

Conservation Collier Initial Criteria Screening Report



Property Name: Visnich
Folio Numbers: 00166680102

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

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I. Summary of Property Information

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

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Visnich Parcel	n/a
Folio Number	00166680102	n/a
Size	3.64 acres	n/a
Zoning Category	RSF-3	n/a
Existing structures	none	n/a
Adjoining properties and their Uses	Residential, roadway, PUD, Conservation Easement	N & E- Single Family Residential – Southwinds Estates S- Conservation Easement – Southampton/ Stonebridge PUD W- Roadway, Medical PUD SW- County’s Veteran’s Park
Development Plans Submitted	none	Owners attempted to rezone several years ago for multi-family housing and neighbors objected
Property Irregularities	Shape River barrier	Property has small “stovepipe” shaped area on north side, Approx 250’ X 30’ Property owner along Bethany Place has placed barricade in river

Figure 1. Location Map

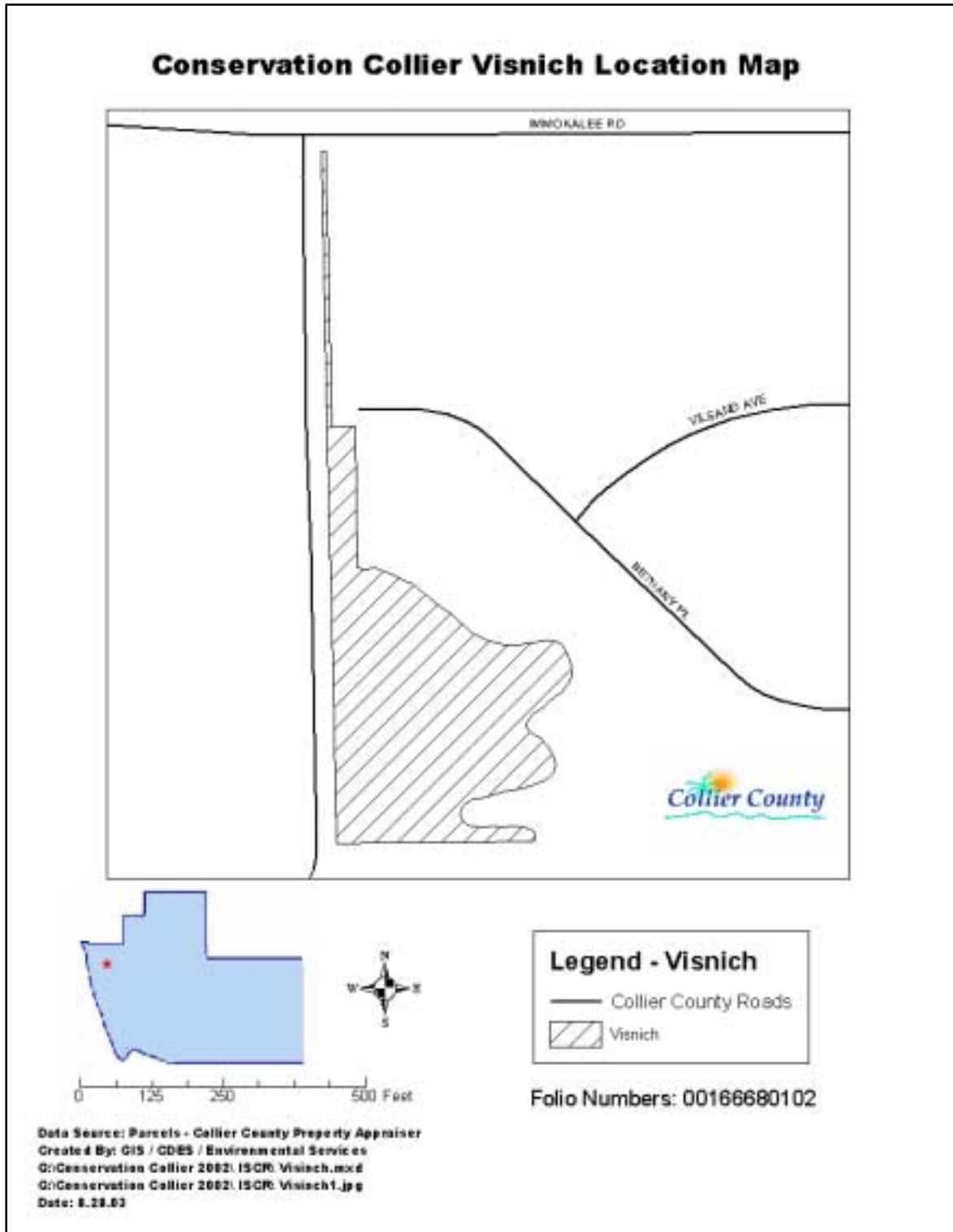


Figure 2. Aerial Map



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 4 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 would ordinarily be necessary for this parcel as the estimated cost is above \$500,000, however, **the owner has indicated on the application form that he is willing to sell the parcel for \$475,000** and one appraisal may be sufficient.

Assessed Value: * \$204,750

Estimated Market Value: ** \$1,474,371 to \$1,694,973

* 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 20, 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>Riverine Oak</i>	<i>Yes</i>
vii. <i>High marsh (saline)</i>	<i>No</i>
viii. <i>Tidal freshwater marsh</i>	<i>No</i>
ix. <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 617- Mixed Wetland hardwoods – Staff would not agree with this FLUCCS, finding there was not a “large variety of hardwood species tolerant of hydric conditions, yet exhibiting an ill-defined mixture of species.”

Staff observed:

- FLUCCS 436 – Upland Scrub – characterized by those upland species that have regenerated after a disturbance, specifically, live oak, cabbage palm, wax myrtle, beauty berry, shining sumac and brake fern.
- FLUCCS 411 – Pine Flatwoods, characterized by slash pines, saw palmetto wax myrtle and a wide variety of herbs and brush
- **FLUCCS 427 – Live Oak – characterized by live and laurel oaks and existing along the banks of the Little Ccohatchee River**
- FLUCCS 428 – Cabbage Palm – characterized by a grove of Cabbage palms along the banks of the Little Ccohatchee River and scattered cabbage palms on the property

