

# Conservation Collier Initial Criteria Screening Report



**Property Name: Marco Lake**  
**Folio Numbers: 59130040004**

**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**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Marco Lake / American Funding and Service Corp, Tr</b>	<b>Corporation officers are members of the Basik Family</b>
<b>Folio Number</b>	<b>59130040004</b>	<b>Property is mostly a manmade lake dug in the 1950's for fill but is reported to have a freshwater spring feeding it.</b>
<b>Size</b>	<b>5.6 acres</b>	<b>Lake has 10-foot drainage/maintenance easement surrounding and approx 20-foot wide strip on the east side currently used for parking</b>
<b>Zoning Category</b>	<b>RSF-4-MIZO</b>	<b>MIZO is a parking ordinance enacted by the City of Marco Island in 1997</b>
<b>Existing structures</b>	<b>Parking area</b>	<b>No vertical structures</b>
<b>Adjoining properties and their Uses</b>	<b>Residential and commercial</b>	<b>N-Residential multi-family (Condos) – This property has placed fencing to block access to the lake easement  E- Residential single family  S – Residential single family  W – Commercial – C-4 – shops, small businesses and a restaurant – across Marco Lake Dr.</b>
<b>Development Plans Submitted</b>	<b>Plans submitted in 2001 but not currently active</b>	<b>Owners attempted a rezone to a conditional use for an assisted living facility in 2001, but proposal is not currently active</b>
<b>Property Irregularities</b>	<b>Lawsuit  Liens</b>	<b>Parking space related problems are the subject of a lawsuit filed in 2003 naming the adjoining commercial condo association and the City of Marco Island. There are 6 active Code Enforcement cases regarding weeds and an unpaid sewer assessment totaling \$2,711.74</b>

