Conservation Collier
Initial Criteria Screening Report

Conservation Collier Fleischman Aerial Map

Property Name: Fleischmann
Folio Numbers: 13800022000, 13800023009, 12800021001

Staff Report Date: September 3, 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	**Fleischmann Parcel**	**These three parcels are known to the owner as "parcel 18" and are offered as a single unit for purchase**
Folio Number	**13800022000** **13800023009** **12800021001**	**45.24 acres*** **3.96 acres*** **0.61 acres***
Size	**49.81 acres***	**A Survey provided by the owner (2003) identifies the size as being 50.36 acres**
Zoning Category	**Highway Commercial and R312 (Medium density Residential)****	**The property is roughly 50% for each zoning category****
Existing structures	**None**	**n/a**
Adjoining properties and their Uses	**Commercial, Residential, Golf course, Road**	**N-Wilderness Country Club – golf course and residential** **E- Estuary in Grey Oaks – golf course and residential with preserve area directly abutting** **S-Golden Gate Parkway Extension, commercial property, and vacant land with RMF-6 (Residential multi-family up to 6 units per acre) zoning** **W-Goodlette Road and urban lands**
Development Plans Submitted	**None****	**n/a**

*Information based on Collier County Property Appraiser Records
**Information based on verbal conservation with Anne Walker, Senior Planner for the City of Naples (8/29/03)

Figure 1. Location Map

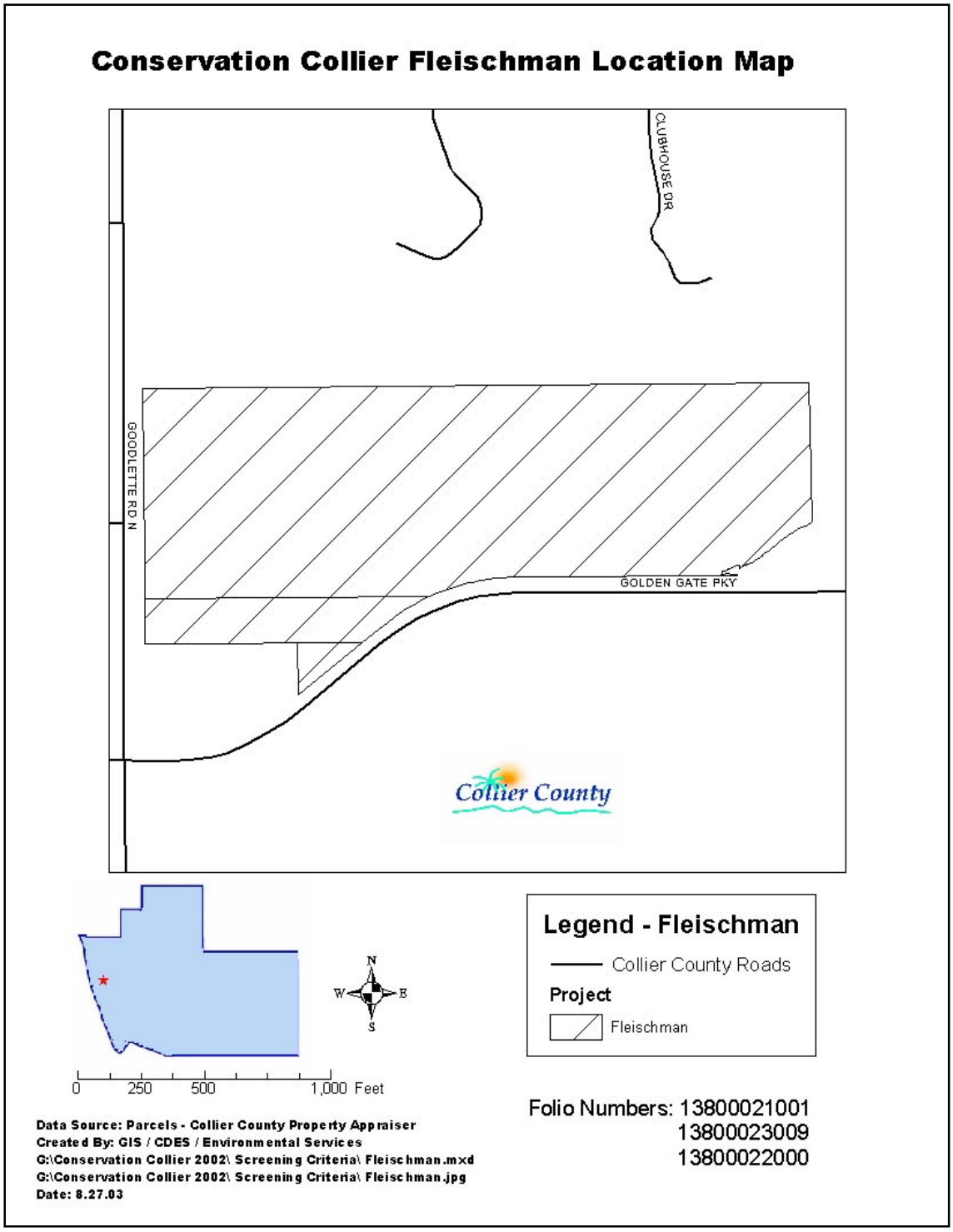

Figure 2. Aerial Map

Summary of Assessed Value and Property Costs Estimates

Values have been calculated based on acquisition of the entire 50-acre (+/-) parcel. The possibility exists for one-half to two-thirds of the property to be targeted for acquisition by the Collier County Transportation and Stormwater Departments.

