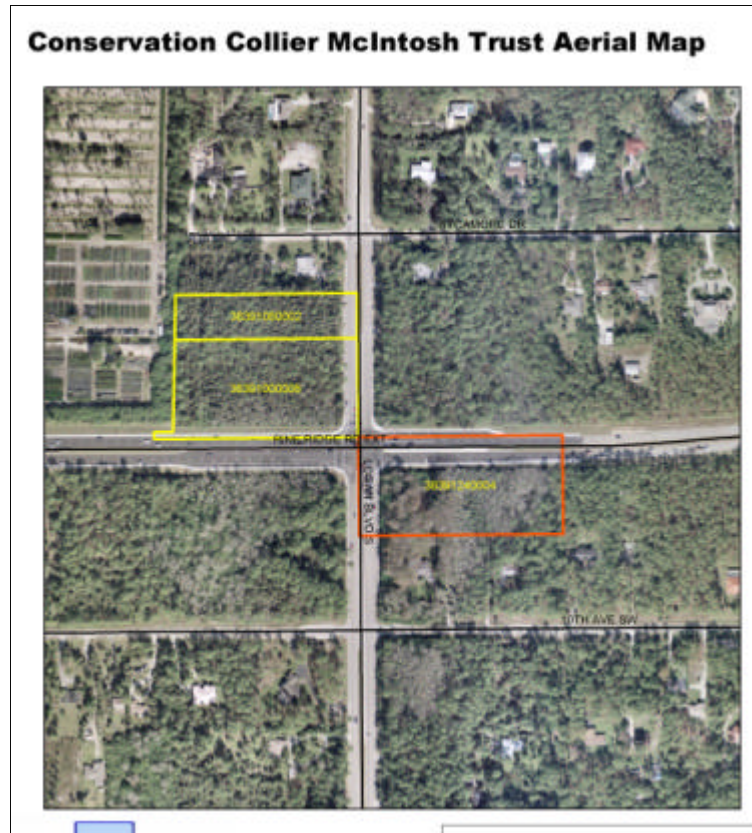


Conservation Collier Initial Criteria Screening Report



Property Name: McIntosh Trust
Folio Numbers: 38391000008, 38391080002

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

Table of Contents

I.	Summary of Property Information	3
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	12
IV.	Assessment of Management Needs and Costs	13
V.	Potential for Matching Funds	16
VI.	Summary of Secondary Screening Criteria	17

Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	15
Table 3.	Tabulation of Secondary Screening Criteria	17

Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	18

Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs

I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Ross W. McIntosh Trustee	none
Folio Numbers	38391000008 38391080002	4.25 acres 2.09 acres
Size	6.34 acres total	none
Zoning Category	Estates	residential
Existing structures	none	none
Adjoining properties and their Uses	Residential, Roadway and Tree farm	N- residential E – Logan Blvd. and residential S- Pine Ridge Road and residential W – Vineyards tree farm
Development Plans Submitted	None Permit #2002080720	Several years ago the owners attempted to rezone to commercial for development of an office park, but had local opposition at the Planning Commission level and dropped the plans. A well was COed in 2002 on the 4.25 acre parcel
Property Irregularities	None known	n/a