Figure 1. Location Map

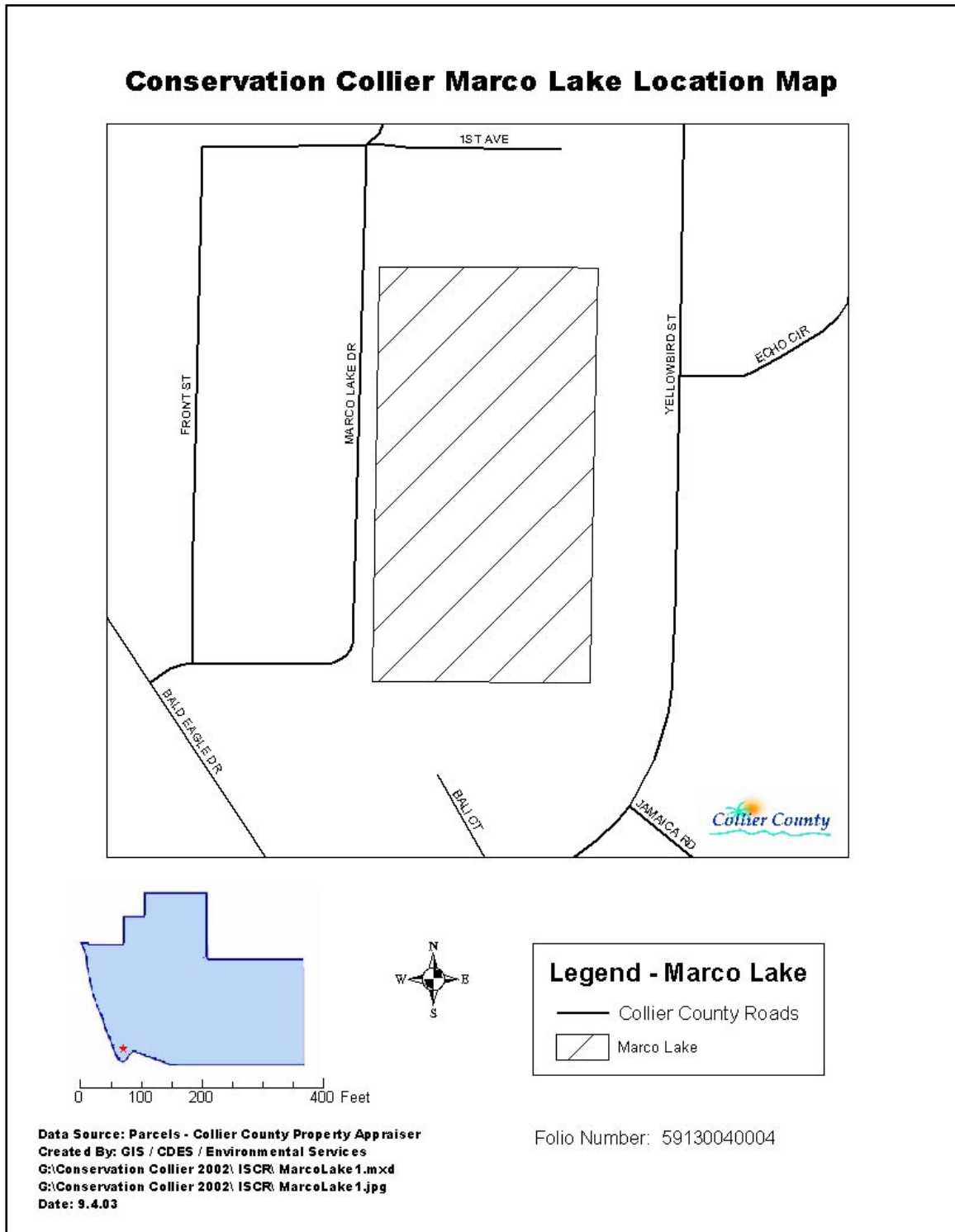


Figure 2. Aerial Map