Statement for satisfaction of criteria:

These data confirm that native plant communities, including one listed in the ordinance (2002-63) as unique and endangered, exist on the property.

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 is located in the Urban Target Protection Area. It offers access for limited nature based activities, including fishing, strolling and picnicking along the riverbanks.

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: At present, there is no groundwater visible other than in the river, however, a slough soil, Basinger Fine Sand, exists along the river channel, indicating that the river may expand beyond its present banks in very wet seasons. Low areas adjacent to the river likely still serve as drainage for surrounding developed properties in times of heavy rain. The Little Cocohatchee River runs from the NW to the SE under Immokalee Rd and along the N and W boundaries of this parcel. A water control structure exists south of and adjacent to Immokalee Rd., and water can be controlled as it flows south. The river turns into a shallow creek as it passes through the Southampton development, which lies to the south of this parcel.

Aquifer Recharge Capacity: Aquifer recharge capacity in this area is low, from 0 to 7-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 include, in order from larger to smaller area covered, Basinger Fine Sand (2/3), an occasionally flooded slough soil with natural vegetation including slash pine, palmetto, wax myrtle and St. Johnswort, and Satellite Fine Sand (1/3), an upland, sandy soil where one generally finds rosemary, sand live oak, slash pine and prickly pear cactus. All of these plants other than rosemary and prickly pear cactus were directly observed, and these likely exist as well.

Statement for satisfaction of criteria:

Soils and vegetation reviewed and on-site observations confirms that this parcel satisfies the initial criteria relating to potential for flood control, as low-lying riverbanks might still be expected to hold and channel floodwaters away from surrounding developed properties. There is some potential aquifer recharge, although it is minimal. There is potential for the river portion of the property to provide forage for wetland dependent bird species, though none were observed during the site visit.

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

Species Richness scores are between 2 and 3 out of 10, as this is a relatively small parcel in the urban area. However, a neighbor, who originally nominated this parcel, has observed Gopher Tortoises, otters, turtles, foxes, bobcats, raccoons and many bird species.