Figure 1. Location Map

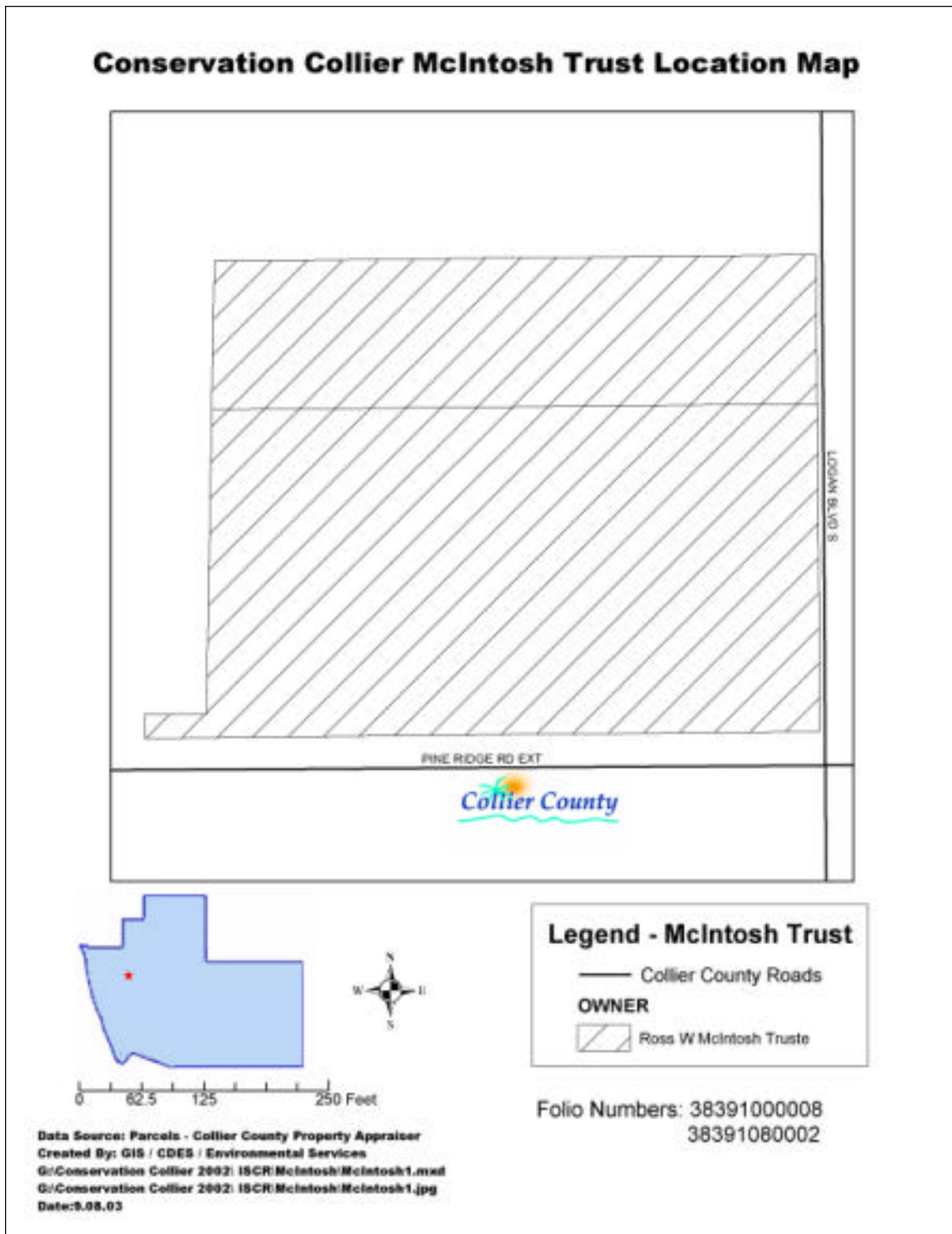


Figure 2. Aerial Map

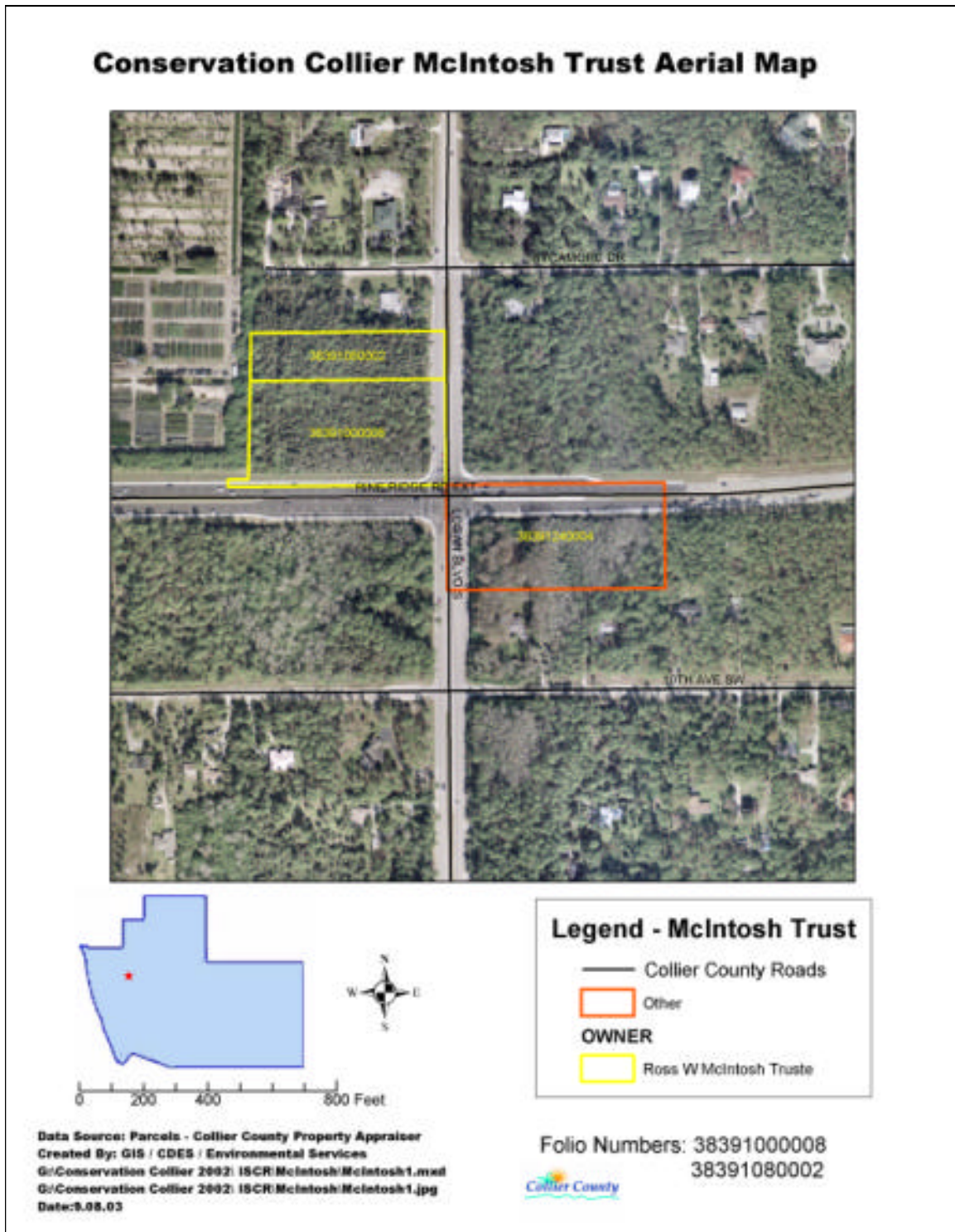


Figure 3. Surrounding Lands Aerial



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, two complete appraisals will be necessary for this parcel as the estimated cost range exceeds the \$500,000 threshold, above which 2 appraisals are required.

**Assessed Value: * 4.25-acre parcel: \$195,500
 2.09-acre parcel: \$96,140**

**Estimated Market Value: ** 4.25-acre parcel: \$307,649 to \$325,877
 2.09-acre parcel: \$147,372 to \$154,411**

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

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 - 424 (Melaleuca)

No native plant communities were identified.

The following identifies what native plant communities were observed:

- FLUCCS – 624 (Cypress, Pine, Cabbage Palm) – heavily impacted by Melaleuca and other exotic plants

Other native species observed include: Willow (*Salix sp.*), Buckthorn (*Bumelia sp.*), Myrsine (*Myrsine guianensis*), Giant Hatpins (*Eriocaulon sp.*), Yellow-eyed grass (*Xyris sp.*) and Swamp fern (*Blechnum serrulatum*). Under Florida Department of Environmental Protection (FDEP) classification, the willow, hatpins and yellow-eyed grass are wetland obligates (exist only in wetlands) and the *Bumelia* and *Myrsine* are Facultative (can exist in moist environments or wetlands) wetland plants. Swamp fern is classified as Facultative/wet (generally exist in wetlands but can persist when the land is drained). Native species of special interest observed include native orchids, both terrestrial and epiphytic.

Statement for satisfaction of criteria:

These data show that some native plant community remains, though heavily impacted by exotic species.

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 (minimally)*

Statement for satisfaction of criteria:

The subject property satisfies this criterion only in that 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.

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: Soils on the parcel are saturated with standing water from 1 to approximately 30-inches on the western portion of the parcels, primarily along the western boundary where there may have been an historic unpaved access trail.

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. This is Hydric pine plant community. It can be flooded during periods of high rainfall, but typically, the water table is within a depth of 12 inches for 3 to 6 months of the year. The water table can recede to a depth of more than 40 inches during dry times.

Statement for satisfaction of criteria:

These two parcels satisfy the criteria for aquifer recharge (high recharge area) , protection of wetland dependent species (primarily plant species; no animal species were observed), and potential for flood control, as the properties are holding water which is likely runoff from developed Estates parcels to the north and which is impounded by the barriers that Logan Blvd (to the east) and Pine Ridge Rd. (to the south) present.

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 – (minimally)*
-

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
Fuzzy-wuzzy air plant	<i>Tillandsia pruinosa</i>	E	Not listed
Reflexed wild pine	<i>Tillandsia balbisiana</i>	T	Not listed
Cigar- Cowhorn Orchid	<i>Cyrtopodium punctatum</i>	E	Not listed
Wild Coco Orchid	<i>Eulophia alta</i>	T	Not listed
Threadroot Orchid	<i>Harrisella filiformis</i>	T	Not Listed
Pine Pink Orchid	<i>Bletia purpurea</i>	T	Not listed

E=Endangered, T=Threatened, 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.

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score was a 5 out of a possible 10, representing medium diversity. Staff did not document non-listed species observed.