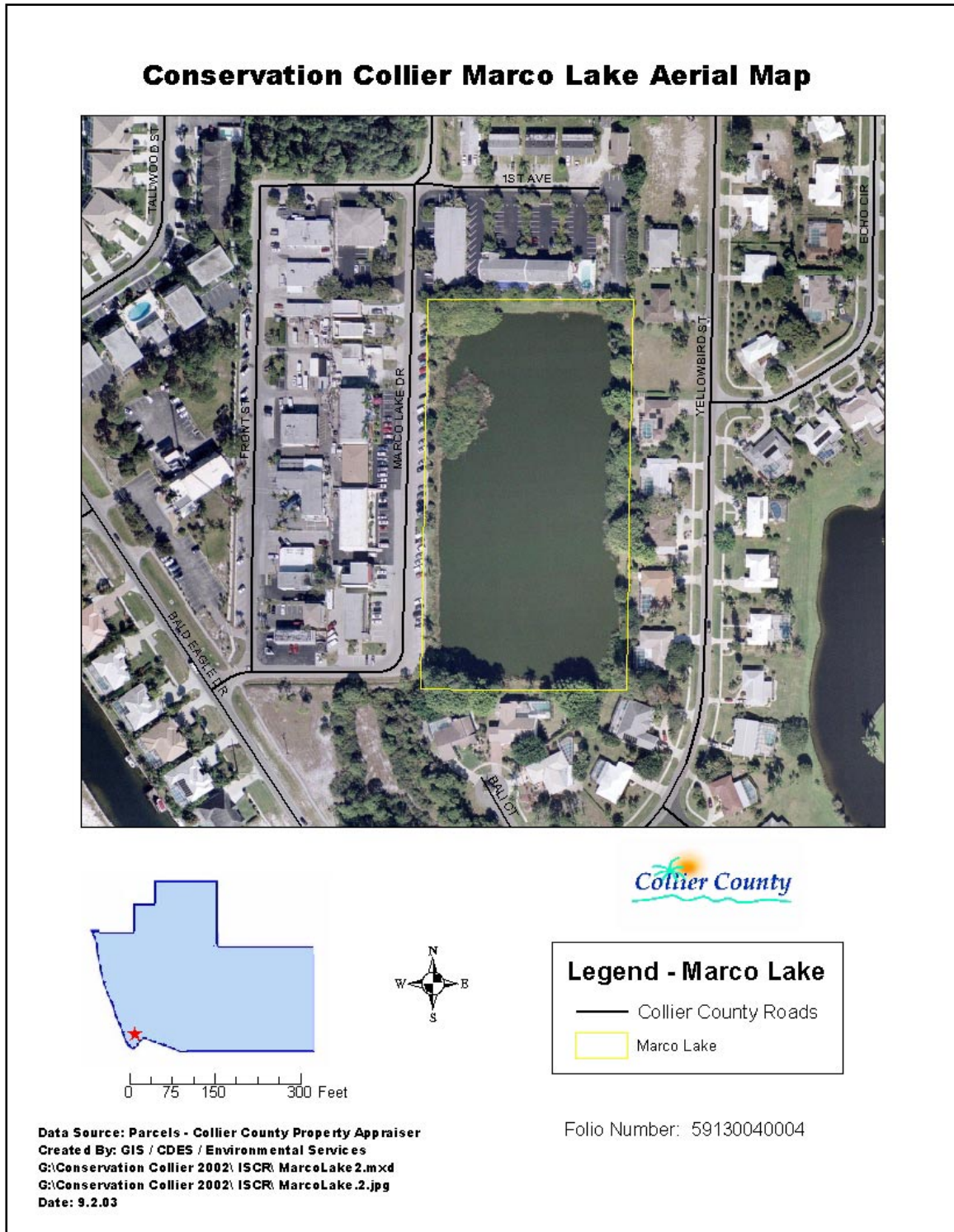
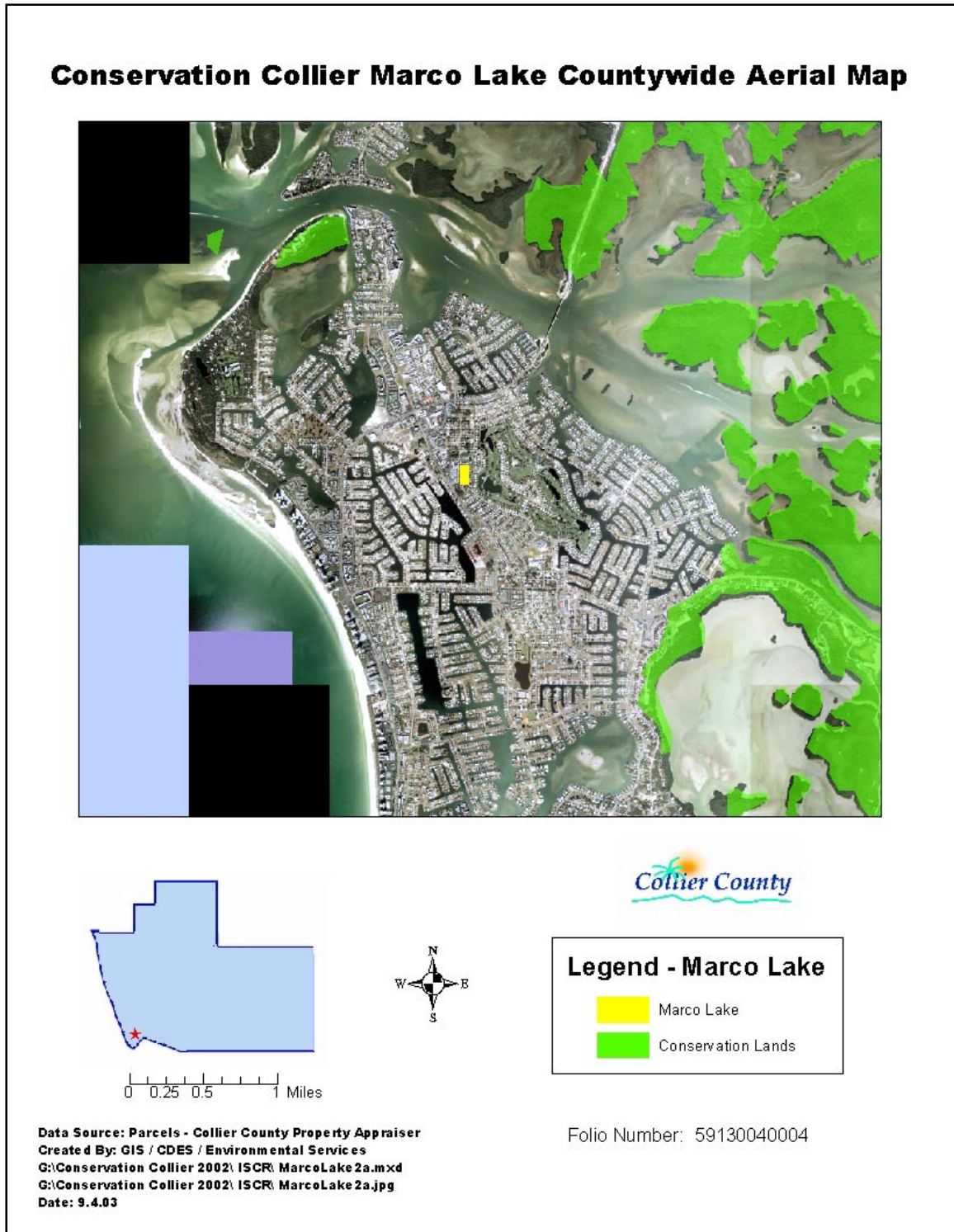