Listed Species:

Listed 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	NL

E=Endangered, T=Threatened, C=Commercially Exploited

No listed wildlife species were observed:

Three (3) Gopher Tortoise burrows were observed, but it was unclear whether they were active or not.

Potential Listed Species:

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, the following listed species could potentially occur: American alligator (*Alligator mississippiensis*), Little Blue Heron (*Egretta caerulea*), and snowy egret (*Egretta thula*), as these are often observed foraging in streams and canals in the urban area.

Statement for satisfaction of criteria:

These data confirm that this parcel satisfies the initial criteria relating to listed species, though only minimally for plant species and without direct observation for wildlife species. The ecological value of the parcel is mostly related to the river and the plant community directly adjacent to it (Riverine oak). The parcel is not large enough to contain a viable Gopher Tortoise population, even if a few individuals are currently there. Restoration potential is high, as even though some exotic plants exist on the parcel, adjoining properties have (or will have) requirements for exotic removal and maintenance making opportunity for re-infestation less likely. Connectivity is discussed in Criteria #5.

5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? Ord. 2002-63, Sec. 10 (1)(e)
Yes

Statement for satisfaction of criteria:

The parcel is connected to a conservation area to the south in the Southampton/Stonebridge development. Acquisition of this parcel would enhance and be enhanced by that connection, particularly as habitat areas along the river would be retained. Acquisition of this parcel would also help to buffer the section of the river on this property from non-point source pollution such as roadway run-off from the Veterans Park entry road and the potential for landscape chemicals to enter the river if homes were built along the river. This parcel does serve as a small connector piece in an urban green belt associated with the Cocohatchee River that extends from the Southampton/Stonebridge PUB in the south terminus to the northwest, across Immokalee Road, along the west side of the Palm River Development, through Collier's Reserve and across US 41 out to Wiggins Bay. This connection is more pertinent for aquatic life and birds, as it is difficult for wildlife to cross a barrier such as presented by Immokalee Road.

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 parcel is not large enough for hiking, but a pathway could provide a pleasant stroll by the river.*

Nature Photography: *Unlikely, though possible.*

Bird-watching: *Possible, though of a limited nature.*

Kayaking/Canoeing: *Kayaking and canoeing would not be likely uses, as even though there is enough water for these activities directly on the property, the river narrows to a small creek to the south and from the north, flows under Immokalee Road through a water control structure.*

Swimming: *Swimming is and unlikely use.*

Hunting: *Hunting would not be an appropriate use, and this parcel is very small and in the urban area.*

Fishing: *Fishing is a possible use.*

Recommended Site Improvements:

Development of a small parking area for use by visitors, possibly along the “stovepipe” piece at the north side of the property, and a pathway with several picnic tables or benches next to the river would be recommended.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of initial exotic vegetation removal, the construction of a small parking area, a pathway, a fence and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants:

Exotic Vegetation Removal and Control

The initial cost of exotic removal is based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal. Costs vary for the level of infestation observed, approximately \$6,400 to treat exotics with herbicide in place or to cut and stack the debris onsite, and \$7,200 to cut, treat the stumps and remove the debris to a waste facility.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

Citizens could potentially access the property using parking from the adjacent Veterans Park, or on foot from surrounding residential areas. The cost of construction of a shell or gravel parking lot to accommodate a few cars could be considered.

Public Access Trails:

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

Security and General Maintenance:

It may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. One sign could be placed at the boundary along the adjoining public road. Minimal management activities, like trash removal and pathway maintenance could be contracted through the Parks and Recreation Department, as the property is very close to Veterans Park.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$6,400	\$250 per acre	Based on approx. 30% infestation, poison, cut and remove debris
Parking Facility	\$2,250	t.b.d.	Based on 5-car limerock lot
Access Trails	t.b.d.	t.b.d.	t.b.d.
Fencing	\$5,000	t.b.d.	Split rail – 4’ high, 2 rails
Trash Removal	t.b.d.	t.b.d.	t.b.d.
Signs	\$100	n/a	One 3’ X 1.5’ – metal, white background, uninstalled
Total			

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

V. Potential for Matching Funds

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

Florida Communities Trust

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

A cursory test scoring of this parcel with FCT criteria by staff gives it a score of 120 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 appears to be close to the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

Florida Forever Program

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

Save Our Rivers Program

Staff was verbally advised that the Save Our Rivers program funds are being dedicated for Comprehensive Everglades Restoration Projects and that funds for other types of purchases, including those for urban greenspace, are not currently available through this program.

