

Conservation Collier Initial Criteria Screening Report



**Property Name: SD Corp of Naples, Inc. (Parcels 1 and 2) and
Cypress Landings II of Naples, LLC (Parcel 3)**

Folio Number(s):
Parcel 1 (77.99 acres) – 00418640007
Parcel 2 (7.16 acres) – 00425920008
Parcel 3 (30 acres) - 00419160007

Staff Report Date: February 12, 2018

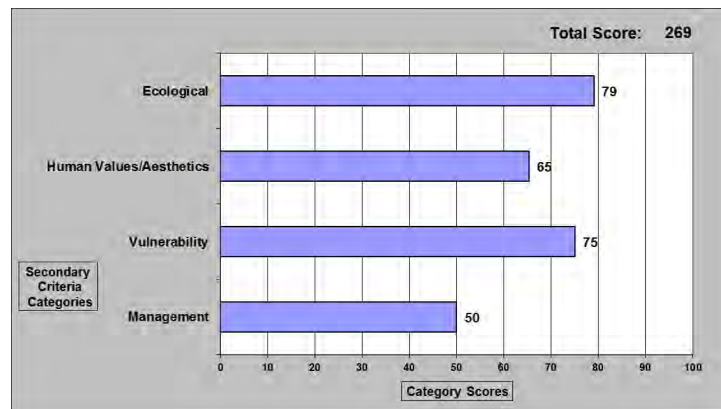


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Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B).

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its 9th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. It provides objective data to demonstrate how properties meet the criteria defined by the ordinance. That is the sole purpose for this report and it is not meant for any other use.

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Not all CLIP4 Layers were used in this report. Those used include:

- Biodiversity
- Surface Water Priorities
- Landscape Integrity
- Priority Natural Communities
- Potential Habitat Richness (Vertebrates)
- Strategic Habitat Conservation Areas
- Aggregated Conservation Priorities

Following the first section, which looks more closely at initial criteria, additional sections address potential for appropriate public use, assessment of management needs and costs, potential for matching funds, and a summary of the secondary screening criteria.

I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property to describe how the property meets each Program criteria in its various physical characteristics and to provide other general property information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	SD Corp of Naples, Inc. and Cypress Landings II of Naples, LLC	SD Corp of Naples owns parcels 1 (77.99 ac) and 2 (7.16 ac). Cypress Landings of Naples, LLC owns parcel 3 (30 ac). The principals of both entities are the same.
Folio Numbers	00418640007 00425920008 00419160007	Parcel 1 – 77.99 acres Parcel 2 – 7.16 acres Parcel 3 – 30 acres
Target Protection Area	Urban	Within the coastal urban area
Size	115.15 acres	Offered as a group
STR	S 16 T50S R26E	All properties within same STR
Zoning Category/TDRs	PUD and Agriculture	Parcel 1 – PUD (Shadow Wood), Parcels 2 and 3 - Agriculture
FEMA Flood Map Category	AH with small areas of AE	AH – Subject to inundation of by 1-percent-annual-chance flood event where avg. depths are 1-3 feet. Base flood elevation, flood insurance and floodplain management standards apply. (Moderate flooding) AE – Area subject to inundation by 1-percent-annual-chance flood event. Base flood elevations, mandatory flood ins and floodplain management standards apply. (Flooding likely)
Existing structures	n/a	No structures
Adjoining properties and their Uses	PUD Planned Unit Development), Agriculture, RSF (Residential Single Family 3 and 5 (units per acre)	To the North is the Naples Heritage Development, Agricultural and 10 acres belonging to Collier County, East is Naples Lakes Country Club, Wing South and Shadowood Park. To the west is Agriculturally zoned lands with single family residential. To the South is residential single and multi-family residential.
Development Plans Submitted		Development plans were developed for Shadowood but the development was not built due to access costs required
Known Property Irregularities	Oil, Gas and Mineral rights (OGMs) Abandoned building	OGMs not included. There is a portion of an abandoned utility building on parcel 2. This building is the subject of a Code Enforcement case and will be removed prior to any potential acquisition.
Other County Dept Interest	Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Coastal systems, Zoning/Planning, Engineering	Capitol Project Planning provided feedback advising that Collier County had purchased an easement on this property encompassing 10.9 acres for the LASIP Project in a lengthy and difficult legal procedure for \$1.7 Million in 2016 (Exhibit D).

