

# Conservation Collier Initial Criteria Screening Report

## Conservation Collier Schroen Estate Aerial Map



**Property Name: Schroen Estate**  
**Folio Numbers: 00725720005**  
**00725080004**

**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
<b>Name</b>	<b>Schroen Estate</b>	<b>Owner (estate representative) nominated</b>
<b>Folio Number</b>	<b>00725720005, 00725080004</b>	<b>n/a</b>
<b>Size</b>	<b>6.28 acres</b>	<b>n/a</b>
<b>Zoning Category</b>	<b>Mobil Home</b>	<b>n/a</b>
<b>Existing structures</b>	<b>6</b>	<b>4 mobile homes, 1 shed, 1 deck over Henderson creek – 2 mobile homes currently are occupied, 2 are empty</b>
<b>Adjoining properties and their Uses</b>	<b>Residential, roadway, waterway</b>	<b>N – Roadway/Residential</b> - Henderson Creek Drive and Mobile home park  <b>E – Residential</b> - Mobile home park  <b>W – Residential (RMF-6 zoning)</b> - Henderson Creek Village Condominiums  <b>S – waterway</b> - Henderson Creek
<b>Development Plans Submitted</b>	<b>no</b>	<b>No current permits in system</b>
<b>Property Irregularities</b>	<b>Citrus grove</b>	<b>Remnant citrus grove on north half of both properties</b>