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: $10,085,555*

Estimated Market Value: $16,701,038 to $19,421,133**

* Property Appraiser's Website
** Collier County Real Estate Services Department

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

Collier County Environmental Resources Department staff conducted a site visit on August 19, 2003. In addition, the property owner has provided staff with a copy of a "Summary of Findings" report, which includes as a section a "Listed Species Survey," prepared by WilsonMiller, Inc. and dated December, 2002. Information contained in this report summarizes both staff findings and findings reported by WilsonMiller, Inc

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:
While the specific unique and endangered plant communities referenced above were not present, native plant species including slash pine, oak, cabbage palm, cypress, red maple and mangrove are present. The following identifies what native plant communities were observed and summarizes data from the WilsonMiller report.

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 two FLUCCS:

- 329 (Shrubs and Brush), which generally includes saw palmetto, gallberry and wax myrtle, coastal scrub, grasses and forbs. Scattered native trees, including Slash pine (*Pinus Elliottii)*, Cabbage palm (*Sabal palmetto)* and Oak (*Quercus spp.*) are also found throughout this FLUCCS community.
- 630 (Wetland Forest Mixed), which includes a mix of hardwoods and conifers, where neither achieved a 66% dominance of crown canopy closure.

Plant communities observed on the parcel did fit into the above FLUCCS categories, though they were severely infested with non-native, invasive plant species. A very small amount of Mangrove Swamp (FLUCCS 612) was also observed on the bank approximately forty-six (46) feet of the Gordon River. Red and white mangroves (*Rhizophora mangle, Laguncularia racemosa*) and leather fern (*Acrostichum sp*.) were

observed. This finding agrees with those native community FLUCCS reported by WilsonMiller.

The WilsonMiller report states "a majority of the property was once used for citrus production, per 1945 aerials." This past use is not evident from observing the property, as enough time has passed for native species to re-colonize the portion identified for this use. The mix of species observed, however, was consistent with a past clearing or disturbance. No remnant citrus trees were observed.

Statement for satisfaction of criteria:
These data confirm that this parcel does present some amount of remnant and re-growing native plant community, even though non-native invasive plants heavily infest the majority of 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 does offer access for nature-based recreation, including hiking, nature photography, bird watching and (possibly) fishing and presents an opportunity for a significantly sized green space within the urban setting.

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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:
Wetlands were observed on the eastern one-quarter of the property, connecting to a portion of the Gordon River, which flows in a channelized section along the northern border and in a natural section along the southeastern corner of the property. During rainy season and periods of unusually hard rain, groundwater likely backs up into transition areas of the property, as evidenced by the hydric slough soils present (Holopaw fine sand) (see Exhibit C) and the presence of occasional red maple trees, considered a wetland obligate (occurs only in wetlands) by the Florida Department of Environmental Protection.

Aquifer Recharge Capacity:
Lower Tamiami aquifer recharge potential is low for the property (O to <7" yearly). The parcel does lie entirely within a wellfield protection zone. (See Exhibit E.) Although now expired, the eastern 1/3 of the property, to varying degrees, has been determined to be Jurisdictional Wetland by three agencies (USACOE, FDEP, SFWMD), in the recent past (WilsonMiller Survey, 2002).

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, Immokalee Fine Sand, Holopaw Fine Sand, Basinger Sand and Durbin and Wulfert Muck. Immokalee Fine Sand exists on the western, upland portions of the site, comprising slightly over 2/3 of the parcel. Of the remainder, Basinger Sand and Holopaw Fine Sand are both listed as slough soils and Durbin-Wulfert Muck soil is tidal, though this area currently appears minimally, if at all, tidally affected.

These data correspond with plant communities observed, showing that the location of historic and current wetlands and uplands are similar and that the parcel remains apparently unaltered by fill or excavation, except for a shallow swale running east to west through the upland portion, presumably to provide irrigation for past citrus crops.

Statement for satisfaction of criteria:
Soils and vegetation data reviewed and on-site observations confirm that this parcel satisfies the initial criteria relating to potential for flood control, as wetland portions of the parcel might still be expected to hold floodwaters. Data also confirm that the parcel does contribute minimally to aquifer recharge and existence of a Special Treatment overlay for wellfield protection suggests that protection of the parcel could protect groundwater from possible contamination. Wetland dependent species have been observed foraging on the property, indicating that the parcel does provide protection, to some degree, for wetland dependent species.

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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 (marginally)

While not exhibiting much biodiversity (Species Richness score – 2 and 3 out of 10), the largest of the 3 parcels is reported by WilsonMiller (2002) to contain Gopher Tortoises, a listed species, and does have several state-listed (but relatively common) plant species on it. If the program acquires the entire parcel, it may be possible to maintain a viable population or even to relocate Gopher Tortoises to the parcel, as preliminary research by staff indicates that 25 acres is considered to be a minimum area required and 40 individuals is considered to constitute a minimum viable population. * If, however, the County Stormwater Dept. buys the uplands to construct a stormwater management pond, there would not be enough suitable habitat remaining to support a viable population.

