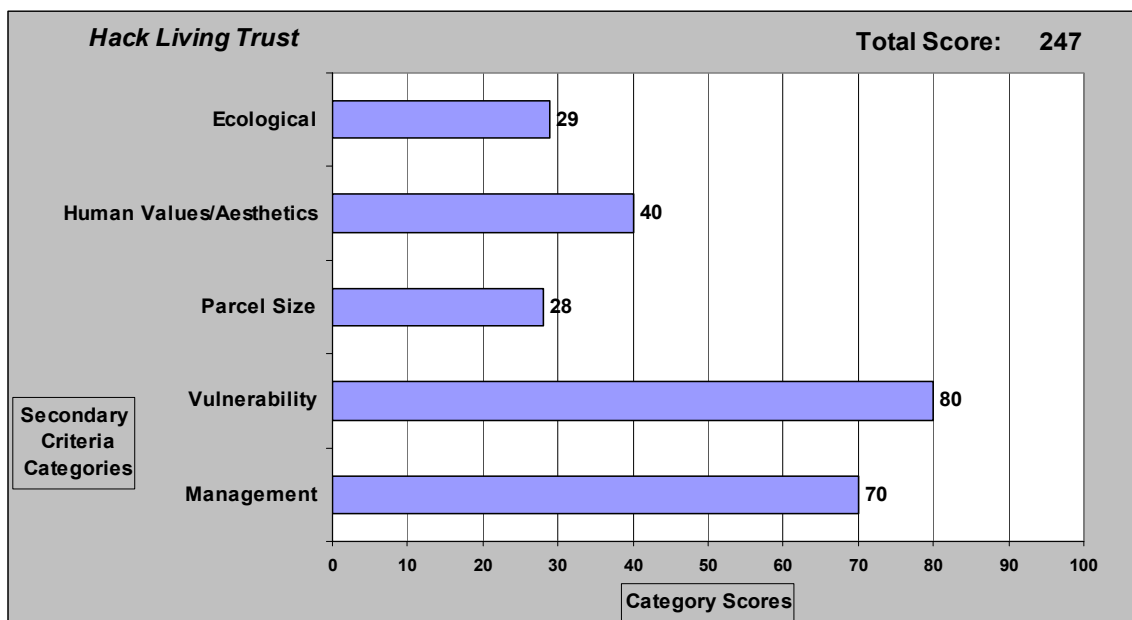
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 247 out of a possible 500 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Note: vulnerability score is questionable due to development restrictions not included in the scoring form format. Consider that a more accurate score may be 167, after removing 80 points from the vulnerability section.

Table 3. Tabulation of Secondary Screening Criteria

Property Name: Hack Living Trust		Target Protection Area: Urban	
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	29	29%
Human Values/Aesthetics	100	40	40%
Parcel Size	100	28	28%
Vulnerability	100	80	80%
Management	100	70	70%
Total Score:	500	247	49%

Figure 4. Secondary Screening Criteria Scoring



Ecological: The property offers little biodiversity and is surrounded by urban land. These factors outweigh higher scores given for water resources (tidal wetlands that buffer Haldeman Creek and contribute to floodplain management) and restoration potential. Minimal alterations – non-native, invasive plant removal and spoil island removal – are necessary to restore high ecological function.

Human Values/Aesthetics: The parcel scored below mid-range in this category. Nearly half of the property can be viewed by the public from a paved road, but because the property is mangrove swamp, it will be inaccessible to most people.

Parcel Size: This score is based upon acreage, and the parcel is 28 acres in size.

Vulnerability: This parcel is zoned for residential multi-family homes, giving it a high degree of vulnerability. Density allowed in the RMF-6 zoning areas is 0.6 units per acre. However, the high score was lowered due to a Special Treatment (ST) zoning overlay, which presents some restriction on type of development activity that is possible.

Please note: There is no current option in this category to factor in other types of development restrictions that may apply. A recent amendment to the Land Development code regarding marine wetlands prohibits the use of marine wetlands to be counted towards density calculations. If these parcels were made up entirely of marine wetlands, there would be no density available. Therefore, there may actually be no vulnerability of these parcels, depending on presence and amount of upland. Additionally, staff is researching the existence and impact of one or more conservation easements, which would present further development impediments.

Management: The parcel scored relatively well in this category, because only minimal management would be necessary to restore and maintain the parcel in perpetuity. The biggest management obstacle would be the removal of linear spoil features along the western edge and possibly in the middle of the property. Staff is unsure at this time whether spoil features along the perimeter have a water management function. If so, they may be required to remain. The spoil features are vulnerable to invasion by non-native, exotic plants.