Figure 1. Location Map

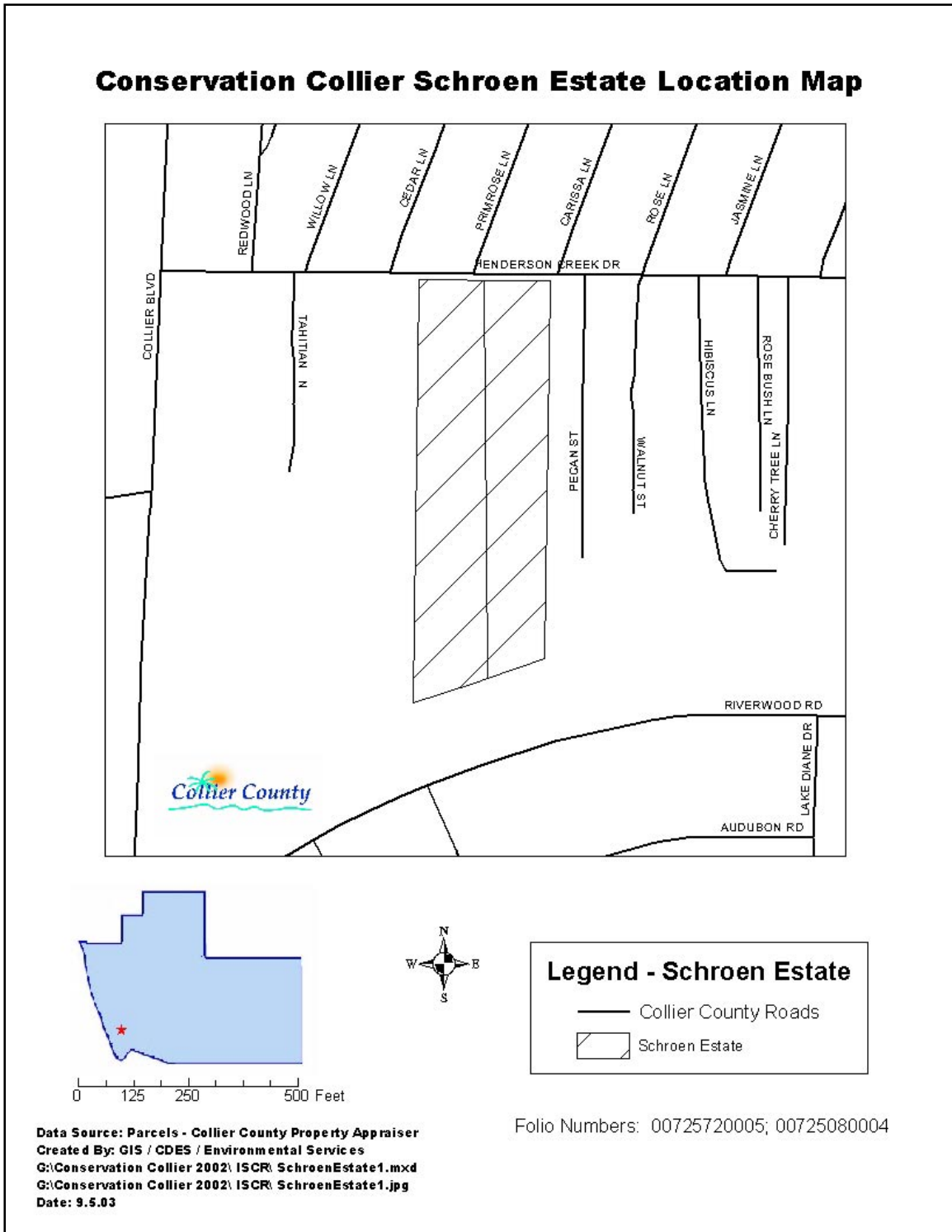


Figure 2. Aerial Map

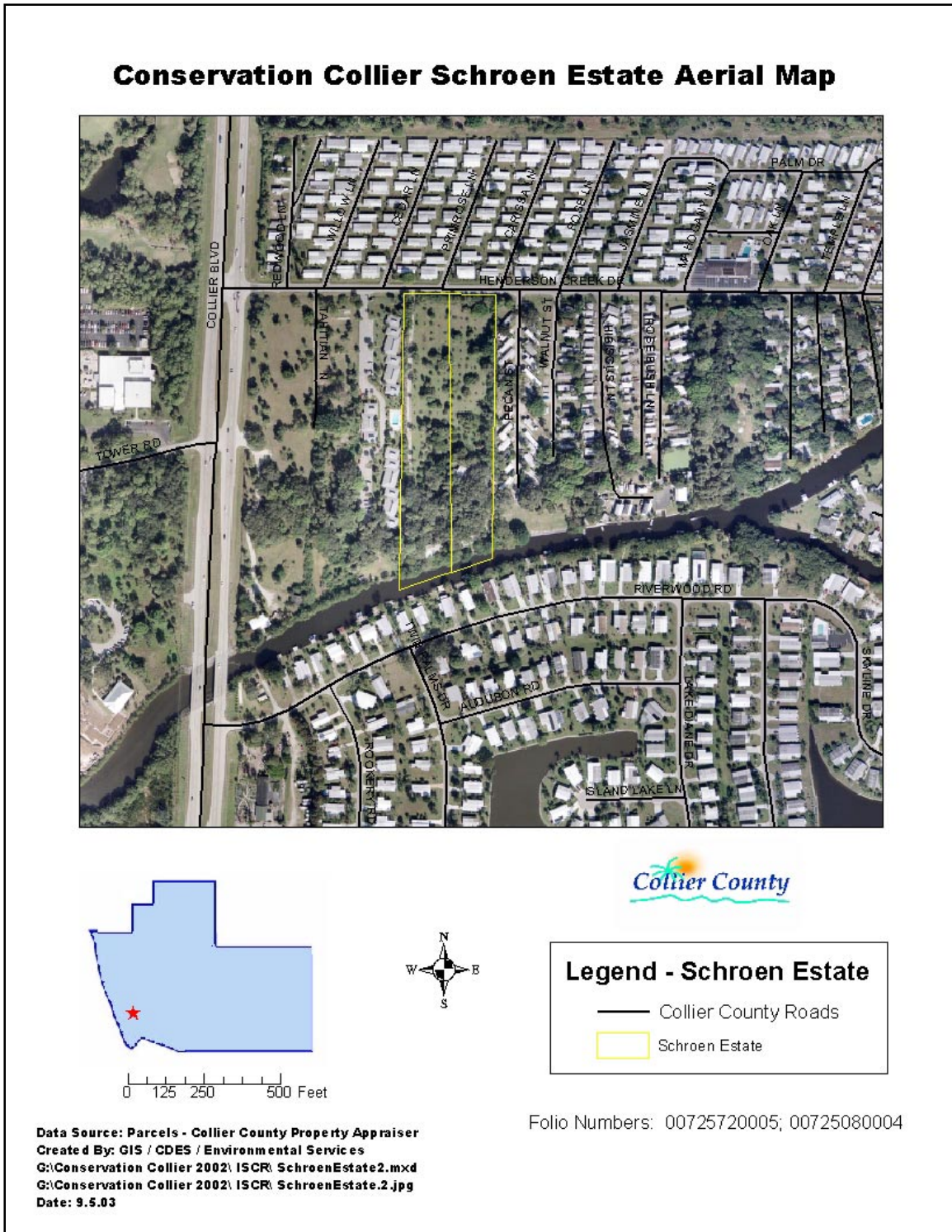
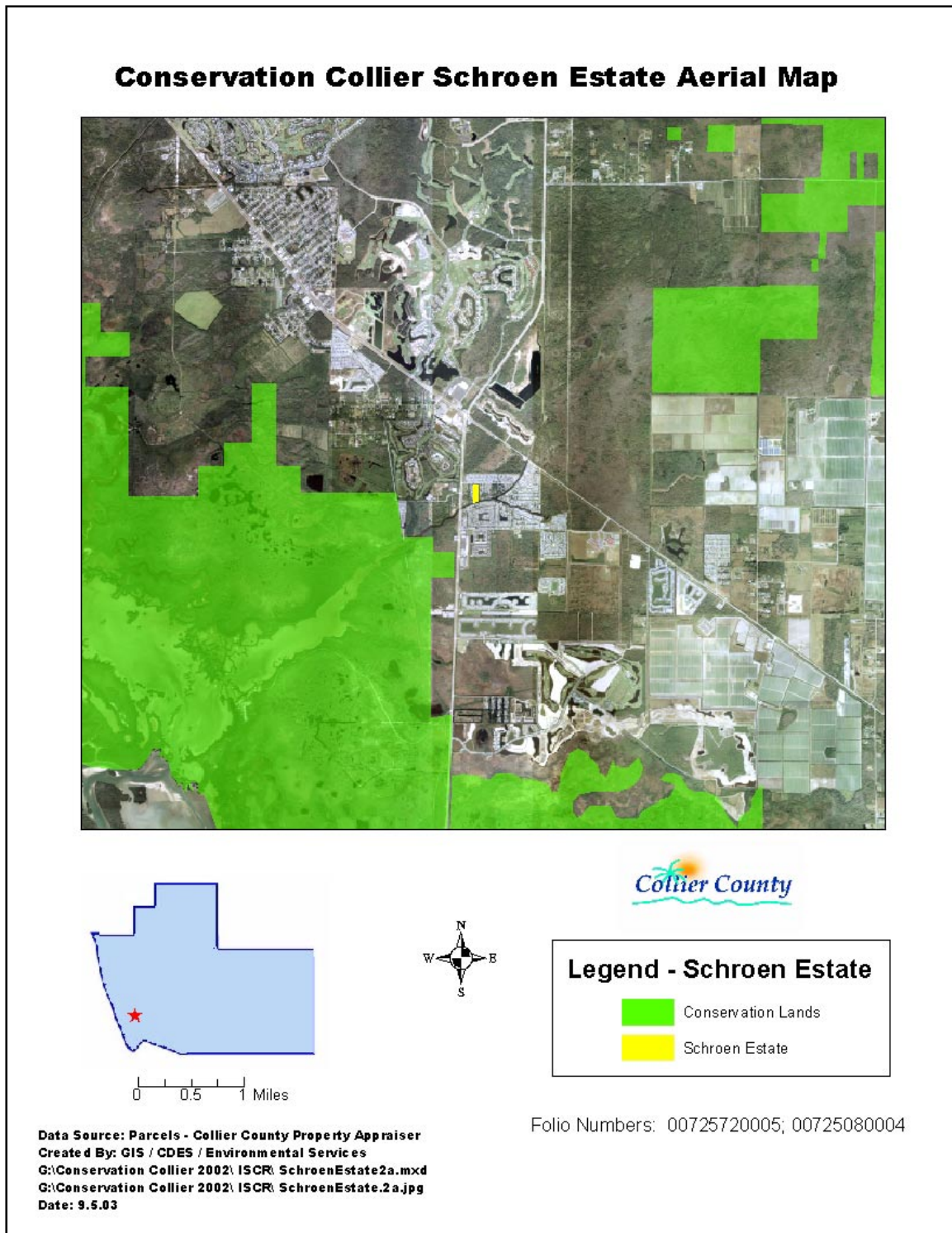


Figure 3. Surrounding Lands Aerial



**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: \* 140,200**

**Estimated Market Value: \*\* \$754,817 to \$783,654**

\* Property Appraiser's Website. Land value only.

\*\* Collier County Real Estate Services Department. Mobile homes were assigned no value.

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

### Vegetative Communities:

Over half of the site consists of abandoned citrus grove with a mixture of non-native, exotic plant species. The southern edge of the site contains cabbage palm (*Sabal palmetto*), strangler fig (*Ficus aurea*) and a hammock of very large mature oak trees (*Quercus spp*). Air potato (*Dioscorea bulbifera*) covers a large part of the southern edge of the property, including the oak hammock. Red and white mangroves (*Rhizophora mangle* and *Laguncularia racemosa*) line the southernmost edge of the property adjacent to Henderson Creek.