Potential Listed Species:

Determinations of what listed species may potentially use a parcel are not a part of the Conservation Collier scoring format. Because of its urban location, however, it is speculated that the parcel is unlikely to be routinely used by many, if any larger listed wildlife species. However, it is possible that smaller amphibian or snake species may use the parcel.

Statement for satisfaction of criteria:

These data support listed species presence for plants. There is potential for restoration to enhance habitat for native orchid species, however, removing the Melaleuca canopy would likely alter light and moisture conditions, which have allowed these plants to persist. Other than that, biodiversity appears low and ecological quality has been heavily impacted by exotic plant invasion. Connectivity will be 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)

No

Statement for satisfaction of criteria:

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 north, any corridor created only leads to major roads (on the east and south) and there is a highly developed PUD (Vineyards) to the west, with the Vineyards tree farm directly on the west boundary.

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 parcels are too small to support hiking, though a trail could be an option.*

Nature Photography: *Besides the native orchids present, there is not much to give cause for nature photography.*

Bird-watching: *Bird-watching is possible after restoration, however, no bird species were observed during the site visit.*

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

Swimming: *Swimming is not a potential use.*

Hunting: *Hunting is not a potential use.*

Fishing: *fishing is not a potential use.*

Recommended Site Improvements: Remove exotics, establish trail, and allow parking on shoulder on north side of property.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, and the construction of a short trail to allow the public to have access to the property, though the access would likely be restricted by ground water levels during rainy season. 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:

Those exotic plants present include, in order of abundance: Melaleuca (*Melaleuca quinquinerva*), Brazilian pepper, (*Schinus terebinthifolius*), Java plum (*Syzigium cumini*), Earleaf acacia (*Acacia auriculiformis*), downy rosemyrtle (*Rhodomyrtus tomentosa*) and Air potato (*Dioscorea bulbifera*).

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 high level of infestation observed (80% to 100%) to treat exotics with herbicide in place or to hand-cut and stack the debris onsite would be approximately \$34,600. To cut, treat the stumps using light equipment (ATVs, bobcat, hand crews) and remove the debris to a waste facility would be approximately \$25,200.

Based on the acreage involved, total initial removal costs would likely range from \$25,000 to \$35,000 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 \$630 to \$2,800 for 6.3 acres. These costs would likely decrease over time as the soil seed bank is depleted, however, they would likely remain high for the next 5 years as seed-bank depletion occurs.

Note that if mechanical removal were done, which is the most cost-effective option to remove exotics at the degree of infestation observed, it would likely destroy many of the native plants remaining, including the plant species that make this parcel interesting - the terrestrial and epiphytic orchids.

Public Parking Facility:

The property would not likely require a dedicated area for visitor parking. Some limited street shoulder parking could be accommodated on the north side of the parcel on the west side of Sycamore Drive.

Public Access Trails:

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

Security and General Maintenance:

It may or may not be desirable to fence the property. If it were decided that fencing is desired, it could be a type of minimal fencing that would simply identify boundaries along the public roads. Signs can be placed along the public roads, as well. Minimal management activities, like trash removal and trail maintenance could be contracted through the Parks and Recreation Department, or possibly by approaching the neighborhood association as an “adoption” project.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$25,000 to \$35,000	\$630 to \$2,800	Exotic removal done with machinery (at the lower end of the cost range) would severely damage remaining native plants.
Parking Facility	n/a	n/a	n/a
Access Trails			t.b.d.
Fencing	\$7,500	t.b.d.	1,000 feet - Split rail – if desired
Signs	\$200.00	n/a	2 signs with installation done by county staff
Trash Removal	t.b.d.	t.b.d.	t.b.d.
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. There are several South Florida Water Management District land acquisition programs, including the Save Our Rivers Program, however, this program and others are primarily focused on Everglades restoration projects. In general, only parcels that are within SFWMD project boundaries will be considered for partner funding. 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 55 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 highly unlikely.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is, in general, concentrating on larger, more rural parcels.

Save Our Rivers Program

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary.