*Ott, J.A., J.W. Hollister, C. Guyer, and W.K. Michener. Area requirements of gopher tortoises (Gopherus polyphemus): An evaluation of guidelines for estimating reserve size. Chelonian Conservation and Biology (in press).

Listed Plant Species:
Listed plant species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
Giant leather fern	*Acrostichum danaefolium*	C	NL
Giant sword fern	*Nephrolepis biserata*	T	NL
Everglades poinsetta	*Poinsetta pinetorium*	E	NL
Common wild pine	*Tillandsia fasiculata*	E	NL
Inflated wild pine	*Tillandsia balbisiana*	T	NL

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

WilsonMiller (2002) reported the following GFC-listed plant species as present: inflated wild pine, common wild pine and golden leather fern (*Acrostichum aureum*).

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).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Tricolored Heron	*Egretta tricolor*	SSC	NL

SSC= Species of Special Concern

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score ranged from 2 to 3 out of a possible 10, representing low diversity. WilsonMiller (2002) documented observation of only three other wading birds listed by the FWC and the FWS, a snowy egret (*Egretta thula*), little blue heron (*Egretta caerulea*), and wood stork (*Mycteria americana*). Staff did not document non-listed species observed, but these did not include more than a few urban bird species. The WilsonMiller Survey does identify non-listed species observed.

Additionally, four (4) Gopher Tortoise (*Gopherus polymus*) burrows were observed, two of which appeared inactive and two of which were questionable as to activity. The Gopher Tortoise is listed as a SSC by the GFC. It is not listed by the FWS. WilsonMiller (2002) estimates 15 Gopher tortoises and identifies 4 inactive and 9 active burrows spread over 34 acres of the upland portions of the site.

Potential Listed Species:
While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, WilsonMiller (2002) identifies listed species that could potentially be found on the parcel. These include GFC-listed wetland dependent bird species and GFC/FWS-listed alligators and Eastern indigo snake.

Statement for satisfaction of criteria:

These data confirm that this parcel satisfies the initial criteria relating to listed species habitat, as listed species were observed and have been documented for the property. The ecological quality of the parcel seems marginal at present. Removal of exotics, resolution of trespass and litter problems and restoration of native habitats, would enhance potential to restore significant ecological quality. However, if the upland portion is used for a storm water management pond, the remaining Gopher Tortoise population will be negatively impacted and could be lost. Additionally, an exotic plant seed source exists nearby (Bear's Paw) which is not likely to be removed and which will make re-infestation by exotics a continual problem. Connectivity is discussed within the Criteria #5.

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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)***

Yes

Statement for satisfaction of criteria:

The parcel is connected to the Estuary at Grey Oaks preserve and to a small Collier County-managed conservation easement area to the east. Acquisition of this parcel for conservation purposes would enhance and be enhanced by that connection, particularly as habitat areas would be enlarged and exotic plants controlled, helping to eliminate seed source for re-infestation of both the parcel and surrounding connected conservation lands. Acquisition and restoration of this parcel may serve to buffer connecting sections of the Gordon River and the Naples Bay in a water quality capacity, if restored and allowed to remain in a natural state. There is indirect connectivity with nearby undeveloped parcels, but this is limited to a corridor primarily along the Gordon River that is completely enclosed within urban lands.

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:
Depending upon how much of the parcel Conservation Collier is able to acquire, a short hiking trail or fitness trail may be possible.

Nature Photography:
When the human trespass and litter issues are resolved, it is possible that the parcel may attract enough wildlife to make it of interest for some limited nature photography, possibly for students at nearby high schools.

Bird-watching:
When the human trespass and litter issues are resolved, the parcel may attract more wading birds. Re-introducing native plant species that could be used as a food source for birds could also attract more birds to use the area and provide more interest for bird watchers.

Kayaking/Canoeing:
It would not be possible to use this parcel as a launch for kayaks or canoes seeking to explore the Gordon River due to the fact that the river flows under the Golden Gate Parkway Extension through tunnels that are not large enough for access and there is a water control structure on the south side of the bridge crossing Golden Gate Parkway Extension.

Swimming:
Swimming would not be a likely use, as the Gordon River is very narrow and shallow where it abuts this parcel.

Hunting:
Hunting would not be an appropriate use for this parcel, as it is within the urban area. Safety would be a concern and there is little game to attract a hunter.

Fishing:
Fishing may be possible along the natural portion of the Gordon River. It is unknown what species of fish, if any, could be found here.

Recommended Site Improvements:
Development of a parking area for visitors and some development of planned trails, possibly a fitness trail, with interpretive signs, to replace the trespass trails would be recommended. Additionally, construction of a boardwalk through the wetland portions and/or a fishing and wildlife observation platform is feasible.

IV. Assessment of Management Needs and Costs

The owner's real estate representative, Scott Cameron, has advised that the owner will consider a discount off the purchase price of up to $250,000 to assist with the initial removal of exotics.