### 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 111 (Fixed Single Family Units) as the sole land cover for the property.

Staff observed:

- FLUCCS 427 (Live Oak) or upland temperate hammock. The southern section of the property has characteristics most resembling but not identical to this FLUCCS. Normally the principle associates of this community would include sweetgum, magnolia, holly and laurel oak. Large oaks constitute a majority of the canopy at the site with cabbage palm and strangler fig being the principle associates. Air potato covers a large section of this area.



- FLUCCS 612 (Mangrove) A small amount of this plant community exists on the bank of Henderson Creek - approximately two-hundred fifty (250) feet wide.

Although six structures are present on site, approximately four (4) acres of the property are Abandoned Citrus Groves (FLUCCS 224) which are also infested with non-native, invasive plant species.

**Statement for satisfaction of criteria:**

These data confirm that this parcel does present some native plant communities, even though non-native invasive plants exist throughout the property.

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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 property offers access for walking and the mature oak trees are large specimens within Collier County. A road exists along the western edge of the property from Henderson Creek Drive to the bank of Henderson Creek. A canoe launch into Henderson Creek could be a possibility.

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3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?* Ord. 2002-63, Sec. 10 (1)(c) *Yes (marginally)*

**Hydrological Characteristics:**

**Groundwater:**

Although no wetlands appear on site, standing water was present within 250 feet of Henderson Creek within a depressional area. Soils data and surrounding vegetation do not indicate the presence of wetlands. This is most likely the result of human disturbance.

**Aquifer Recharge Capacity:**

The property has negative Lower Tamiami Aquifer recharge potential (-167" to < -48" yearly), indicating that the aquifer discharges from this area. However, the property does have minimal Surficial Aquifer recharge potential (31" to 43" yearly).

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soil on this parcel includes Urban Land – Holopaw Basinger Complex. Onsite observation is consistent with this soil type.

**Statement for satisfaction of criteria:**

This property would provide very minimal protection of water resource values; however, its proximity to Henderson Creek and minimal Surficial Aquifer recharge potential may provide a buffer to this system.

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**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)**

*No*

The parcel does not exhibit high biodiversity (Species Richness scores – 2 and 3 out of 10).

**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).

No listed plant species were found on site.

**Listed Wildlife Species:**

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed wildlife species were observed on site.

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score ranged from 2-3 out of a possible 10, representing 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/FWS listed alligators and GFC listed Tillandsia species could potentially be found on the parcel.

**Statement for satisfaction of criteria:**

These data suggest that this parcel does not satisfy the initial criteria relating to listed species habitat. Only a portion of the 6-acre parcel was surveyed for listed species. No listed species were observed on this representative section of the property.

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**5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?**

**Ord. 2002-63, Sec. 10 (1)(e)**

**No**

**Statement for satisfaction of criteria:**

The parcel is not contiguous with conservation land. It is bordered by Henderson Creek Drive to the north, Henderson Creek Village condominiums to the west, a mobile home park to the east and Henderson Creek to the south. The parcel may provide some buffering to Henderson Creek, which flows into Rookery Bay National Estuarine Research Reserve, but because of the surrounding land use and the small size of the parcel, this affect is most likely minimal.

***Is the property within the boundary of another agency's acquisition project?***

**No**

***If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?***

**N/A**

***Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)***

### **III. Potential for Appropriate Use and Recommended Site Improvements**

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

**Hiking:**

*A paved road already exists on the property. This road would allow for short strolls. Picnic areas could also be created in the oak hammock, since the road extends into the shade of the canopies.*

**Nature Photography:**

*Because of its urban setting, the property does not attract large amounts of wildlife. However, songbirds, some wading birds and alligators (near the creek) may be present for photography. If the structures are removed and the air potato population controlled, the temperate hammock - with its large oaks - will be an excellent feature for nature photography.*

**Bird-watching:**

*Resident and migratory songbirds will most likely utilize this property. Wading birds may be observed near Henderson Creek.*

**Kayaking/Canoeing:**

*The property is adjacent to Henderson Creek. Most of the creek bank is lined with mangroves. However, if the wooden deck overlooking the creek is removed, a canoe and kayak launch site could be created.*

**Swimming:**

*Swimming would not be recommended in Henderson Creek. Alligators would be a safety hazard.*

**Hunting:**

*The urban setting of the property would eliminate hunting as an option for recreational use.*