Figure 1. Location Map

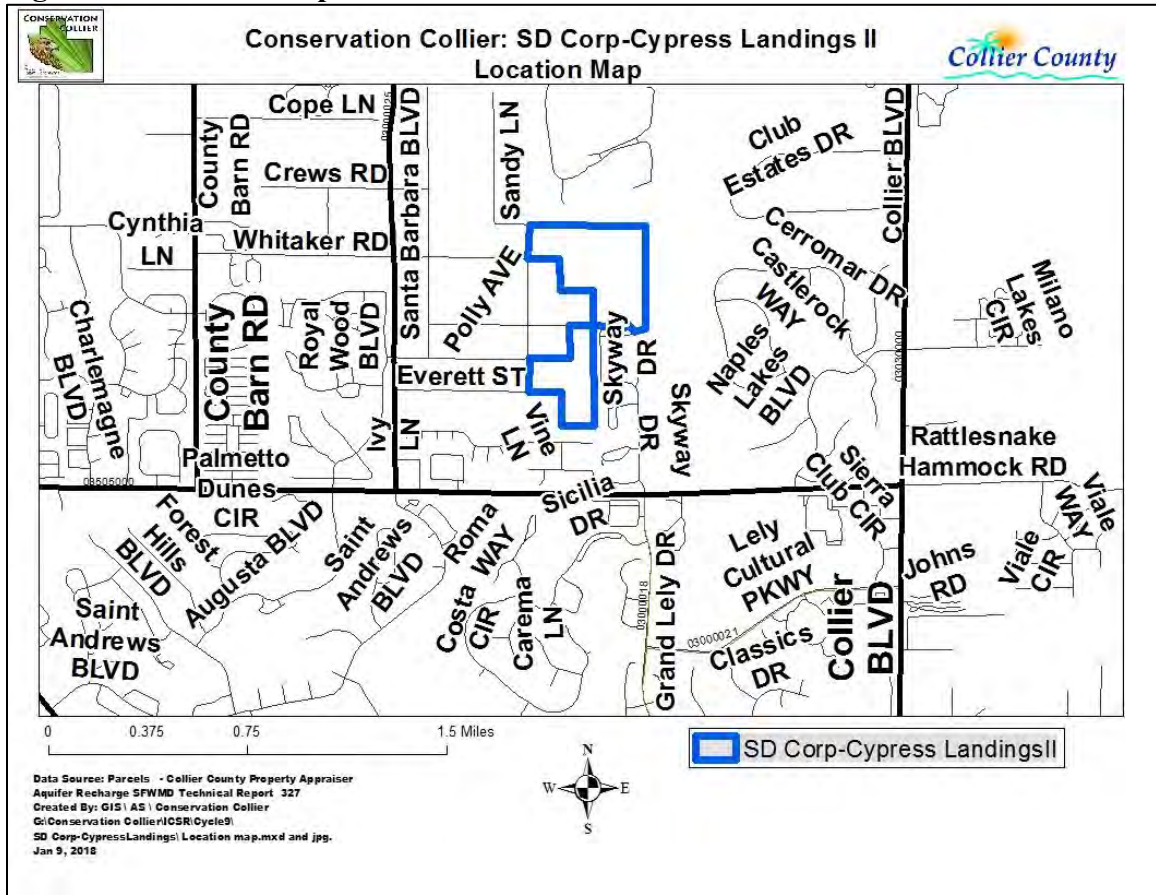


Figure 2. Aerial Map