Management of this property will address the costs of exotic vegetation removal and control, construction and maintenance of a parking facility to provide public access, and the construction of a trail system to allow the public to have access to selected portions of the property. 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:

The entire site is infested to a significant degree (estimated to be between 50 and 75%) with non-native species, including Brazilian pepper, Air Potato (*Dioscorea bulbifera* and possibly *D. alata*), Downy rose-myrtle (*Rhodomyrtus tomentosa*), Java plum (*Syzygium cumini*), Old world climbing fern species (*Lygodium microphyllum* and *L. japonicum*), Bishopwood (*Bischofia javanica*), Cuban Laurel (*Ficus nitida*), Possum grape (*Cissus sicyoides*), Earleaf acacia (*Acacia auriculiformis*), Shoebutton Ardisia (*Ardisia elliptica*), Climbing cassia (*Senna pendula*), Guineagrass (*Panicum maximum*) and Woman's tongue (*Albizia lebbeck*). A portion of the Gordon River has been channelized on the property, along the northern boundary. This portion of the river is infested with Hydrilla (*Hydrilla verticillata*). The natural portion of the river is infested with water lettuce (*Pistia stratioides*).

WilsonMiller (2002) specifically identifies only six species of invasive exotic plants (apparently focusing on those prohibited by the Collier County Land Development Code) and identifies a location-specific percentage of infestation, showing the majority of the site to be infested at 50-75%, with some areas infested at higher and some at lower percentages.

An old two-lane asphalt roadbed exists on the property separating the two smaller parcels from the larger one. These two smaller parcels will likely be acquired by the Transportation Department as part of a road widening to occur by 2005.

These data provide information relating to restoration potential, management costs and ecological quality. Management costs will likely be high for initial treatment of exotics, and because the property has not been actively managed for nearly 50 years, there is likely a large amount of exotic seed in the soil seed banks. This will make exotic maintenance critical for years to come. The ecological quality of the property has been severely impacted by exotic plant infestation, not to mention trespass and litter problems.

Exotic Vegetation Removal and Control

The initial cost of exotic removal will be very high, the total depending upon how much property is actually purchased and what method of exotic removal is selected. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed (40 – 100%) can range from $2,500 to $5,500 per acre to treat exotics with herbicide in place or to cut and stack the debris onsite, and $3,000 to $6,500 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 from $125,000 - $325,000 for the entire parcel or $42,500 - $110,500 for 17 acres (approximately one-third of the parcel – an estimated total size if the Transportation and Stormwater Departments share purchase), depending upon method selected. 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 $3,800 to $7,650 for 17 acres and $6,800 to $22,500 for the entire 50-acre parcel. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The property would require an area for visitor parking. The cost of construction of a shell or gravel parking lot to accommodate approximately 20 cars should be considered. These costs shall be provided at a later date.

Public Access Trails:

Construction of trails 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:

Homeless people have made camps on this site for many years and litter is a significant problem. The owner has agreed to remove the litter and requested that the Collier County Sheriff's Department address the homeless issue. However, after an initial sweep done sometime before August 19, 2003, a staff site visit found that the camps were still clearly active. Ongoing efforts to remove the homeless will likely be necessary and it is unclear where these people will go and what issues that could present. It may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. Signs can be placed at the parking area and at boundaries along public roads. Minimal management activities, like trash removal and trail maintenance could be contracted through the Parks and Recreation Department.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	$125,000-$325,000	$6,800-$22,500	Cost range for the entire parcel
Parking Facility			t.b.d.
Access Trails			t.b.d.
Fencing			t.b.b.
Trash Removal			t.b.d.
Total			

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

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions are the Florida Communities Trust (FCT), The Florida Forever Program 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 enough 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 and that gaining partner funds for a purchase such as the Fleischmann property through the Florida Forever Program is unlikely.

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.

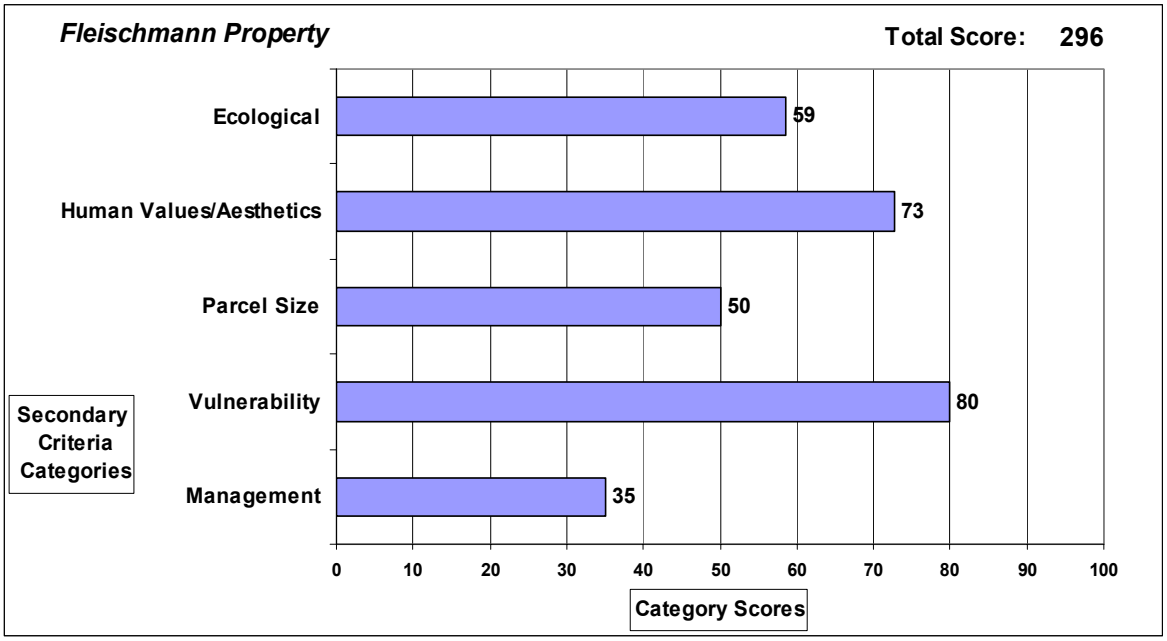
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 296 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:	**Fleischmann Property**		
Target Protection Area:	**Urban**		
Secondary Screening Criteria	**Possible Points**	**Scored Points**	**Percent of Possible Score**
Ecological	100	59	59%
Human Values/Aesthetics	100	73	73%
Parcel Size	100	50	50%
Vulnerability	100	80	80%
Management	100	35	35%
Total Score:	**500**	**296**	**59%**