**Fishing:**

*Fishing would be possible from the bank of Henderson Creek. Depending on the time of year, both fresh and saltwater fish could be found in this location.*

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

**The 5 structures on the property are in poor condition. The property owner would most likely be asked to remove the structures before purchase. Visitors could then park in the open space left by the structures. The wooden deck overlooking the creek is also in poor condition and should be removed. A canoe/kayak launch may then be constructed in the future.**

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

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

##### **Exotic, Invasive Plants:**

Invasive exotic plants cover approximately 50% of the property. Earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolius*), java plum (*Syzygium cumini*) and cogon grass (*Imperata cylindrical*) are dispersed throughout the abandoned citrus grove and along property edges. The density of the plants is moderately high, and some of the trees are quite large. A large, dense patch of air potato (*Dioscorea bulbifera*) is growing within the temperate hammock.

##### **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, cost for the level of infestation observed (40 – 80%) is approximately \$2,500 per acre 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, total initial removal costs would likely range between \$15,000 - \$20,000. 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 \$600 - \$2,700 for 6 acres. These costs would likely decrease over time as the soil seed bank is depleted.

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

Removal of existing structures could provide an undeveloped parking area. Addition of concrete parking stops could define parking locations.

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

The paved road currently present on the property provides adequate public access.

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

A fence is already surrounding the property. Signs could be placed at the boundary along Henderson Creek Drive. Minimal management activities, like trash removal and pathway maintenance would be required. If a canoe launch were provided, maintenance of this structure would also be required.

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

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	\$15,000 - \$20,000	\$600 - \$2,700	Volunteers may be utilized for removal of remaining air potato tubers
Parking Facility	t.b.d.	t.b.d.	Minimal cost for concrete parking stops
Access Trails	\$0	t.b.d.	Access to river already exists
Fencing	\$0	t.b.d.	Fence currently exists around property
Trash Removal	t.b.d.	t.b.d.	Waiting for requested estimate
Sign	\$100	n/a	3'X1.5' – metal, white background, uninstalled
<b>Total</b>			

**t.b.d. To be determined; cost estimates have not been finalized.**

## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

### Florida Communities Trust

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2003 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives it a score of 95 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 this property is a small urban parcel, it would not have a high chance of receiving funds from this program.

### Save Our Rivers Program

Staff has requested from SOR staff an opinion as to whether acquisition of these parcels would be considered part of current Everglades restoration projects, as there appears to be an existing project involving the Henderson Creek.

### Florida Department of Environmental Protection

Acquisition of this parcel may further for an existing FDEP project to acquire and restore undeveloped lands surrounding Henderson Creek.

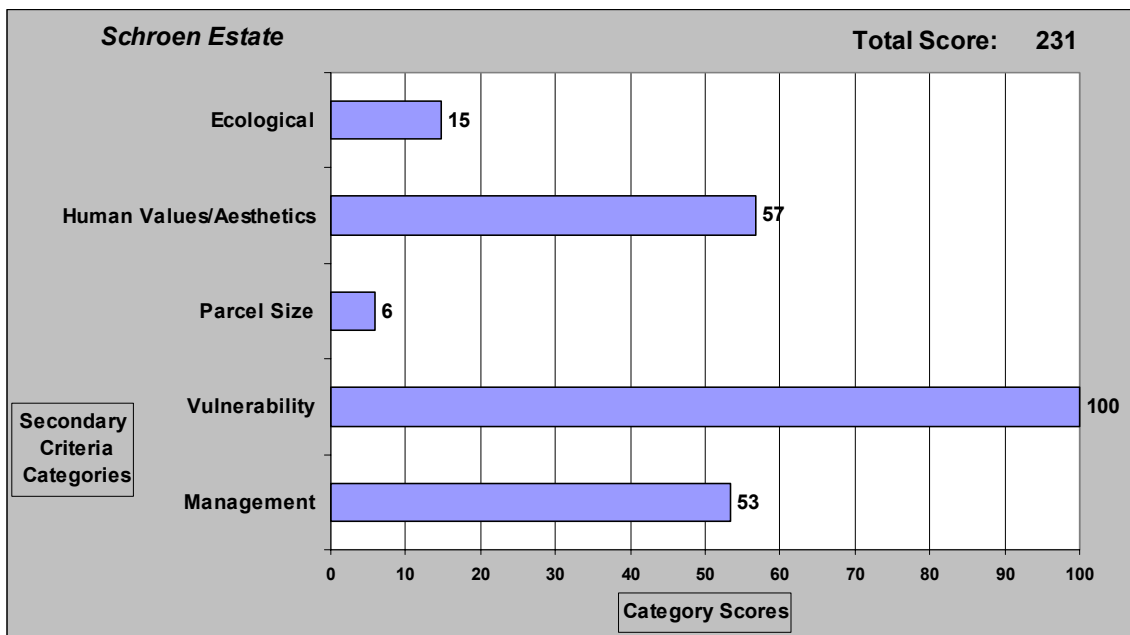
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 231 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**