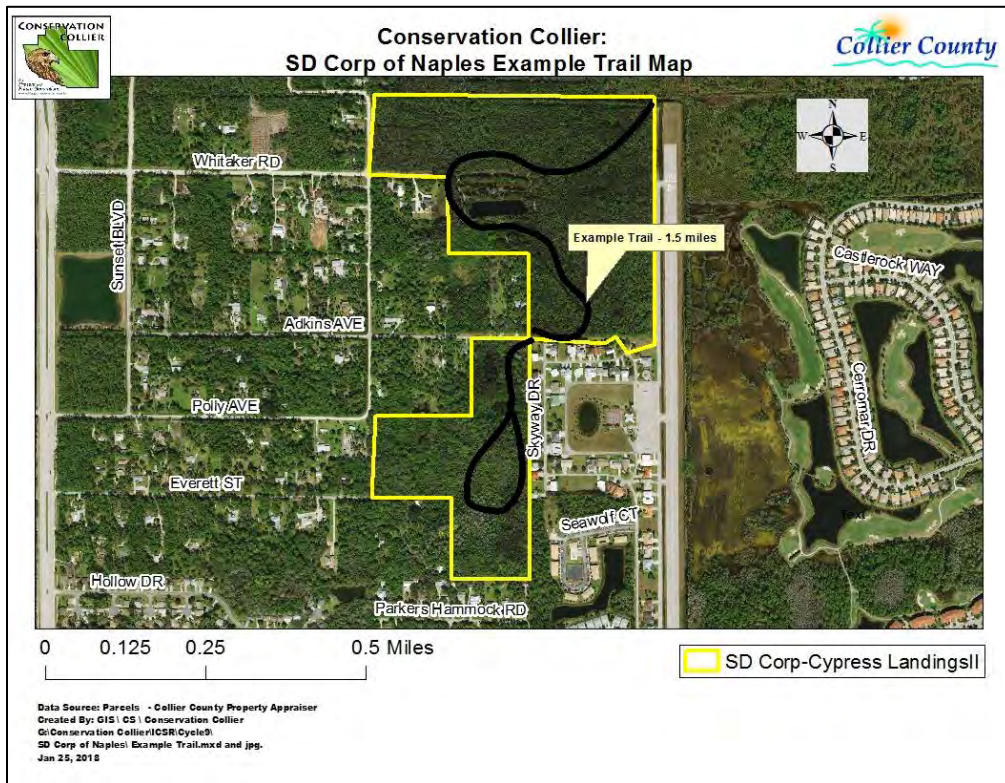
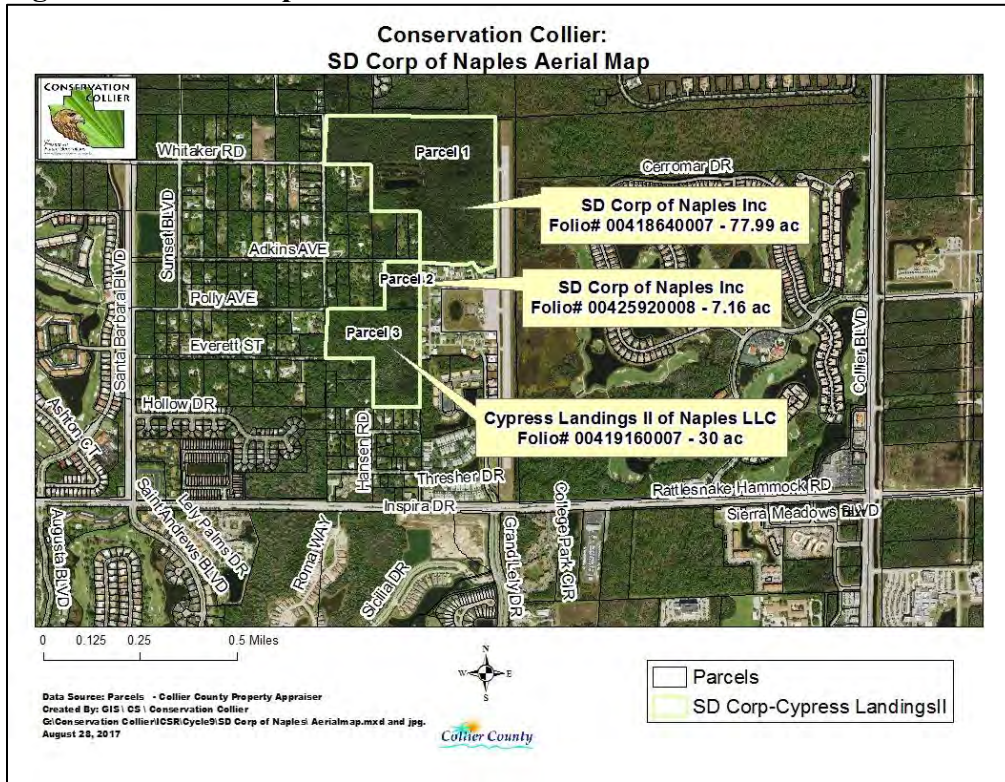
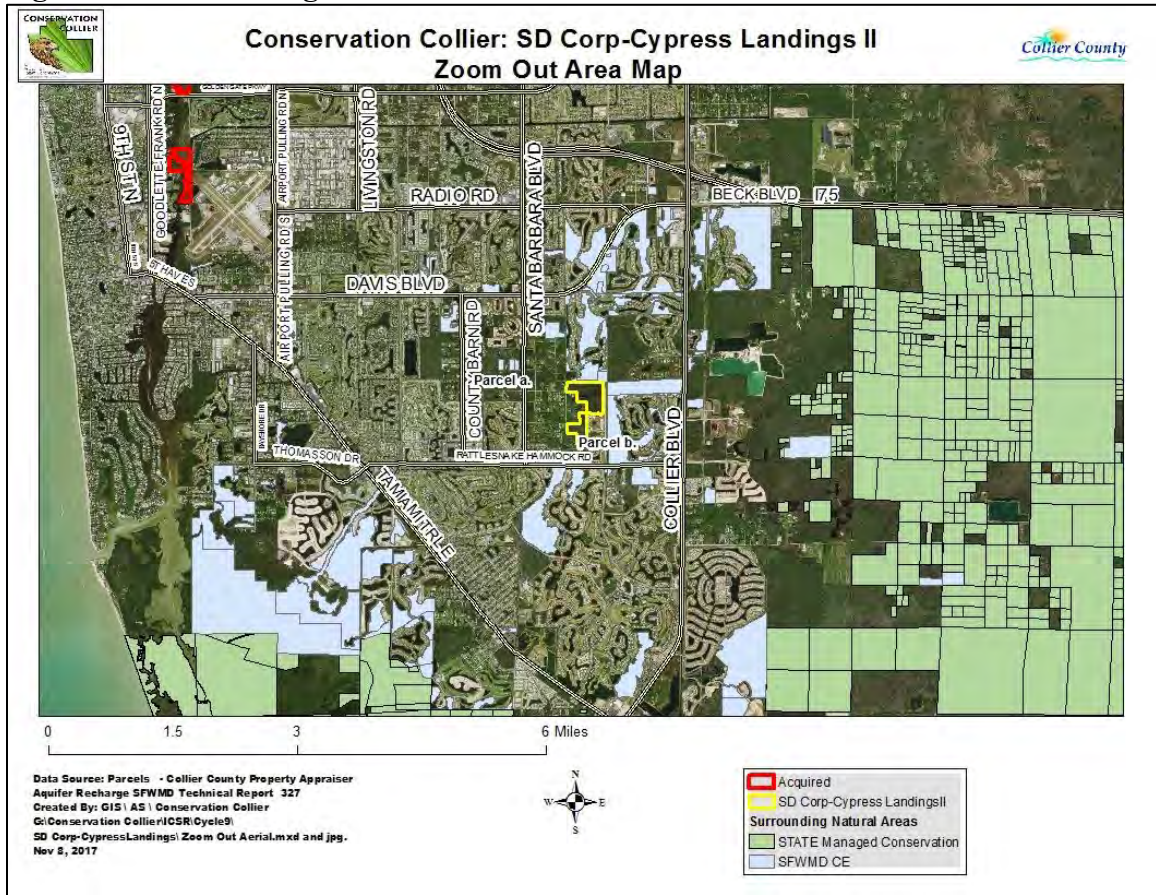