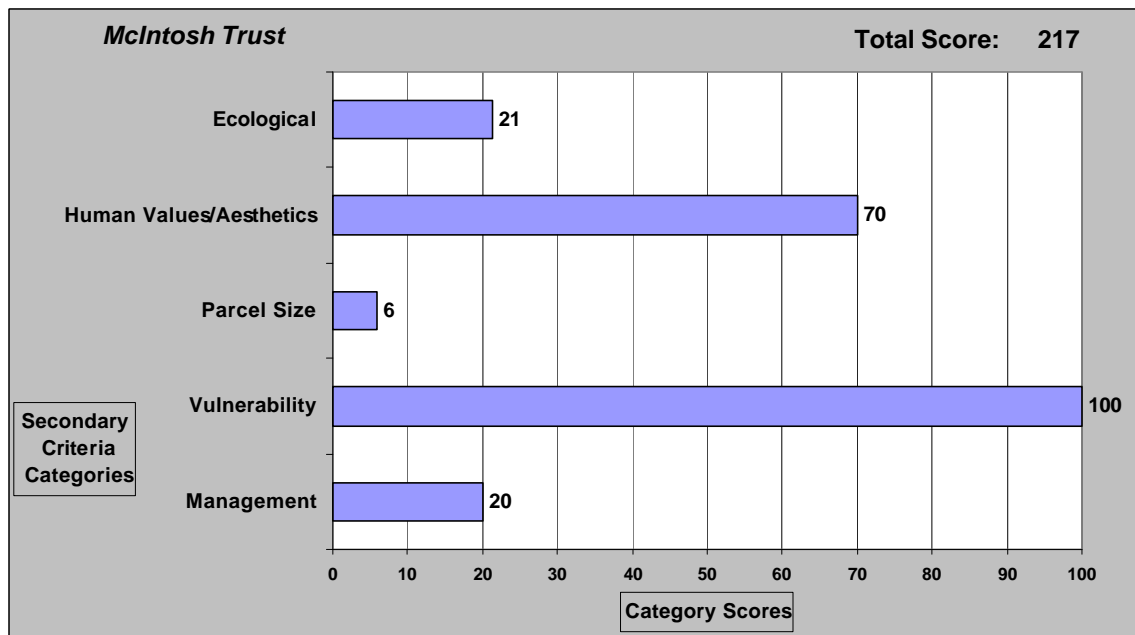
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 217 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: McIntosh Trust			
Target Protection Area: Golden Gate Estates			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	21	21%
Human Values/Aesthetics	100	70	70%
Parcel Size	100	6	6%
Vulnerability	100	100	100%
Management	100	20	20%
Total Score:	500	217	43%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was low, as no unique and endangered plant communities and defined in the Conservation Collier Ordinance (2002-63) exist on the parcel, and even though some (very special) native plants exists, most of the site is covered with non-native exotic plants and ecological diversity and quality appeared low. The opportunities for connectivity are likewise low, only being relevant to connecting surrounding wooded Golden Gate Estates residential lots. However, some points were achieved due to having wetlands on site and the parcel having the capacity to recharge the aquifer and for the potential for strategic floodplain management.

Human Values/Aesthetics: This score was achieved because the parcel has access from a paved road and has high visibility, however, recreational opportunities are limited, a condition that removed some potential points.

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

Vulnerability: This parcel is zoned for Estates residential single-family development. This places it in a highly vulnerable category, however, only 2 homes are possible, which is relatively light in development impact.

Management: The parcel scored low in this category due to the high degree of exotic plant infestation. It also failed to gain points in the hydrologic management needs category, because the hydrology has been altered by surrounding development and roads, so that reverting back to the original hydric pine community is no longer feasible. Maintaining the “qualities of the site” as a wetland/water recharge/flood control area is more feasible, however, that is not a restoration of function, but a new function towards which the parcel has been drifting as a result of hydrological changes.