<b>Property Name:</b> Schroen Estate			
<b>Target Protection Area:</b> Urban			
<b>Secondary Screening Criteria</b>	<b>Possible Points</b>	<b>Scored Points</b>	<b>Percent of Possible Score</b>
Ecological	100	15	15%
Human Values/Aesthetics	100	57	57%
Parcel Size	100	6	6%
Vulnerability	100	100	100%
Management	100	53	53%
<b>Total Score:</b>	<b>500</b>	<b>231</b>	<b>46%</b>

**Figure 4. Secondary Screening Criteria Scoring**





**Ecological:** Although the parcel contains some native habitat, none of the native habitat on site is identified as unique and endangered. Approximately two-thirds of the property consists of abandoned citrus groves with little native vegetation. The property does not contribute to the Lower Tamiami Aquifer recharge and contributes only minimally to the surficial aquifer. The property may provide some degree of buffering to Henderson Creek, but no wetlands exist on site. Finally, the parcel is not contiguous to conservation lands.

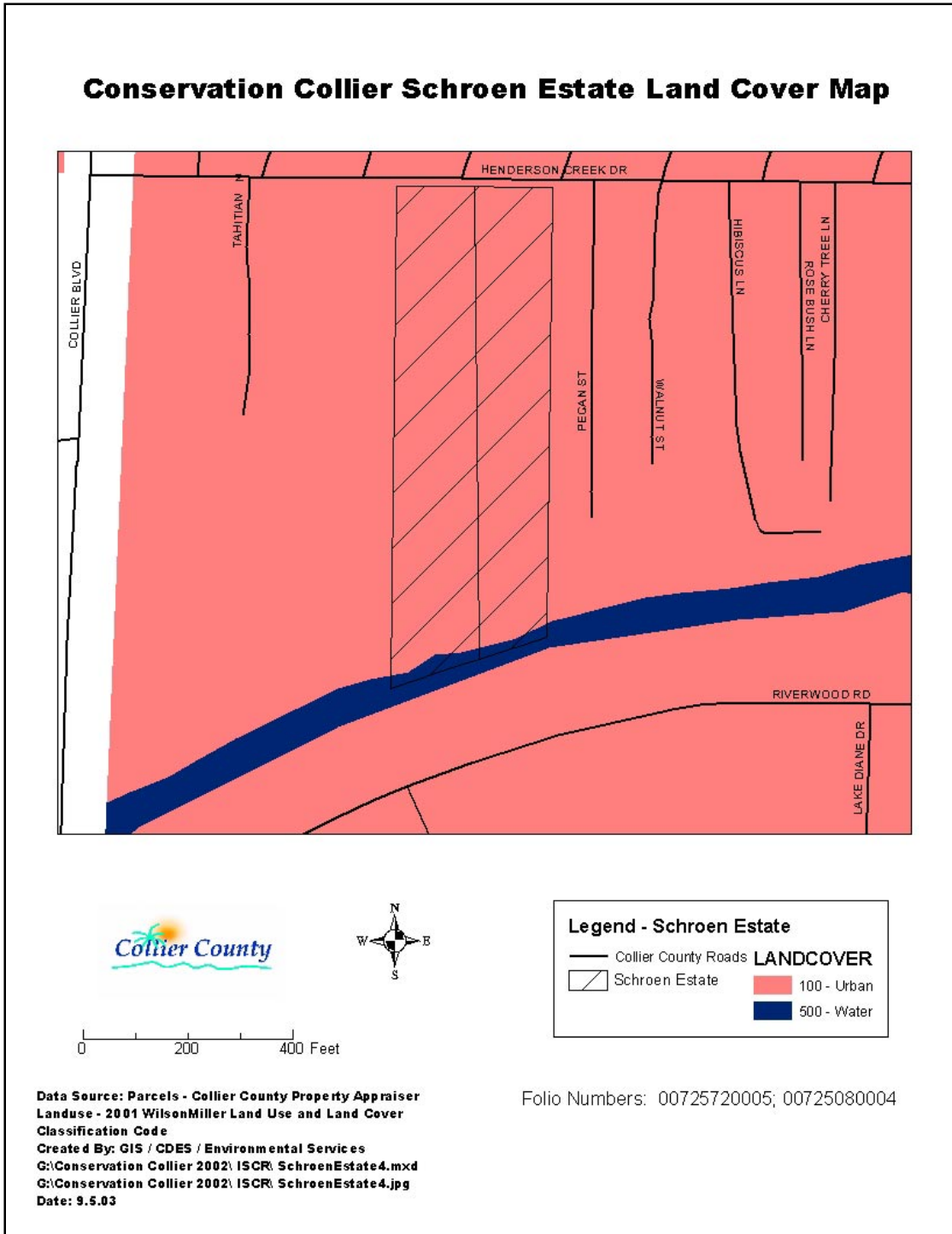
**Human Values/Aesthetics:** This score was achieved because there is good access to the parcel from a paved road, but the property offers little opportunities for natural resource based recreation. The parcel did score slightly higher because of the large mature oak trees present on the property.