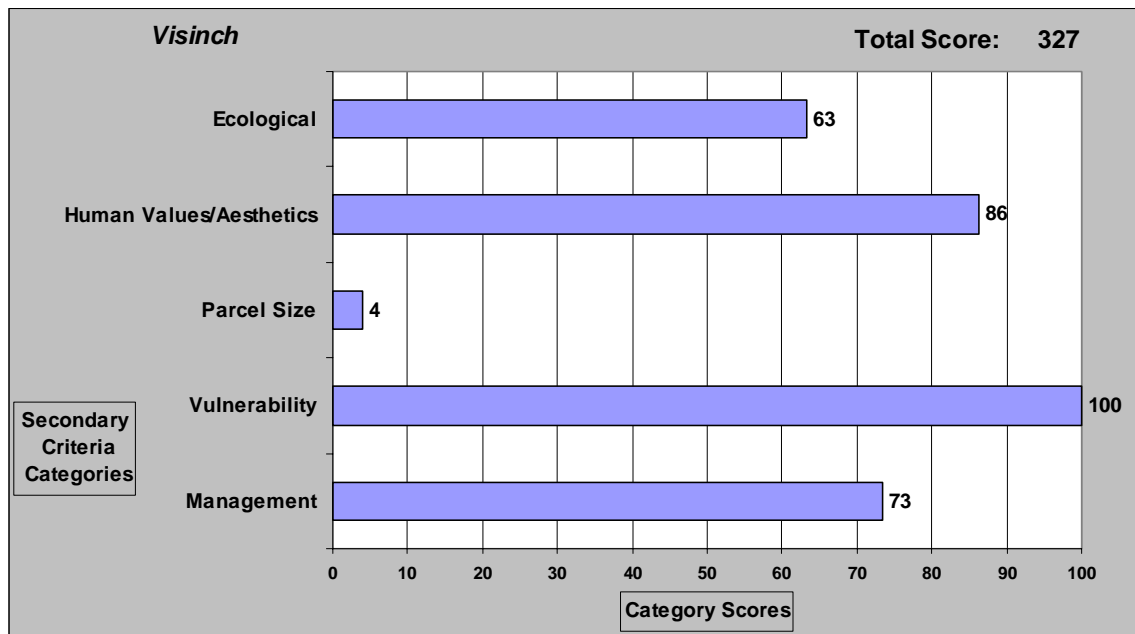
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 327 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: Visinch			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	63	63%
Human Values/Aesthetics	100	86	86%
Parcel Size	100	4	4%
Vulnerability	100	100	100%
Management	100	73	73%
Total Score:	500	327	65%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved because it has a rare and endangered plant community, Riverine Oak, it is contiguous with and provides buffering for a river/creek, has several plant communities on it, may have a small gopher tortoise population and is contiguous with another conservation area (Southampton/Stonebridge).

Human Values/Aesthetics: This score was achieved because this parcel has access from a paved road and the public can see much of the perimeter.

Parcel Size: This score is based upon acreage. This is a small parcel and did not score high in this category. In general, the Conservation Collier Ordinance favors larger parcels, but small urban parcels may also have unique features or plant communities, and should not be discounted for this reason alone.

Vulnerability: This parcel is zoned for Residential single-family home sites and staff has been advised that 3 homes could be built on the site. The owner attempted to rezone for multifamily use several years ago but neighbors raised objections. A neighbor nominated the parcel.

Management: The parcel scored well in management because initial exotic removal costs would be moderate, no hydrologic changes are needed to maintain the site in perpetuity and the proposed use, a low-impact pathway and picnic area, would be relatively cost effective to maintain.