Exhibit A. FLUCCs Map

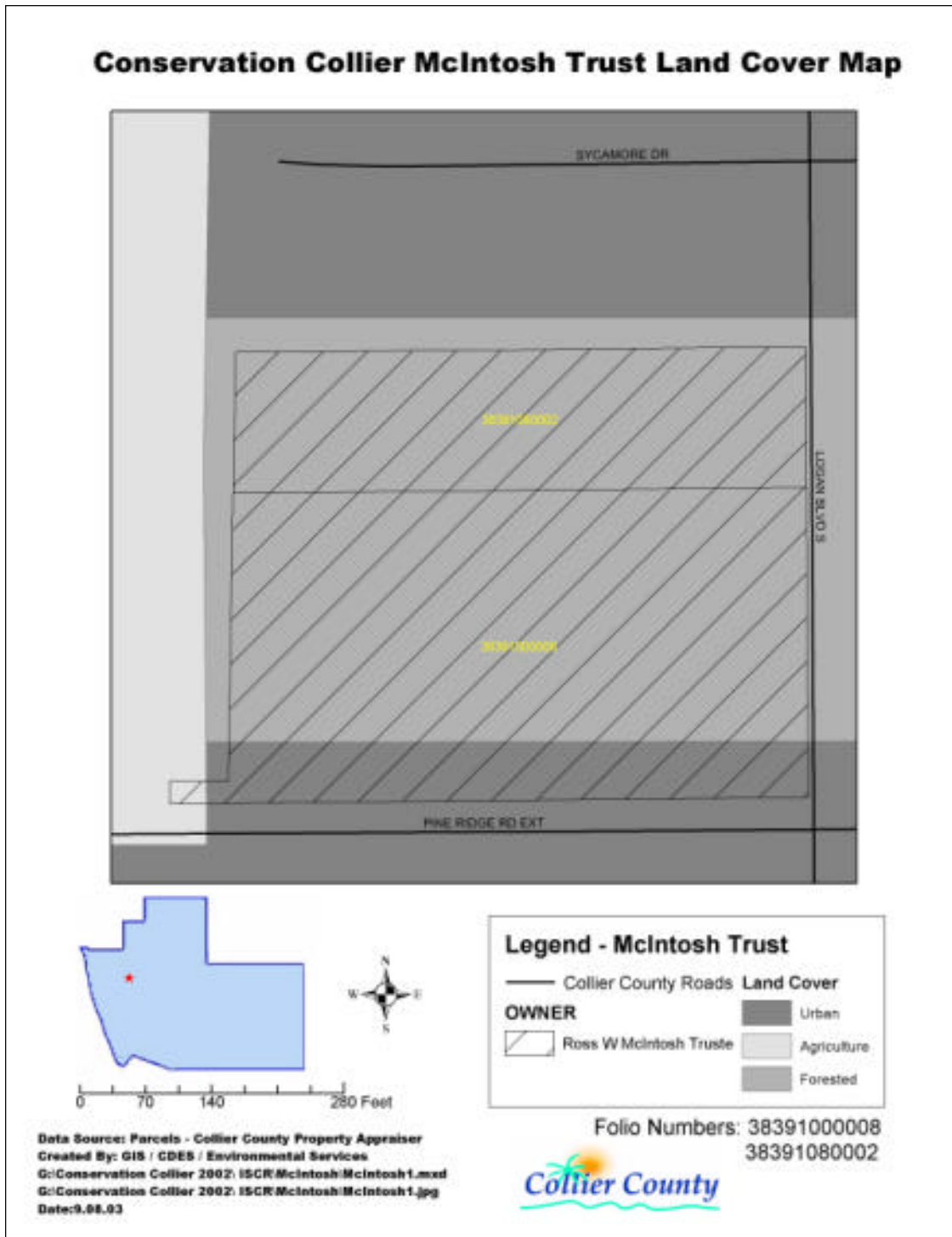


Exhibit B. Soils Map



Exhibit C. Species Richness Map

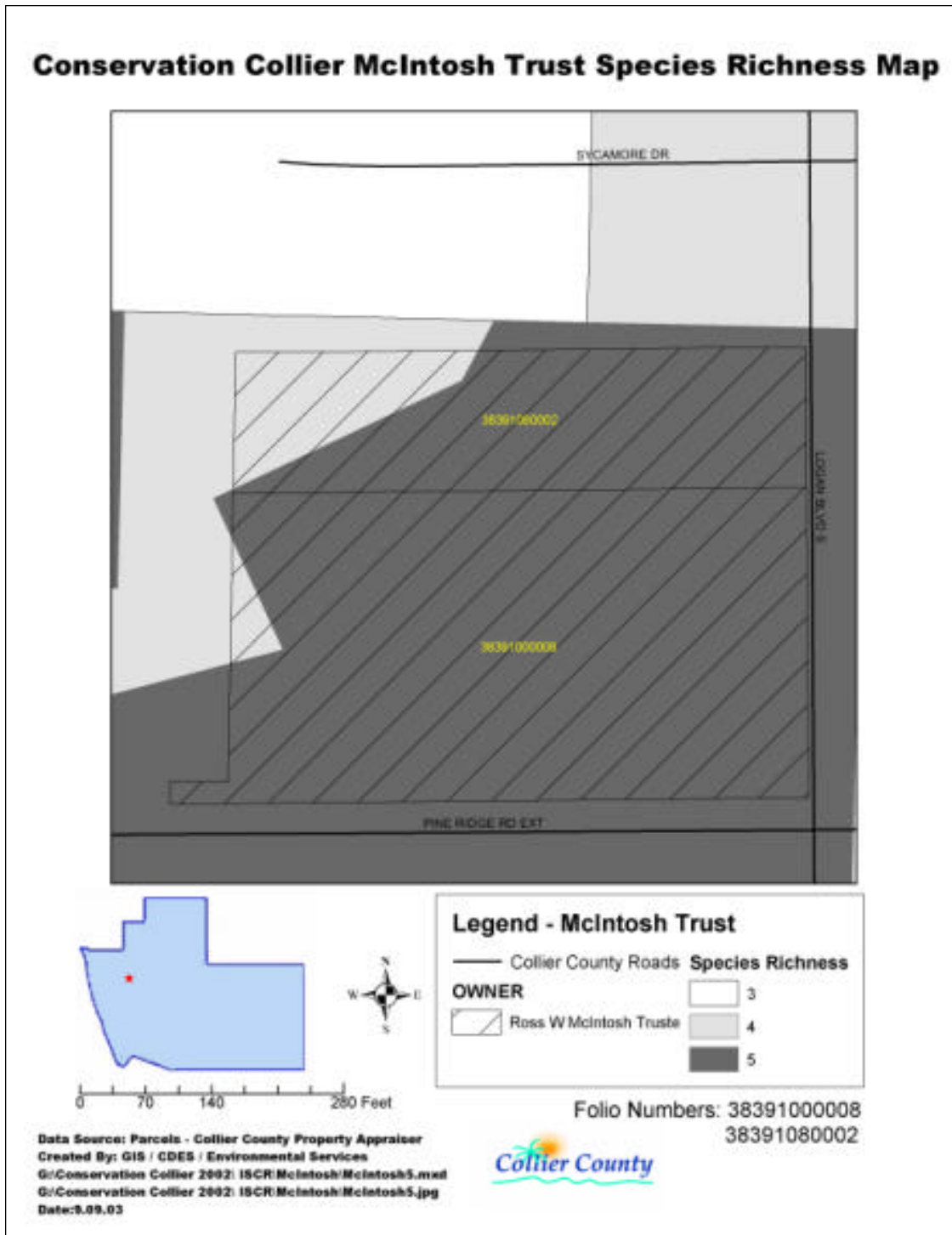


Exhibit D. Wellfield Protection and Aquifer Recharge Map

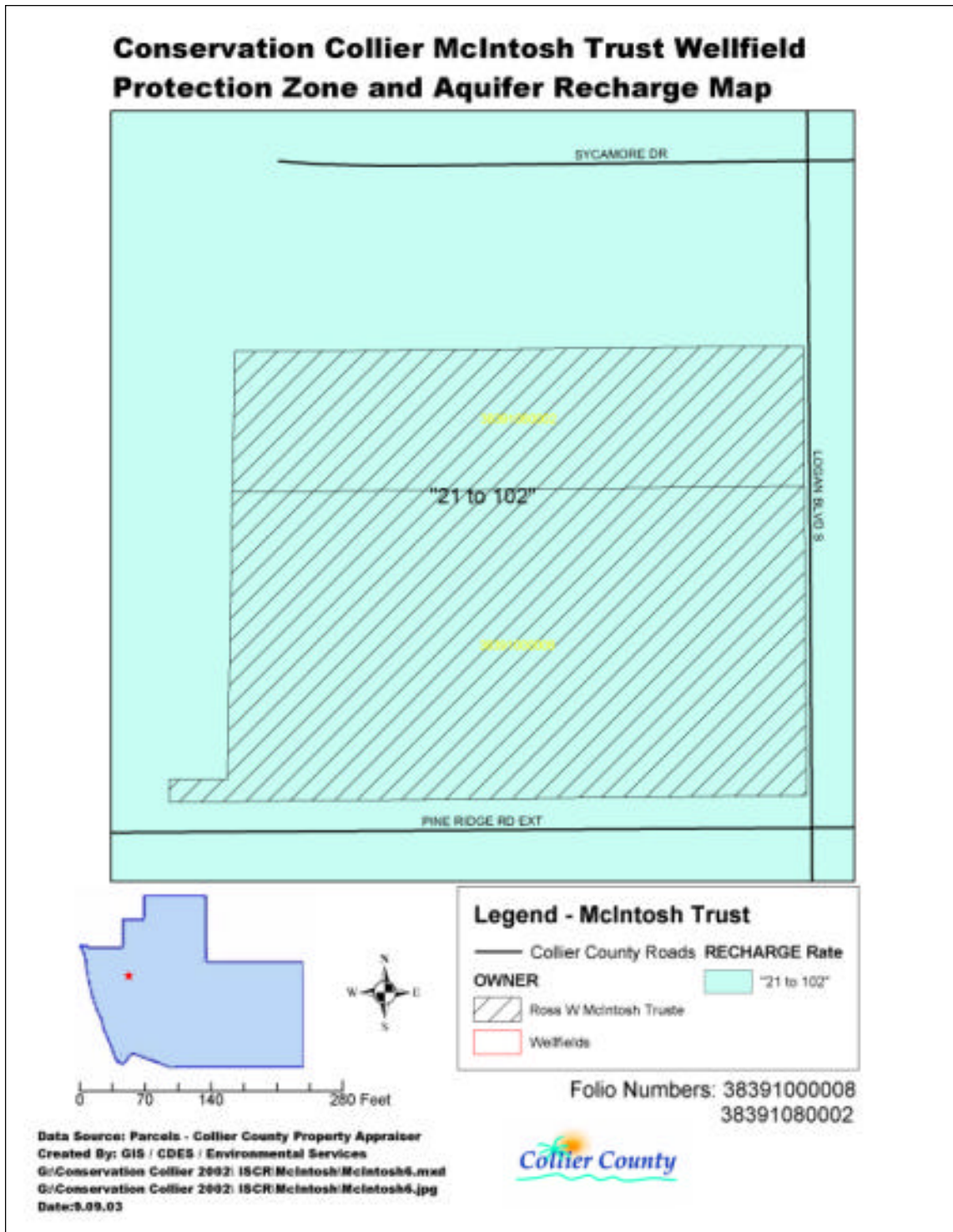


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: McIntosh Trust		Folio Numbers: 3839100008, 38391080002	
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
Select the highest Score:			
1. Tropical Hardwood Hammock	90		
2. Yeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Yeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats:	10	10	Cypress, Slash pine, willow, cabbage palm, buckthorn, Myrsine, beautyberry, dahoon holly, saltbush, wax myrtle, Blechnum fern
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		
f.A. Total	700	70	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (Select the Highest Score)			
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	21" to 102" recharge per year
c. Parcel would contribute minimally to aquifer recharge location	25		
	0		
2. Water Quality (Select the Highest Score)			
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	most of parcel has surface water and all soils appear saturated
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soils	80		(Private site based on area of Slough or Depressional Soils)
b. Slough Soils	40	40	Pineda Fine Sand with Limestone substratum - 100% Parcel was observed to be flooded in August 2003 - water likely drains to this parcel from surrounding developed properties and roadway
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	135	
f.B Total	700	45	Obtained by dividing the subtotal by 3
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