**Parcel Size:** This score is based upon acreage, and the parcel size is only 6 acres.

**Vulnerability:** This parcel is zoned for Mobil Homes - high density residential. A total of 7.26 units per acre or 1 unit for each 6,000 square feet could be placed on these parcels.

**Management:** The parcel scored within the mid-range of this category. The property will require substantial non-native, invasive plant maintenance. Restoration may also be necessary in the abandoned citrus areas. In addition, the five structures and a wooden deck overlooking the creek pose management problems. These structures must be removed or renovated before the area can be open to the public. The fact that no hydrological changes are necessary on the property increases the score in this category.

### Exhibit A. FLUCCs Map



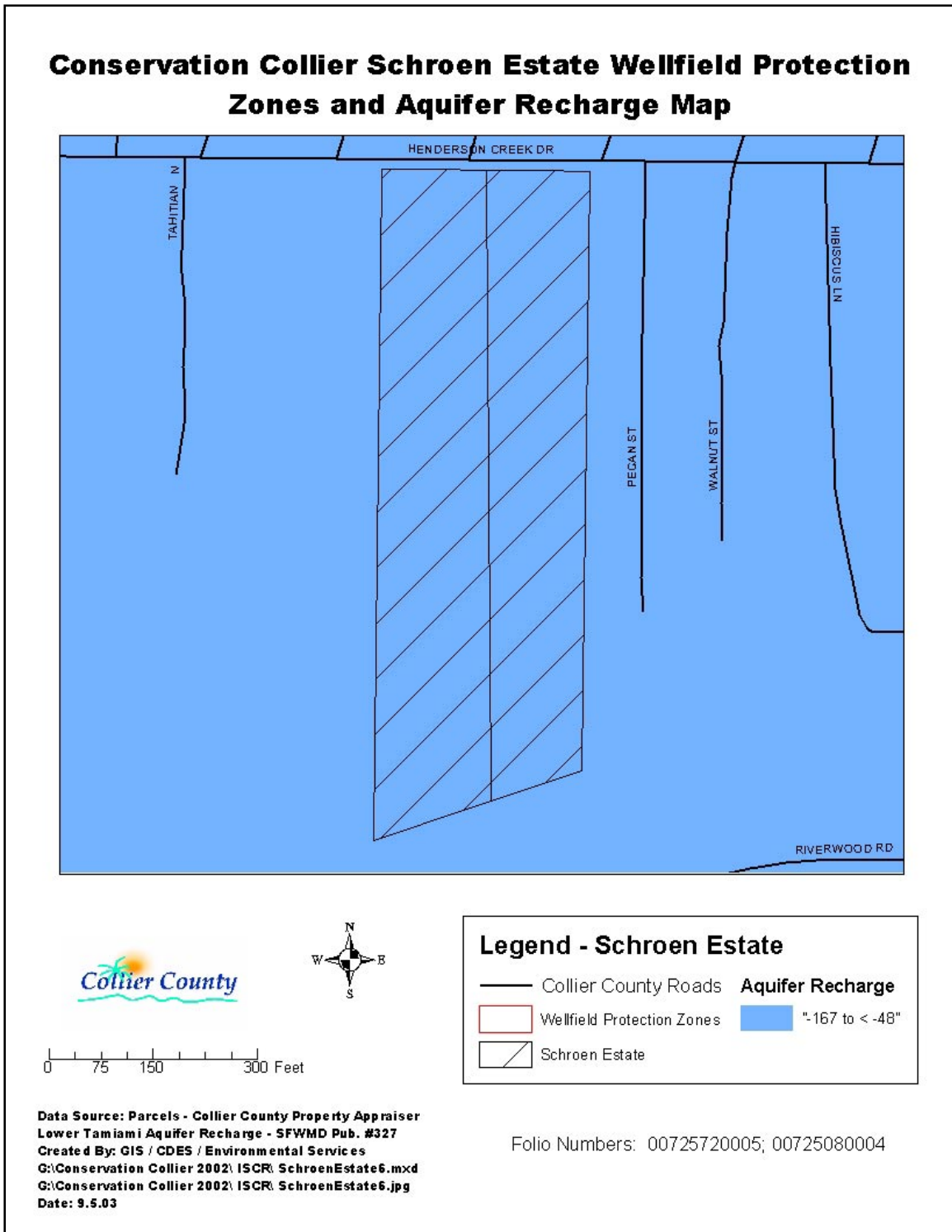
### Exhibit B. Soils Map



### Exhibit C. Species Richness Map



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



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

<b>Property Name:</b> Schroen Estate		<b>Folio Numbers:</b> 00725720005 00725080004	
<b>Geographical Distribution (Target Protection Area):</b> Urban			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	
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	Very large, mature oaks
<b>1.A. Total</b>	<b>100</b>	<b>15</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Aquifer Recharge ( <i>Select the Highest Score</i> )			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0	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	
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
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		
Subtotal	300	75	
<b>1.B Total</b>	<b>100</b>	<b>25</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Biodiversity ( <i>Select the Highest Score for a, b and c</i> )			
a. The parcel has 5 or more FLUCCS native plant communities	75		
b. The parcel has 3 or 4 FLUCCS native plant communities	50		
c. The parcel has 2 or less FLUCCS native plant communities	25	25	427-Live Oak; 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		If this is scored, then b. Species Richness is not scored.
b. Species Richness score ranging from 10 to 70	70	22	Score is prorated from 10 to 70 based on the FFWCC Species Richness map
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20		
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	Removal of 5 structures and citrus grove; and exotic plants
Subtotal	300	57	
<b>1.C Total</b>	<b>100</b>	<b>19</b>	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		
<b>1.D Total</b>	<b>100</b>	<b>0</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>16</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access ( <i>Select the Highest Score</i> )			