Figure 3. Secondary Screening Criteria Scoring



Ecological: This score was achieved because the parcel scored relatively high in some component categories. Though no unique and endangered plant communities were observed, the parcel has significance for water resources (being inside a wellfield protection zone & contiguous with a river), for resource ecological/biological value (based on listed wildlife and plant species found on the property) and for protection and enhancement of current conservation lands (as it adjoins the preserve area of the Estuary at Grey Oaks and a small Collier County-owned conservation parcel on its eastern boundary).

Human Values/Aesthetics: This score was achieved because there is good access, the parcel offers multiple natural resourced based recreational opportunities (hiking, environmental education, nature photography), and half of the entire perimeter can be seen from a public roadway– giving it a potential for high aesthetic enjoyment by the public.

Parcel Size: This score is based upon acreage, and the parcel is of a significant size, giving a score in the middle range.

Vulnerability: This parcel is zoned for commercial and residential use, giving it a high degree of vulnerability. Presumably, based on zoning classification, the parcel could be split and even the wetland portion could be used to construct single-family homes. It is unclear how a Jurisdictional Wetland Determination would affect potential for development of single-family housing. The high score was modified somewhat due to a Special Treatment (ST) zoning overlay for wellfield protection, which would present some restriction on development activity.

Management: The parcel did not score well in this category due to the amount and type of exotic infestation and the high cost of removal and maintenance. What score was achieved was because few hydrologic changes would be needed to sustain the qualities of the site in perpetuity.

Exhibit A. Completed and Scored Secondary Criteria Screening Form

Property Name:			**Folio Numbers:**
Fleischmann Property			***13800022000, 13800021001, 13800023009***
Geograhical 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		
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		
1.A. Total	***100***	***10***	
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	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		
location	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	
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	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. Slough soil	80		*(Prorate site based on area of Slough or Depressional Soils)*
b. Depressional soils	40	13	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	213	
1.B Total	***100***	***71***	*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 communitie	75		
b. The parcel has 3 or 4 FLUCCS native plant communities	50	50	
c. The parcel has 2 or or less FLUCCS native plant communit	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 xeric forests. Describe.	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	*If this is scored, then b. Species Richness is not scored.*
b. Species Richness score ranging from 10 to 70	70		*Score is prorated from 10 to 70 based on the FFWCC Species Richness map*
c. Rookery found on the parcel	10		*Based on Gopher Tortoise survey by WilsonMiller (2002)*
d. Listed plant species observed on parcel - add additional 20	20	20	
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
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	10	
Subtotal	300	160	
1.C Total	***100***	***53***	*Divide the subtotal by 3*

Exhibit A. 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	Estuary preserve and County-owned conservation parcel at east boundary
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**	**59**	*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	
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access ea	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	
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0	0	
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can me seen by public. Score based on percentage of frontage of parcel on public	80	43	*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		*Provide a description and photo document atioon of the outstanding characteristic*
Subtotal	300	218	
2. Human Social Values/Aesthetics Total Score	**100**	**72.66667**	*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	50	*Prorate score between 1 an 99 based on size less than 500 acres*
3. Parcel Size Total Score	**100**	**50**	
4. Vulnerability to Development/Destruction			
4.A Zoning/Land Use Designation	**Possible points**	**Scored points**	**Comments**
1. Zoning allows for high density Single Famuly, Multifamily, co	100	100	
2. Zoning allows for density of no greater than 1 unit per 5 acres	75		
3. Zoning allows for density of no greater than 1 unit per 40 acre	25		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20	-20	
4. Vulnerability Total Score	**100**	**80**	

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

5. Feasibility and Costs of Management			
5.A Hydrologic Management Needs	**Possible points**	**Scored points**	**Comments**
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such a a cut in an existing berm	75	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 hydologic 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***	***75***	
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 co	60		
d. Exotic plants constitute between 50% and 75% of plant co	40	40	
e. Exotic plants constitute more than 75% of plant cover	20		
and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20	-20	
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	
5.B Total	***100***	***0***	
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	
4. Add 20 points if the mainenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	
5.C Total	***100***	***30***	
5. Feasibility and Management Total Score	**100**	**35**	*Sum of 5A, 5B, 5C, then divided by 3*
Total Score	**500**	**296**	