Exhibit A. FLUCCs Map

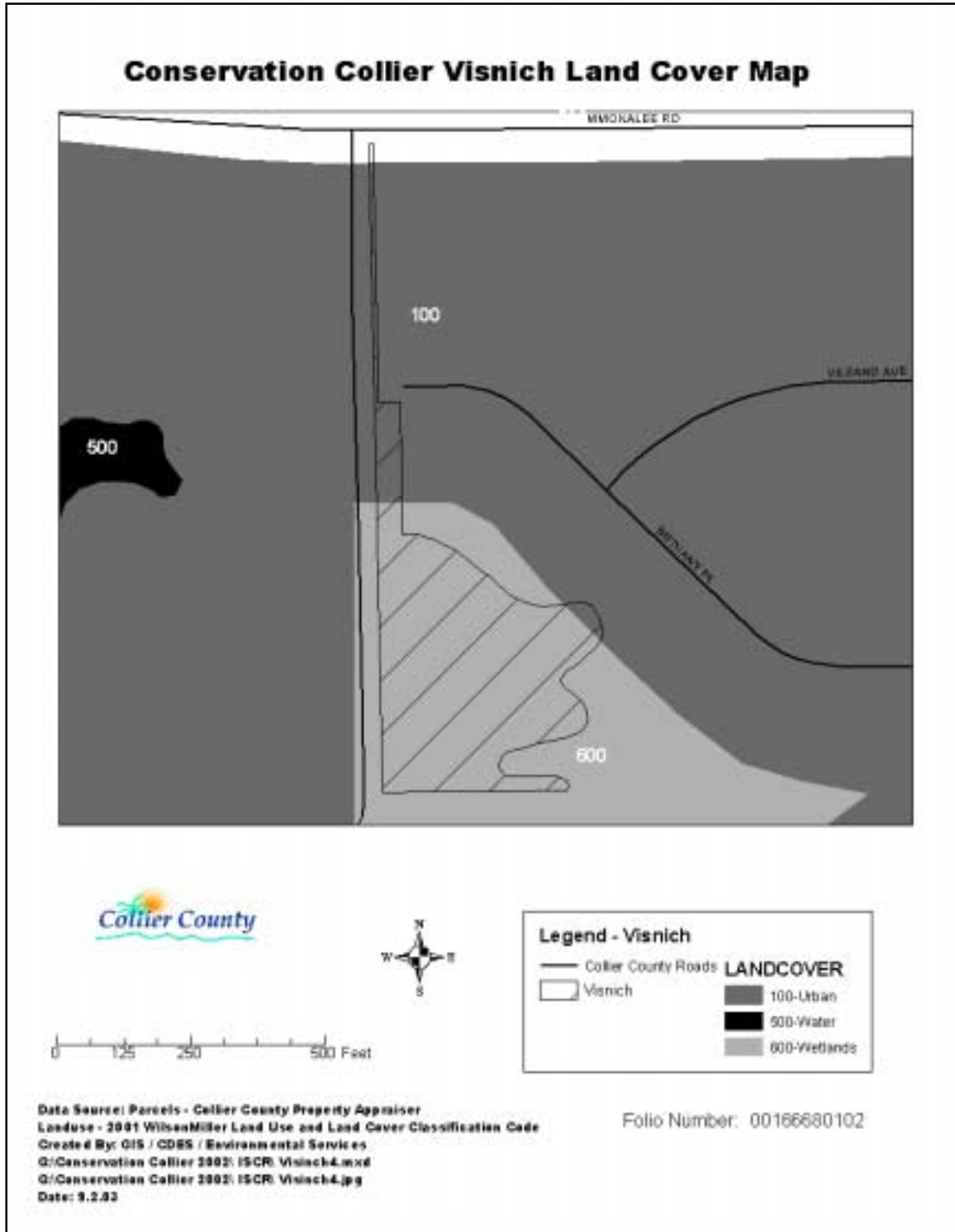


Exhibit B. Soils Map



Exhibit C. Species Richness Map

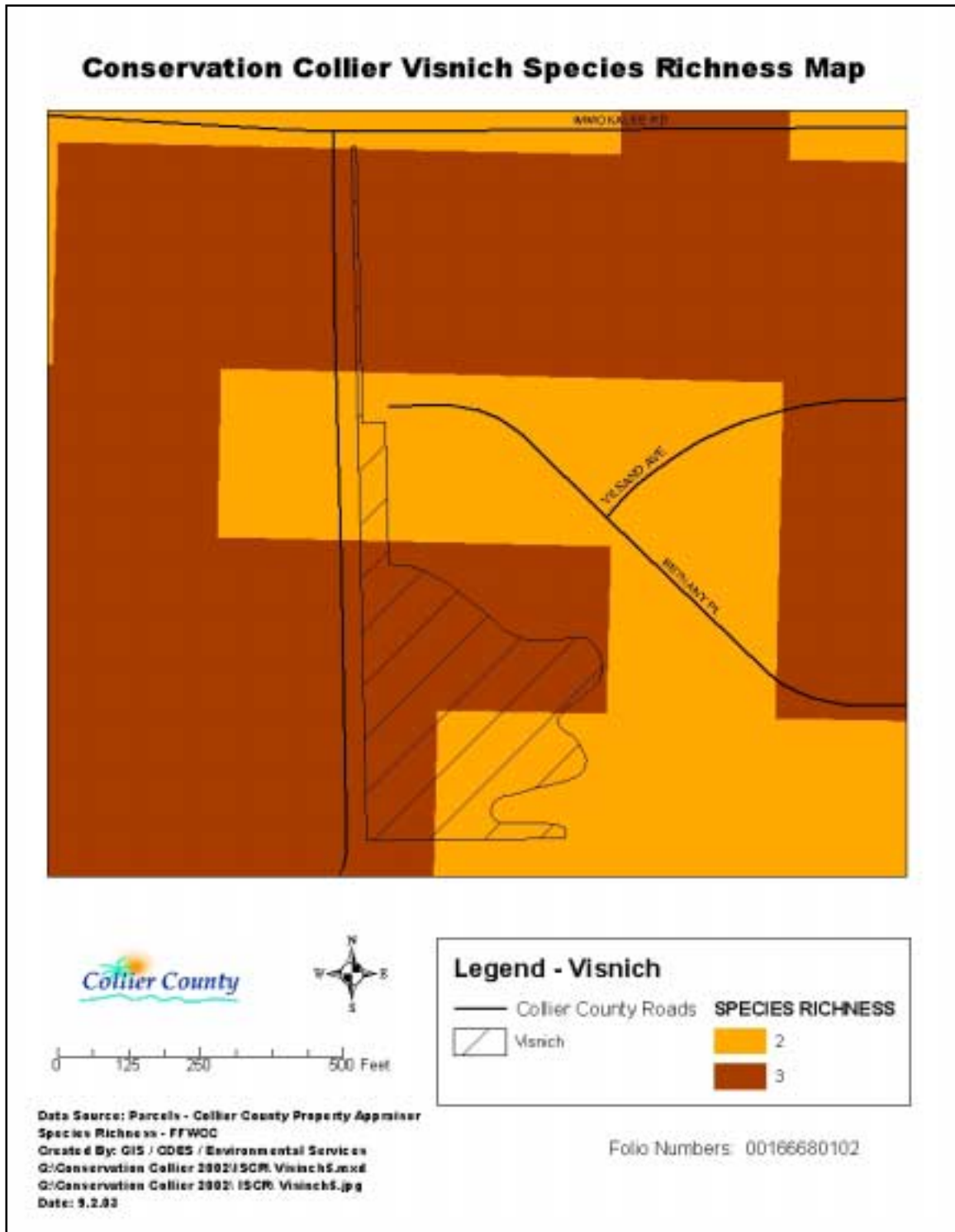


Exhibit D. Wellfield Protection and Aquifer Recharge Map

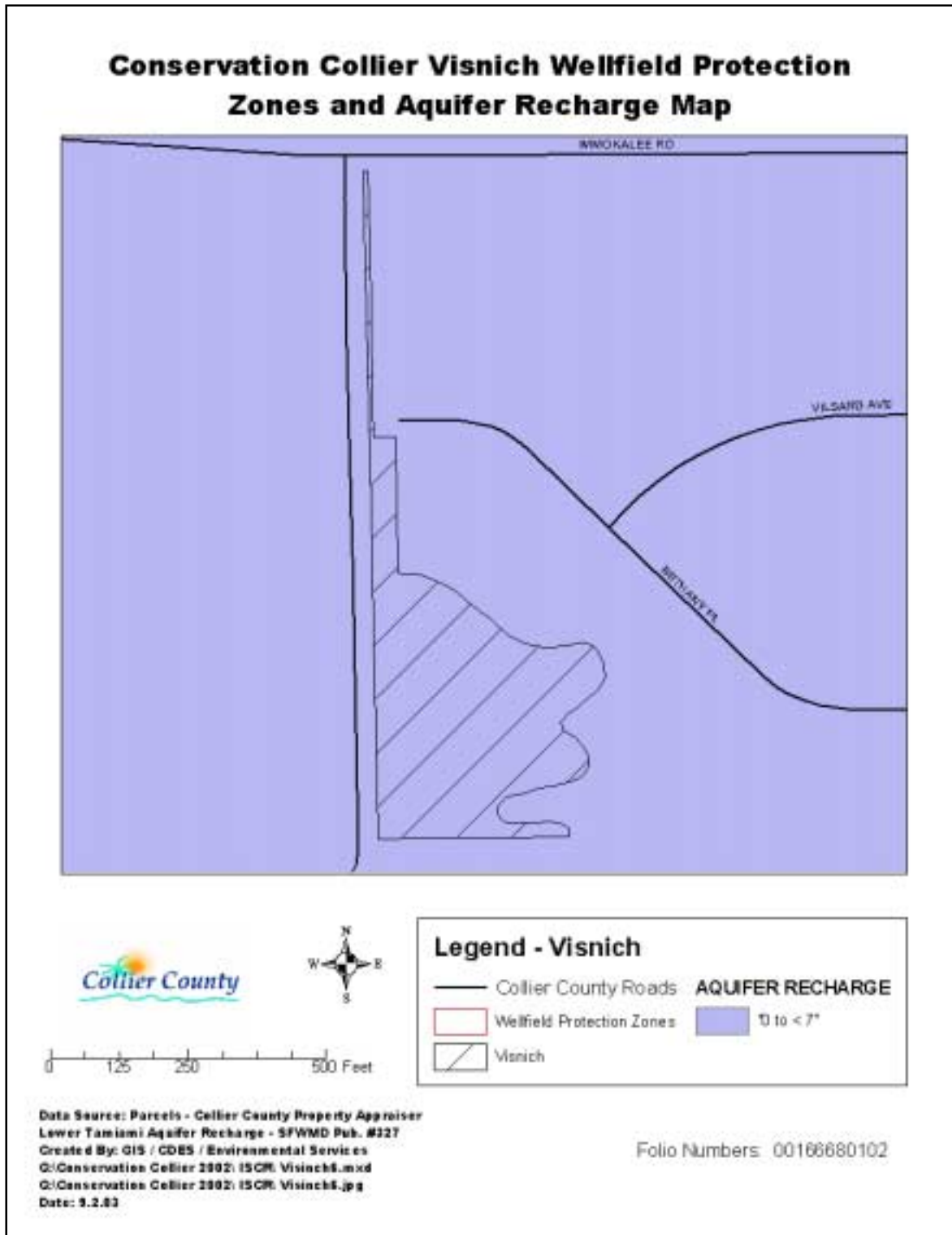


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Visnich		Folio Number: N8680102	
Geographical Distribution (Target Protection Area): Urban			
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. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40	40	Hybrid Hammock - oak and palm groves S-4 FNAI
7. High Marsh (Salina)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	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	Nice, mature oak and cabbage palm groves with shoestring fern
1.A. Total	100	45	
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		
c. Parcel would contribute minimally to aquifer recharge location	25	25	0 to < 7"
	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	75	Cocohatchee Creek along north and east border
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 (Calculate for a and b; score c if applicable)			
a. Depressional soils	80	27	(Priorate site based on area of Slough or Depressional Soils)
b. Slough soils	40		2/3 site Basinger FS (Hybrid-Slough) and 1/3 Satellite FS
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	127	
1.B Total	100	42	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	50	map shows 617 (Mixed wetland hardwoods - Observed also 411 (Pine Flatwood) and 436 (Upland scrub).