a. Parcel has access from a paved road	100	100	
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or legal access	0		
2. Recreational Potential ( <i>Select the Highest Score</i> )			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	50	Possible site for canoe launch; has road and parking area
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 thoroughfare	80	10	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	10	<i>Large mature oak trees</i>
Subtotal	300	170	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>57</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Parcel Size</b>			
3.A Size Evaluation	Possible points	Scored points	Comments
1. Equal to or Greater than 100 acres	100		
2. Equal to or less than 99 acres	99	6	
<b>3. Parcel Size Total Score</b>	<b>100</b>	<b>6</b>	
<b>4. Vulnerability to Development/Destruction</b>			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, co	100	100	Mobile Homes
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 acre	25		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
<b>4. Vulnerability Total Score</b>	<b>100</b>	<b>100</b>	

### Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

5. Feasibility and Costs of Management			
	Possible points	Scored points	Comments
<b>5.A Hydrologic Management Needs</b>			
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	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		
<b>5.A Total</b>		<b>100</b>	<b>100</b>
<b>5.B Exotics Management Needs</b>			
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	40	
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rose myle)	-20	-20	heavy air potato infestation
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>		<b>100</b>	<b>20</b>
<b>5.C Land Manageability</b>			
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	In urban area-may require mowing; structures present; large exotic vegetation seed bank on site
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>		<b>100</b>	<b>40</b>
<b>5. Feasibility and Management Total Score</b>		<b>100</b>	<b>53</b> <i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>		<b>500</b>	<b>231</b>



## Exhibit F. Photographs

**Photo 1. Earleaf acacia and Brazilian pepper in abandoned citrus grove**



**Photo 2. Residential dwellings**



**Photo 3. Paved road running along western edge of property**



**Photo 4. Main residential dwelling (Mobile home with additions and roof covering entire pieced together structure).**



**Photo 5. Shed next to main dwelling with banks of Henderson creek behind**



**Photo 6. Air potato infestation in Oak hammock**



**Photo 7. Wooden deck overlooking Henderson Creek**



**Photo 8. Large oak and two mobile home dwellings – these are currently rented without lease, per owner’s representative.**