Exhibit B. FLUCCs Map

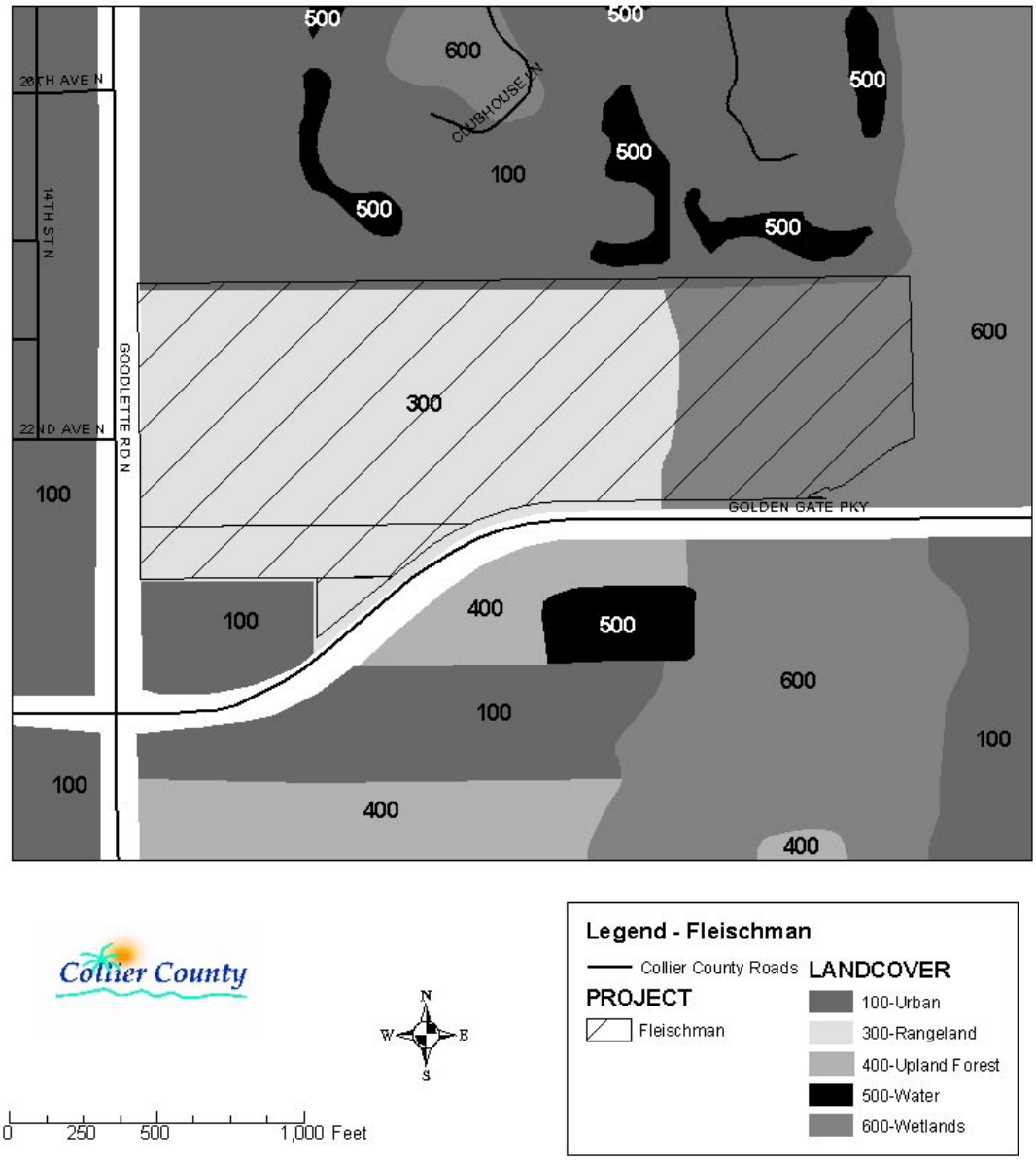


Exhibit C. Soils Map

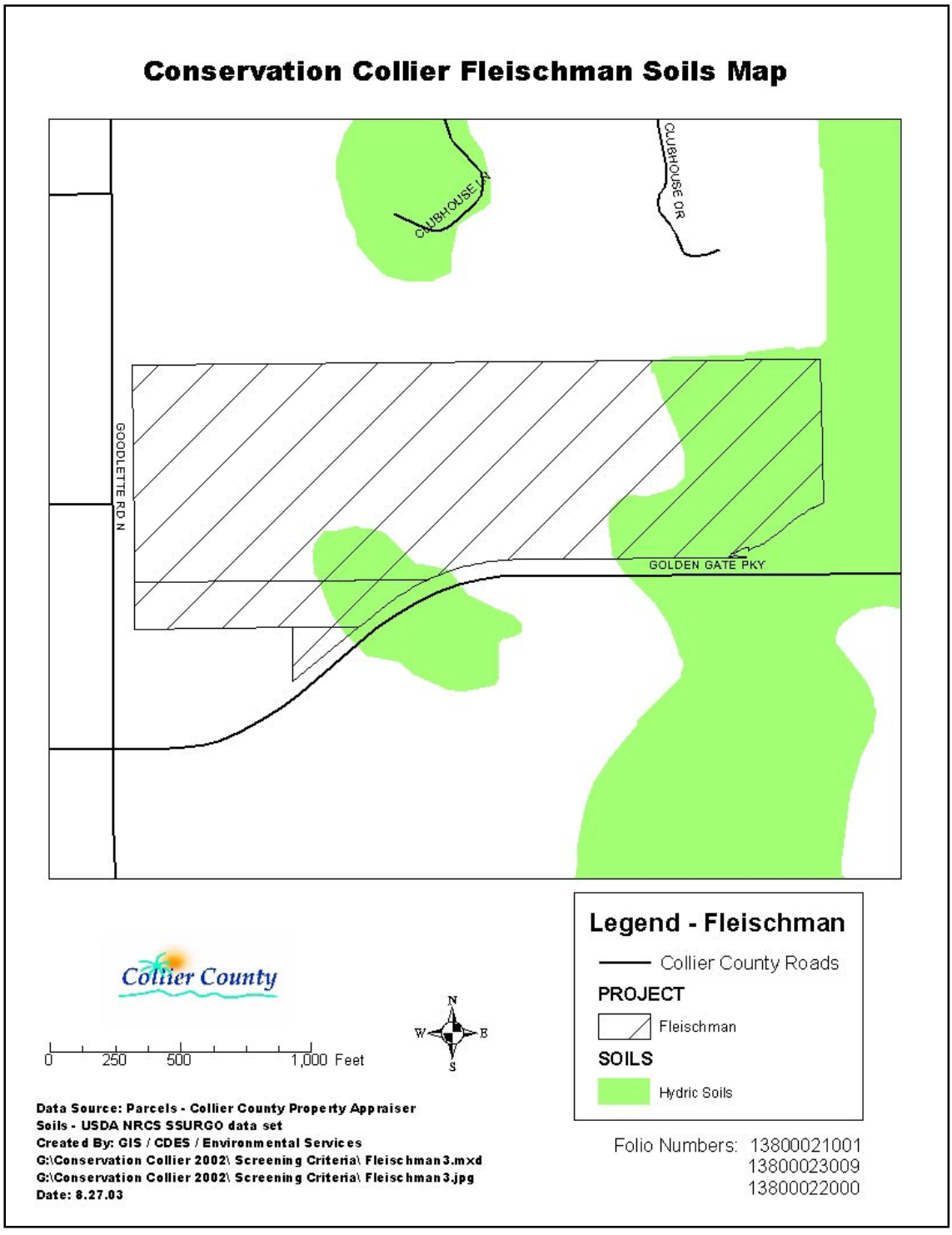


Exhibit D. Species Richness Map

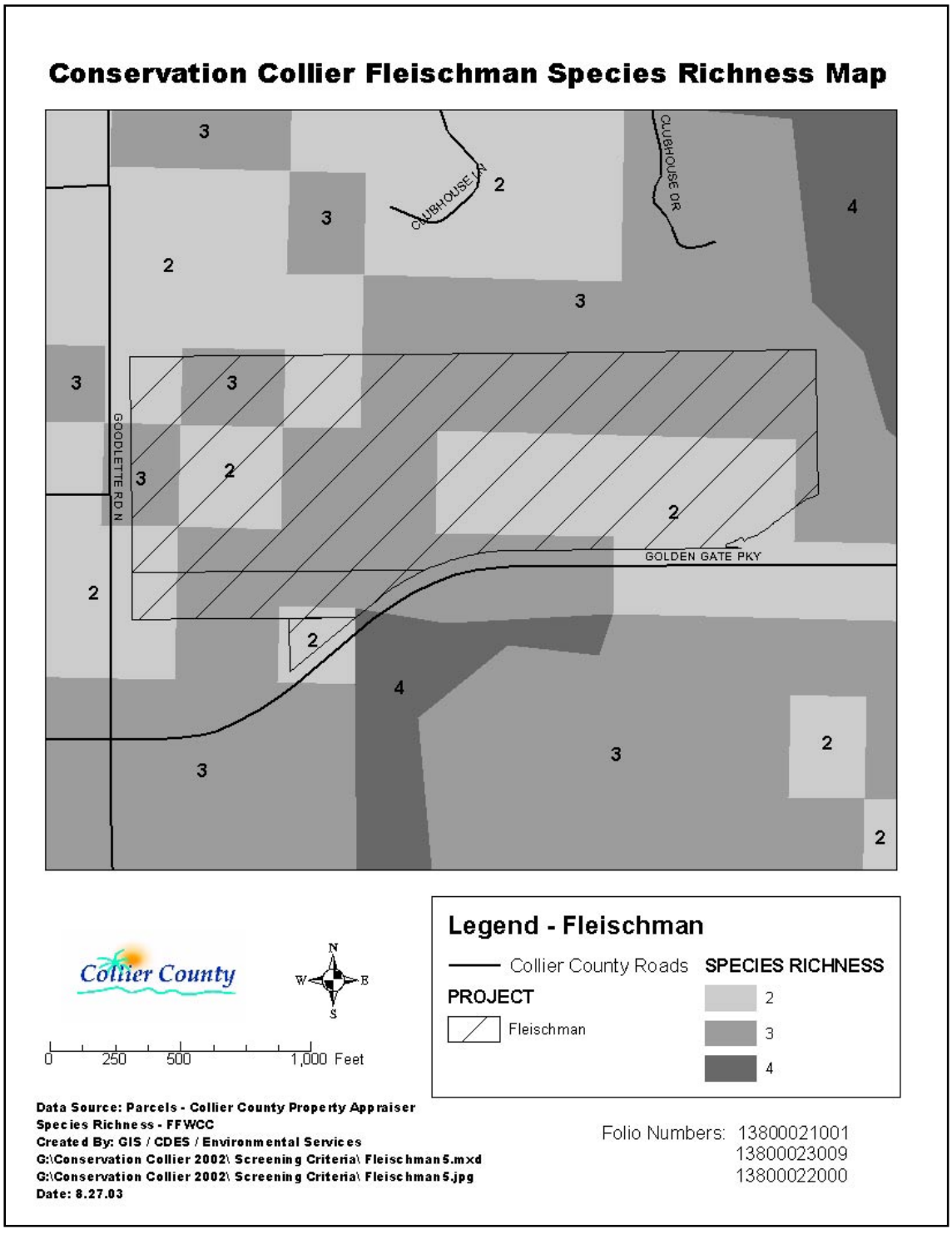


Exhibit E. Wellfield Protection and Aquifer Recharge Map