Figure 3. Surrounding Lands Aerial



### **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 likely be necessary for this parcel as the estimated cost range straddles the \$500,000 threshold, above which 2 appraisals are required.

**Assessed Value: \* \$560.00**

**Estimated Market Value: \*\* \$479,998 to \$653,335**

\* Property Appraiser's Website

\*\* Collier County Real Estate Services Department

## II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Resources Department staff conducted a site visit on September 3, 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. <b>Other native habitats</b> | <b>Yes - Minimally</b> |

### **Vegetative Communities:**

The following identifies what native plant communities were observed:

Some Pine and Cabbage palm were observed on the banks of the lake and native herbaceous plants exist in the littoral zone.

### **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:

- No native FLUCCS communities present. The FLUCCS identifies is 534 – Reservoirs less than 10 acres.

The only native FLUCCS observed would be 641 – Freshwater Marshes, due to the presence of littoral vegetation, consisting of Spike Rush (*Eleocharis sp.*), pickerelweed (*Pontederia cordata*) and Arrowhead (*Sagittaria sp.*). The scattered pine and Cabbage palm present in the lake drainage/maintenance easement are not enough to constitute a FLUCCS coded community.

### **Statement for satisfaction of criteria:**

These data minimally satisfy the criteria, as they confirm a small amount of "other native habitat" on the parcel.



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

**Statement for satisfaction of criteria:**

The lake does offer access for nature based, water related recreational opportunities. The parcel is located in the urban area, one of the Target Protection Areas and it's use as a wildlife viewing area would enhance the aesthetic setting of Collier County.

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

**Hydrological Characteristics:**

**Groundwater:** The owner has reported that the lake is 6-feet deep at its deepest point, is spring fed and does not significantly fluctuate in depth during the dry season.