Exhibit A. FLUCCs Map

Conservation Collier Hack Living Trust Land Cover Map



0 400 800 Feet

Legend - Hack Living Trust

- Collier County Roads
- ▨ Hack Living Trust
- 100 - Urban
- 500 - Water
- 600 - Wetlands

Data Source: Parcels - Collier County Property Appraiser
 Landuse - 2001 WilsonMiller Land Use and Land Cover
 Classification Code
 Created By: GIS / CDES / Environmental Services
 G:\Conservation Collier 2002\ISCR\ HackLivingTrust4.mxd
 G:\Conservation Collier 2002\ISCR\ HackLivingTrust4.jpg
 Date: 9.5.03

Folio Numbers: 00388160002; 00033484002

Exhibit B. Soils Map

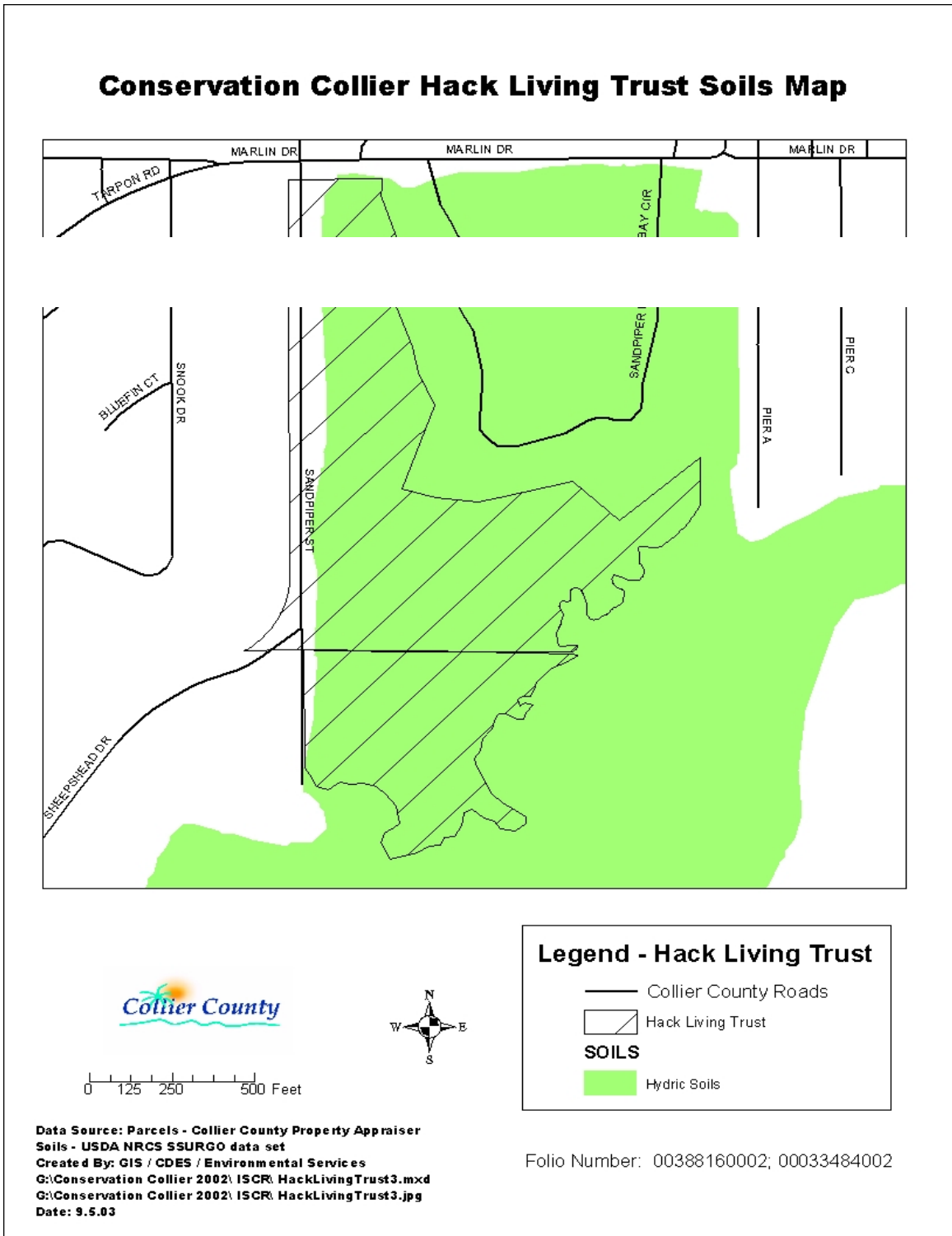


Exhibit C. Species Richness Map

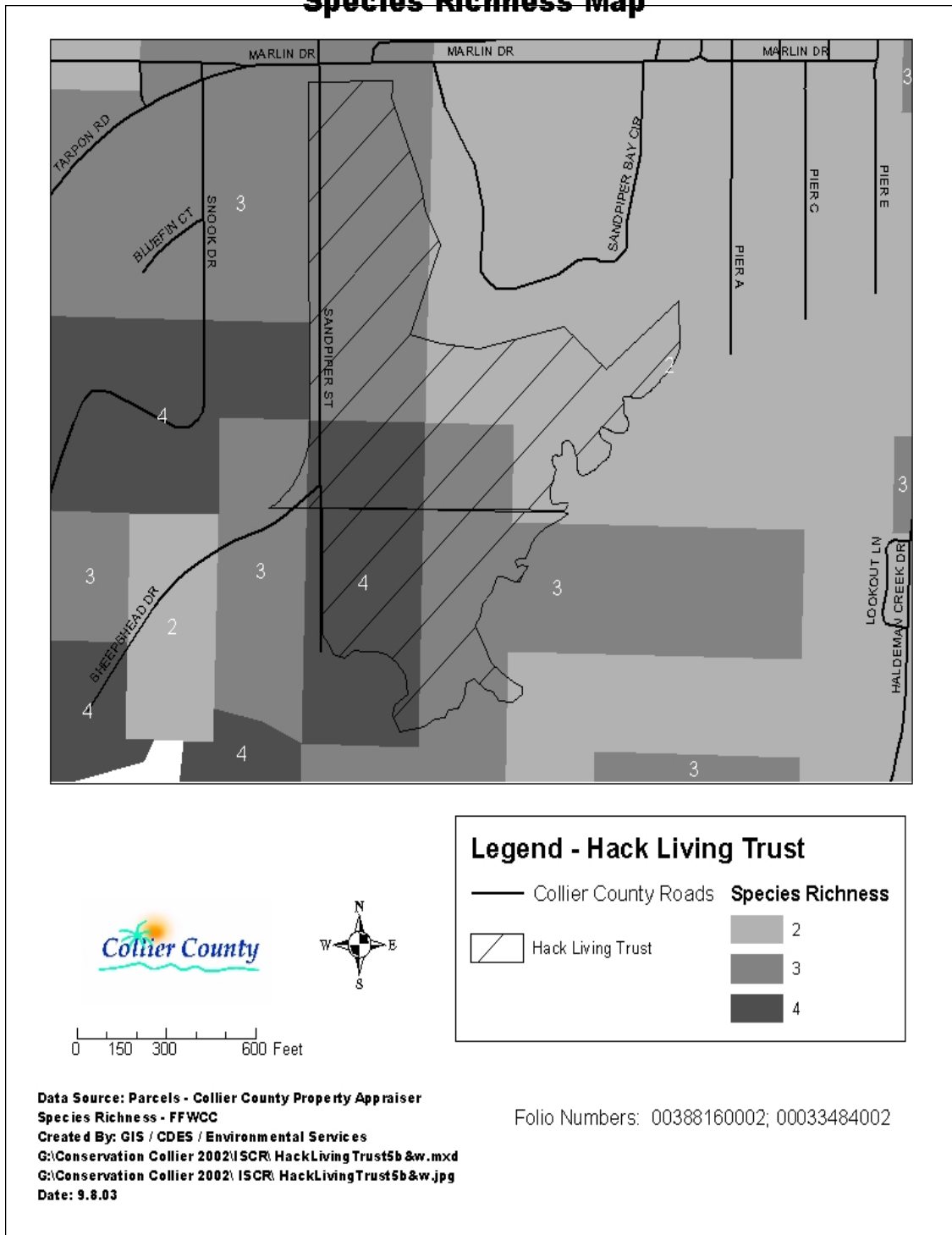


Exhibit D. Wellfield Protection and Aquifer Recharge Map

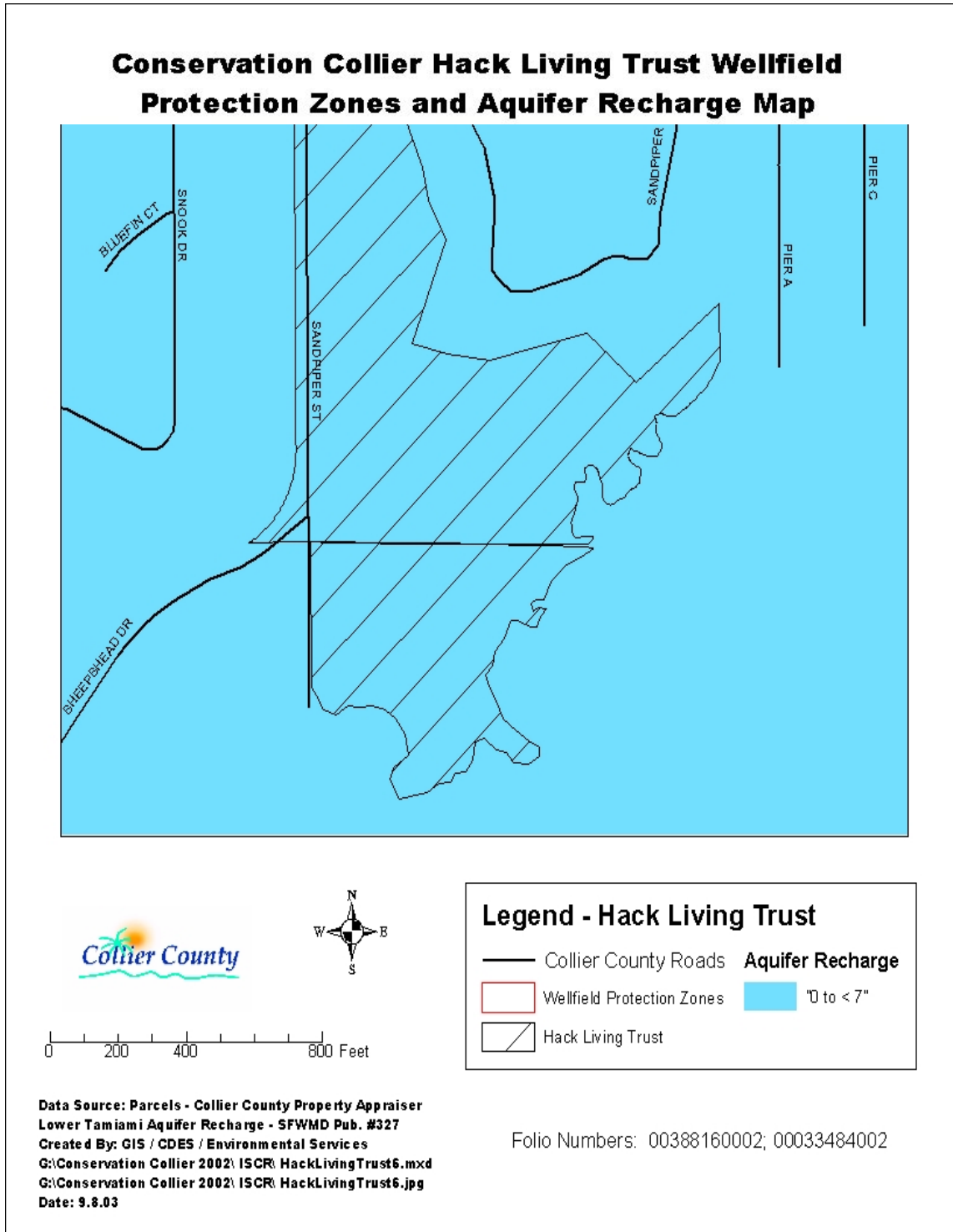


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Hack Living Trust</i>		Folio Numbers: <i>00388160002; 00033484002</i>	
Geographical Distribution (Target Protection Area): <i>Urban</i>			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	FLUCCS 612 - Mangrove swamp
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		
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	75	Contiguous to Haldeman Creek
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Tidal wetlands
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		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Tidal soil -Durbin and Wulfert Muck
Subtotal	300	145	
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	612 - Mangrove swamp
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		
b. Species Richness score ranging from 10 to 70	70	28	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
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Leather fern
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	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		
c. Parcel will require major alterations to be restored to high ecological function.	10		
Subtotal	300	173	
1.C Total	100	58	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	29	<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		
d. Parcel does not offer opportunities for natural-resource based recreation	0	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	20	<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	120	
2. Human Social Values/Aesthetics Total Score	100	40	<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	28	
3. Parcel Size Total Score	100	28	
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, co	100	100	
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	50	Spoil berms along roadway perimeter
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	50	
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	
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
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		
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	
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	70	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	247	

Exhibit F. Photographs

Photo 1. Mangrove swamp



Photo 2. Man-made channel within mangrove swamp



Photo 3. Spoil island inside mangroves



Photo 4. Western edge of property with Australian pines visible in canopy



Photo 5. Eastern edge of property – Brazilian pepper