c. The parcel has 2 or at less FLUCCS native plant communities	25		
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 semi-forests. Describe:	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		Observed 1 Gopher Tortoise burrow, but it was not clearly active (if this is scored, then B - Species Richness is not scored)
b. Species Richness score ranging from 10 to 70	70	27	Score is provided from 10 to 70 based on the FFWCC Species Richness map - score is 3 out of 10
c. Rookery found on the parcel	30		
d. Listed plant species observed on parcel - add additional 20	20	20	Observed 2 Tillandsia pruinosa S-1 FNAI FDA-E
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	appears to be functioning at a high ecological level now
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	10		
Subtotal	300	197	
1.C Total	100	66	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	100	North of Southampton conservation easement
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		
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	100	
1. Ecological Total Score	100	63	Sum of 1A, 1B, 1C, 1D then divided by 4
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	Veterans Park entry road off Immokalee Rd.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access	50		
d. Parcel does not have physical or legal access	0		
2. Recreational Potential (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	75	No canoeing or kayaking feasible as N Naples sewage plant nearby & dam between property and Cocohatchee Canal. Too small for hiking
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 footage of parcel on public	80	54	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	Provide a description and photo document ation of the outstanding characteristic.
Subtotal	300	254	
2. Human Social Values/Aesthetics Total Score	100	86	Obtained by dividing the subtotal by 3.
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	4	3.64 acres
3. Parcel Size Total Score	100	4	
4. Vulnerability to Development/Destruction			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, co	100	100	RSP-3
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 ET overlay, remove 20 points	-20		
4. Vulnerability Total Score	100	100	

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

5. Feasibility and Costs of Management				
5.A. Hydrologic Management Needs	Possible points	Scored points	Comments	
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	Barrier in creek placed by Welch family to improve water quality behind their home at 1904 Bathany Place. Not sure if this affects site hydrology	
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			
5.A Total		100	100	
5.B. Exotics Management Needs	Possible points	Scored points	Comments	
1. Exotic Plant Coverage				
a. No exotic plants present	100			
b. Exotic plants constitute less than 25% of plant cover	80			