**Aquifer Recharge Capacity:**

This lake would not contribute to aquifer recharge as it is in a discharge zone – of 1” to 16” 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 Durbin and Wulfert Mucks, frequently flooded. Generally these soils are in tidal mangrove swamps.

**Statement for satisfaction of criteria:**

While acquisition of Marco Lake would not benefit aquifer recharge, management of the lake for conservation purposes could provide opportunities to preserve water quality (by increasing littoral plantings and monitoring discharges into the lake), protect water resource values for wetland dependant species and could provide some measure of protection for surrounding properties in terms of flood control. The owner has advised that water quality studies were performed and agreed to provide them, but staff has not received copies of these as of this writing.

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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) **Yes**

The Species Richness score for the Marco Lake is two out of ten, however, numerous native bird species (Great blue heron, Anhinga, Night crowned heron, common coot, and Osprey) were observed during the site visit, and in speaking with a lake resident and reviewing a City of Marco Island staff memorandum written in October, 2001 by Nancy Richie, Environmental Specialist for the City, it is noted that Snowy Egret, Tricolored

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heron, Ibis and Bald Eagles, all listed species, are often seen feeding/hunting at the edges of the lake.

**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 observed:

**Listed Wildlife Species:**

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

No listed species were observed. A lake resident told staff that a 4-5-foot alligator (*alligator mississippiensis*), a species both state (SSC) and federally (T) listed, is regularly seen in the lake, along with one baby alligator. City staff has confirmed that alligators are routinely sited in the lake. One staff person hypothesized that they may move via drainage pipes between the lake and a nearby golf course. While the presence of listed species is generally a positive aspect for conservation lands, staff wonders whether the presence of alligators that will grow to a size where surrounding residents will consider them a threat to the safety of children and pets, in a completely urban area, is a positive aspect in the long term.

**Potential Listed Species:**

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, the October 2001 memorandum written by Nancy Richie, Environmental Specialist for the City of Marco Island, referenced above, describes several listed bird species known to frequent the lake, including Bald Eagle, Snowy egret, Tri-colored heron and Ibis. There is potential for listed bird species to benefit from conservation of Marco Lake.

**Statement for satisfaction of criteria:**

These data confirm that there is biodiversity, at least in regards to bird species, in that the lake provides habitat for listed and non-listed species, and that there is some degree of ecological quality, if the lake is used regularly as a food source for these species. It is unknown what fish species are in the lake, though the owner advised it had been stocked with bass in the past and some were still present. Restoration potential, through removal of exotic plants and enhancement of the lake littoral zone, is high. While there is no connectivity at the surface with other conserved or vacant lands, there is connectivity with the surface water table, which provides an opportunity to preserve baseline water quality.

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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:**

Besides the groundwater link and the use of the lake as a feeding ground for area birds, staff is not aware of a conservation buffer, link or corridor function Marco Lake provides to other conservation areas. The lake may connect, via drainage pipes, to lakes in a nearby golf course.

***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: *No potential for hiking exists.*

Nature Photography: *The potential for limited nature photography exists, mostly relating to birds.*

Bird-watching: *The potential for bird-watching exists.*

Kayaking/Canoeing: *Kayaking or canoeing is a potential use for this lake.*

Swimming: *While there is a potential for swimming, the presence of alligator(s) makes this inadvisable.*

Hunting: *The potential for hunting does not exist.*

Fishing: *The Lake could be stocked with fish to provide an opportunity for recreational fishing.*

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

Recommended improvements include mowing and exotic maintenance of the lake perimeter, addition of a viewing deck over the lake and enhancement of littoral vegetation.

#### **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 viewing deck to allow the public to recreate at the lake. 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:**

Major exotic invasive plants include Brazilian pepper (*Schinus terebinthifolius*), the primary exotic observed, and Melaleuca (*Melaleuca quinquinerva*). Additional exotics observed include Cuban laurel (*Ficus nitida*) and other *Ficus* sp., Shefflera (*Shefflera actinophylla*), Primrose (*Ludwigia spp.*), Rosary pea (*Abrus precatorius*) and Wedelia (*Wedelia trilobata*), plants listed as invasive by the Florida Exotic Pest Plant Council (FLEPPC).

##### **Exotic Vegetation Removal and Control**

Estimates are based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, the level of infestation observed, and for cutting, treating the stumps and removing the debris to a waste facility.

Based on the acreage involved, total initial removal costs would likely range from \$3,000 to \$4,000 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 \$100 to \$450 for approximately one acre. These costs would likely not decrease over time, as they are minimal to start with.

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

The property would require an area for visitor parking, which already exists. However, as the issue of parking has become the subject of a lawsuit, purchase of this property should be carefully considered by legal staff to determine how the lawsuit might potentially affect on-site parking.

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

It may be desirable to fence the property with a type of fencing that would identify boundaries and provide a safety barrier for the lake. Signs can be placed at the parking area and inside the easement at intervals surrounding the lake. Minimal management activities, such as trash removal and mowing could be contracted through the City of Marco Island.