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	FLUCCS in database is 424 - Melaleuca. Scattered cypress and some slash pine and cabbage palm exist, therefore if a FLUCCS were assigned for native plants it would be 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	35	Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Species richness is 6 out of 10
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Tillandsia purpurea (5), Bletia purpurea (1 clump), Hansella filiformis (several plants on one tree), Eulophia alba (1), Cyrtopodium punctatum (1)
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		
c. Parcel will require major alterations to be restored to high ecological function.	10	10	Parcel can not likely be restored to high ecological function given alterations in hydrology resulting from surrounding development
Subtotal	300	90	
f.C Total	700	30	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 separated from surrounding undeveloped parcels by a major roadway and does not connect with anything that could constitute an urban greenway.
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	21	<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 (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Logan Blvd. and Pina Ridge Rd.
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 (Select the Highest Score)			
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's perimeter that can be seen by the public from a public</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	<i>Provide a description and photo document stion of the outstanding characteristic - native orchids</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	6	6.34 acres
3. Parcel Size Total Score	100	6	
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, con	100	100	a total of 2 single family homes could be built on these 2 parcels. The owners attempted to rezone to commercial several years ago and ran into community objections.
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			
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		The historic hydrology of this parcel has been permanently altered by surrounding development. Site characteristics have changed over time, favoring wetland plants over the original hydric pine community. To restore hydric pine, Pine Ridge Road and Logan Blvd. would need to be removed and this is not	
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			
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 rosemarytle)	20	20	Melaleuca (primarily), Brazilian pepper, Java plum, Earleaf acacia, downy rosemarytle, air potato (1 plant observed)	
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20			
5.B Total	100	20		
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			
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	40	related to exotic removal	
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	40		
5. Feasibility and Management Total Score		100	20	Sum of 5A, 5B, 5C. Then divided by 5
Total Score		500	217	

Exhibit F. Photographs

Photo 1. Melaleuca infestation – NW corner of parcels – note vegetative debris - perhaps left from past attempts at exotic control where Melaleuca cut and left on site.



Photo 2. Melaleuca infestation at NW side of parcels



Photo 3. Center of parcels– note scattered/remnant pine and cypress among Melaleuca



Photo 4. Butterfly orchid (*Encyclia tampensis*) growing on Melaleuca



Photo 5. Wild Coco orchid (*Eulophia alta*) growing occasionally in center of parcel (State listed as T)



Photo 6. Cigar/Cowhorn orchid (*Cyrtopodium punctatum*) growing at base of Melaleuca (State listed as E)



Photo 7. Threadroot orchid (*Harrisella filiformis*)- one of a number growing on a cypress tree (State listed as T)



Photo 8. Fuzzy-wuzzy air plant (*Tillandsia pruinosa*) on a cypress tree (State listed as E)