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	mostly in disturbed areas but also at creek bank- Brazilian pepper, Earleaf acacia, Ficus nitida, wedelia, rosary pea, Melaleuca, Java Plum	
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 dowsy rosemary)	-20			
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		adjacent homes built after 1991 and conservation area has exotic	
5.B Total		100	60	
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	60	mostly relating to exotic removal, pathway maintenance	
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40			
4. Add 20 points if the maintenance by another entity is likely	20			
5. Subtract 10 points if chronic dumping or trespass issues exist	-10			
5.C Total		100	60	
5. Feasibility and Management Total Score		100	73	Sum of 5A, 5B, 5C, then divided by 3
Total Score		500	327	

Exhibit F. Photographs

Photo 1. 'Little' Cocohatchee River, taken from the west side of the property as it flows along the property boundary towards the southeast



Photo 2. Looking south along the west side of the property along the public road



Photo 3. Riverine Oak



Photo 4. Fuzzy-wuzzy air plant (*Tillandsia pruinosa*) observed along river edge



Photo 5. Gopher tortoise burrow observed in center – mound area



Photo 6. Shoestring fern (*Vittaria lineata*) observed in cabbage palm grove along river



Photo 7. Neighbor has placed this barrier to address exotic plant and water quality (algae) issues



Photo 8. River choked with water lettuce (*Pistia stratioides*) along southern side of barrier