**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	\$3,000 to \$4,000	\$100 to \$450	Costs would depend upon whether removal would include only those County prohibited exotics or those also listed by the FLEPPC
Parking Facility	t.b.d	t.b.d.	t.b.d.
Fencing	\$6,800 \$5,100	t.b.d.	Post and rail – 680 feet Split rail – 4’ tall, 2 rails
Mowing / Trash Removal		t.b.d.	t.b.d.
Signs	\$200	t.b.d.	Two 3’ X 1.5’ metal w/ post - uninstalled
Viewing deck	t.b.d.	t.b.d.	t.b.d.
<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. While application can be made for potential purchases, 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 and the exact amount available will not be known until March of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Conservation Collier could find itself in competition with other County Departments requesting all or a portion of that 10%, so close coordination with the County Grants Coordinator is required. If multiple departments are seeking seek 10% of FCT funds, Division Administrators are able to make the final decision as to which project will be a County priority.

A cursory test scoring of this parcel with FCT criteria by staff gives it a score of 105 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. The cut-off for funded projects in the 2003 cycle was 140 points. This parcel appears to be below the minimum mark for possibility of selection for FCT post-acquisition funding. 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. Points were estimated by assuming a 60% County match, as that gave the most points.

### Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels unless there is some outstanding feature (such as historical or archeological value).

### South Florida Water Management District

Staff has made a written request regarding this project but has not received a response as of this writing.

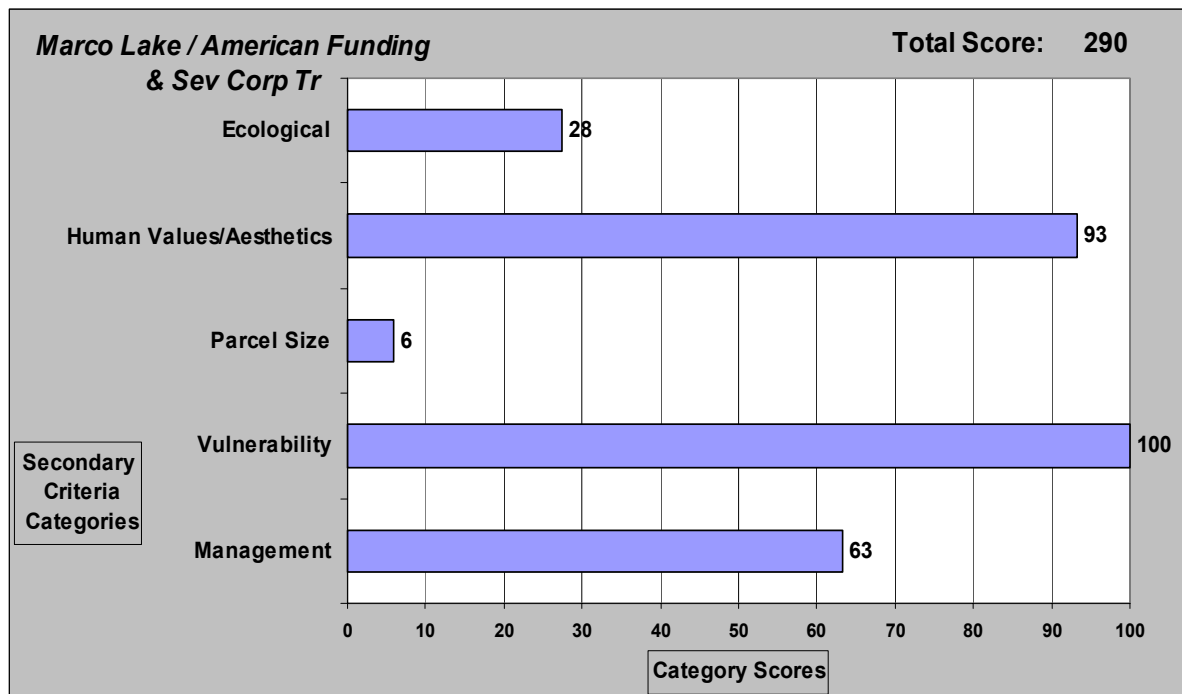
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 290 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: Marco Lake / American Funding &amp; Sev Corp Tr</b>			
<b>Target Protection Area: Urban Area</b>			
<b>Secondary Screening Criteria</b>	<b>Possible Points</b>	<b>Scored Points</b>	<b>Percent of Possible Score</b>
Ecological	100	28	28%
Human Values/Aesthetics	100	93	93%
Parcel Size	100	6	6%
Vulnerability	100	100	100%
Management	100	63	63%
<b>Total Score:</b>	<b>500</b>	<b>290</b>	<b>58%</b>

**Figure 4. Secondary Screening Criteria Scoring**





**Ecological:** This score was achieved primarily because of the observed presence of one listed bird species, Osprey, but also because of opportunity for water quality protection and because there is a high potential for restoration. Other species of listed birds are routinely observed at this lake.