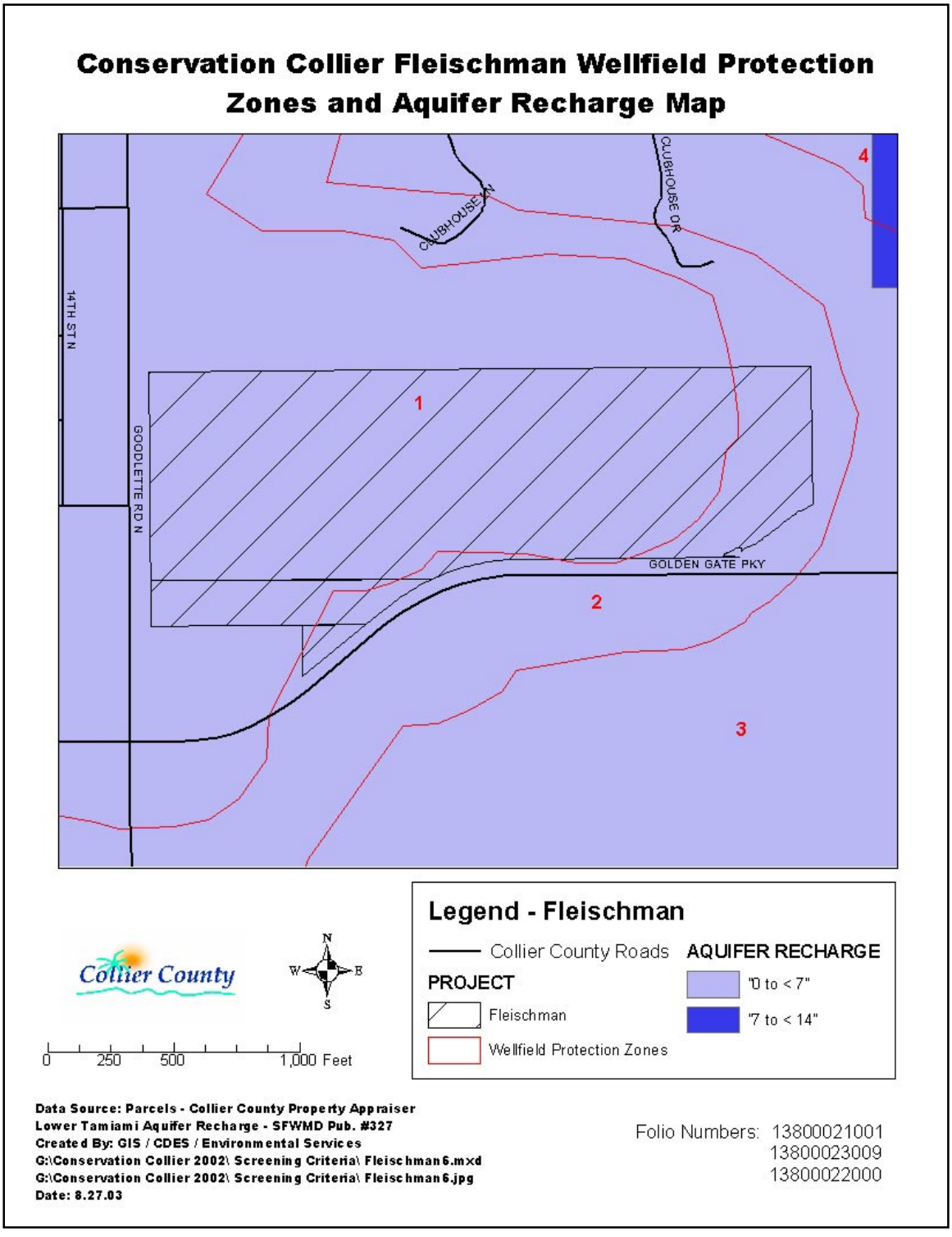


Exhibit F. Photographs

Photo 1. Native Regeneration on uplands – oak/pine/cabbage palm

Photo 2. Wetland area next to natural section of Gordon River

Photo 3. Upland area, center of parcel

Photo 4. Infestation by Guinea Grass on south side of property

Photo 5. Giant Sword Fern - Threatened on State (GFC) list

Photo 6. – One of eight (8) homeless camps observed

Photo 7. Channelized portion of Gordon River along north boundary, infested with Hydrilla

Photo 8. Area of heavy infestation with downy rose myrtle