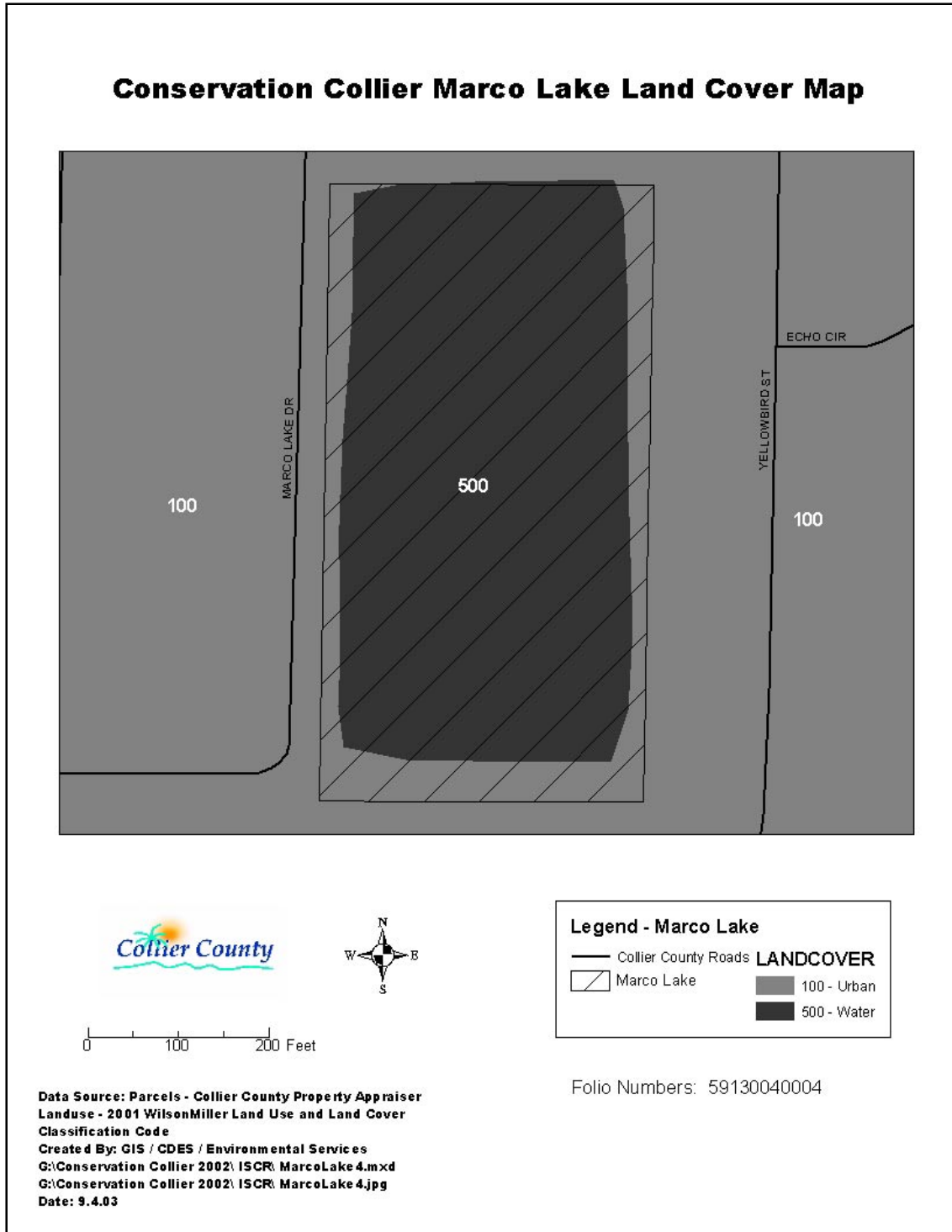
**Human Values/Aesthetics:** This score was achieved because the parcel is very visible and has access from a paved road.

**Parcel Size:** This score is based upon acreage. Small parcels can provide substantial opportunity for natural resource protection, but in general, the Conservation Collier criteria for size advises that larger parcels are more desirable.

**Vulnerability:** This parcel is zoned for Residential Single family homes at the density of 4 units per acre. While this fact generates a high score, realistically, it may be difficult for the owner to obtain permits to fill in the lake and develop it. City of Marco Island staff has advised the lake is fed by a natural spring and is connected through drainage pipes to a nearby golf course. Water management concerns and permitting issues would certainly arise in relation to development under current zoning, making any development venture difficult.

**Management:** The parcel scored fairly well in this category primarily because no hydrologic changes are necessary and because exotics are apparent only on a small portion of the parcel, the banks of the lake. Ongoing lake management would be required. While it may be possible that the City of Marco Island would physically maintain the lake, their staff has advised me that Conservation Collier funds would still be needed to pay maintenance costs.

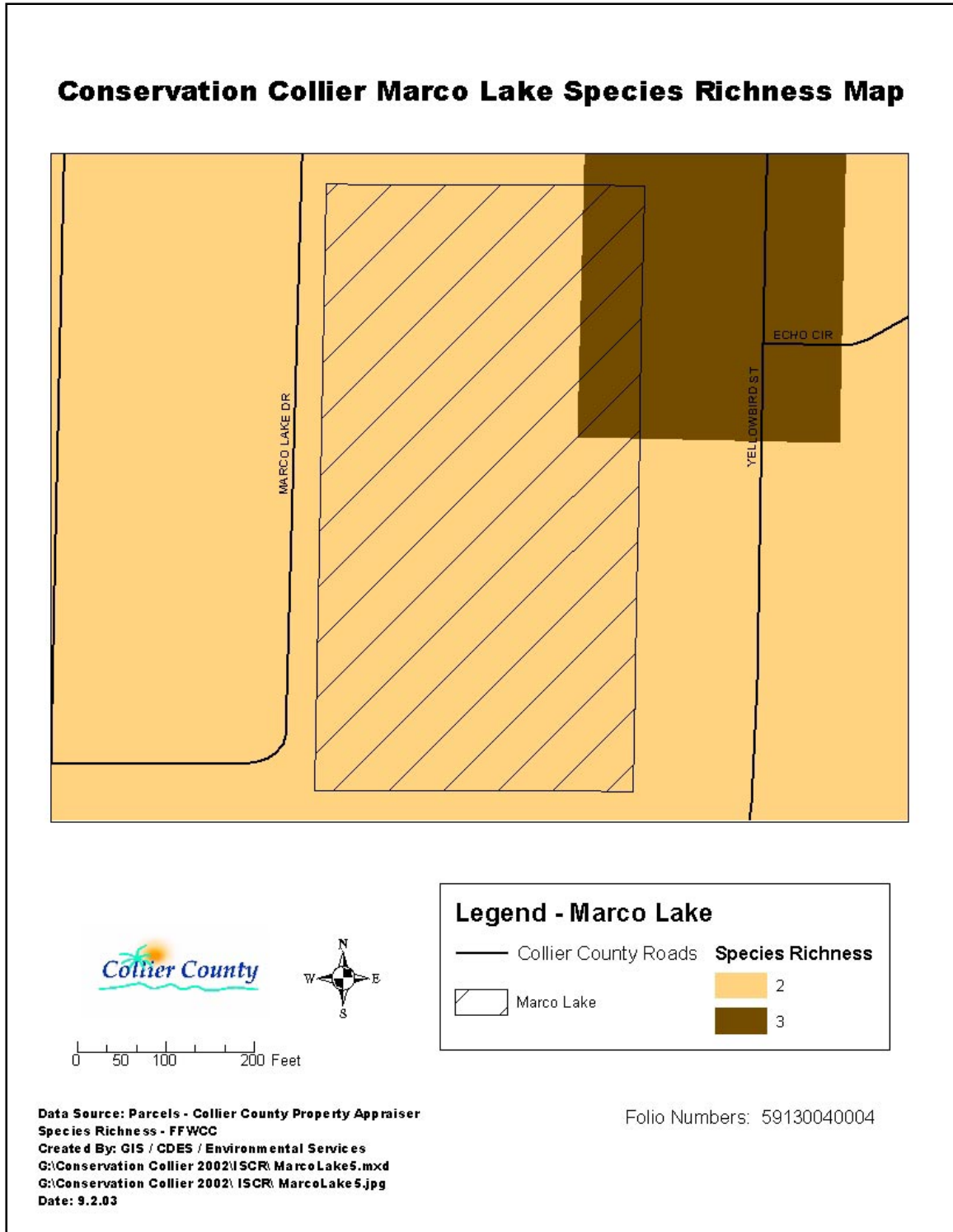
### Exhibit A. FLUCCs Map



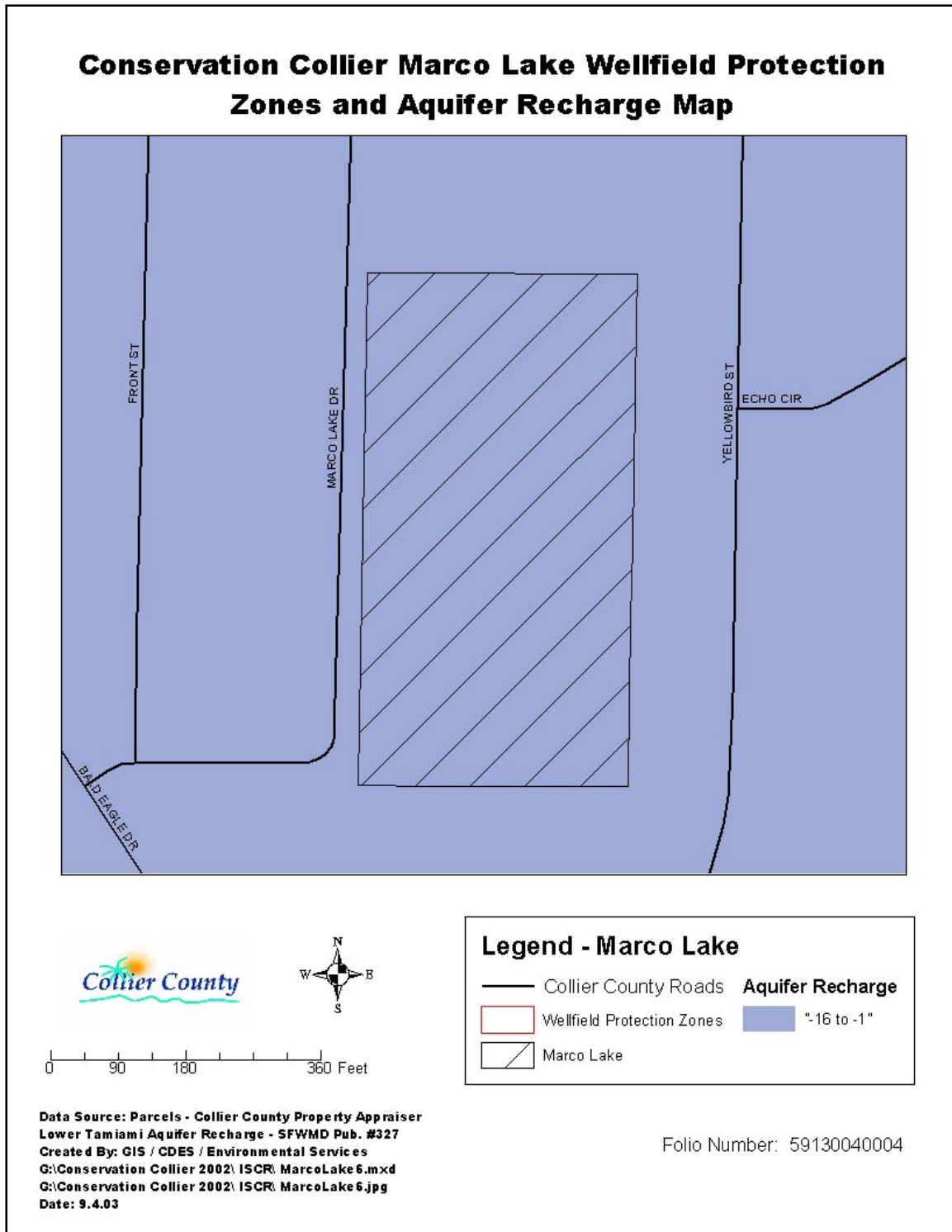
### Exhibit B. Soils Map



### 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> Marco Lake / American Funding & Sev Corp Tr		<b>Folio Numbers:</b> 59130040004	
<b>Geographical Distribution (Target Protection Area):</b> Urban Area			
<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	Native plants along the perimeter of the lake include herbaceous wetland species like sagittaria sp. and eliocharis sp. and some trees - slash pine and cabbage palm.
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
<b>1.A. Total</b>	<b>100</b>	<b>10</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 location	25		
	0	0	Parcel is is a discharge zone (-16" to 1")
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	parcel is a man-made lake
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	20	Soils are tidal -Durban & Wulfert muck
	Subtotal	300	95
<b>1.B Total</b>	<b>100</b>	<b>32</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 or less FLUCCS native plant communities	25	25	FLUCCS listed is for reservoirs - no native FLUCCS communities present
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	80	Osprey observed - neighbor stated there is a 4-5 foot alligator and eagles regularly observed <i>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</i>
b. Species Richness score ranging from 10 to 70	70		
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	100	removal of exotic plants around perimeter and supplemental littoral plantings
b. Parcel can be resored to high ecological function but will require moderate work, including but not limited to remocal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	10		
	Subtotal	300	205
<b>1.C Total</b>	<b>100</b>	<b>68</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	in urban area surrounded by developed parcels
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>28</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	Marco Lake Dr - conflict over parking rights exists along this access
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	100	Parcel primarily offers opportunities for water-based recreation and wildlife observation
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		
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	80	all of perimeter can be seen <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 atioon of the outstanding characteristic</i>
Subtotal	300	280	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>93</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	<i>5.6 acres is actual size</i>
<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, commercial	100	100	RSF-4 (4 homes per acre)
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		
<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			
5.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	no hydrologic changes necessary
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>	
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	40	In addition to the prohibited exotics Melaleuca and Brazilian pepper, there are numerous plants listed as exotic invasives by the Florida Exotic Pest Plant Council: Cuban laurel, Shefflera, Cat-tails, Primrose, Syngonium
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 rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>40</b>	
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	Parcel will require lake management
4. Add 20 points if the maintenance by another entity is likely	20	20	City of Marco Island was nominator and may choose to assist with management
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	Parking problems exist - lawsuit has been recently filed by owners against adjacent commercial condo association and City of Marco Island
<b>5.C Total</b>	<b>100</b>	<b>50</b>	
<b>5. Feasibility and Management Total Score</b>	<b>100</b>	<b>63</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>500</b>	<b>290</b>	



## Exhibit F. Photographs

**Photo 1. Looking east across the lake from the west bank, adjoining the parking area. Note the code enforcement posting at base of larger sign.**



**Photo 2. Parking area on west side of property**



**Photo 3. Melaleuca growing on west side of Marco Lake.**



**Photo 4. Brazilian pepper growing on south side of Marco Lake**



**Photo 5. Littoral shelf on west side of Marco Lake with Great Blue Heron. Mango tree in foreground.**



**Photo 6. View along south side of Marco Lake. Note property boundary stake and high water level encroaching into maintenance easement.**