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being valued 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. A value of the parcel was **estimated** using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal of substitution 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 Real Estate Services Department staff 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** appraisals are required.

Assessed Value: * \$2,793,072

Estimated Market Value: \$6,479,000 total rounded value**

Parcel 1 – 77.99 ac - \$4,212,000 - \$54,000/ac

Parcel 2 – 7.16 ac - \$436,760 - \$61,000/ac

Parcel 3 – 30 ac - \$1, 830,000 - \$61,000/ac

“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned Agriculture and PUD. It is not within an established growth management and/or other type of overlay. The implications for acquisition are that there are no limitations other than state wetland regulations to bar its development and development rights cannot be severed and sold in advance. Easements may also affect the value of a property. A full evaluation of easements will occur if the property is selected for acquisition. Currently known easements include Stormwater easements for 10.9 acres around the northern and eastern portions of the property (Exhibit D). These easements were acquired by the County in 2016 to construct Stormwater improvements to the Wing South/Sandy Lane Interconnect segment of the Lely Area Stormwater Improvement Project (LASIP). They were acquired following an Order of Taking and a payment of \$1,715,000, which the County contested but ultimately settled because of the critical nature of the project. These easements will remain in perpetuity.

* Property Appraiser’s Website

** Collier County Real Estate Services Department – date of value estimate – December 2017

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

The purpose of this section is to provide a closer look at how the property meets initial criteria. Conservation Collier Program staff conducted a brief site visit on November 9, 2017, and a more comprehensive site visit on January 11, 2018.

MEETS INITIAL SCREENING CRITERIA-

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)	Yes
i. Hardwood hammocks	Some remnant was found, recorded as present by others in 2017
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. Riverine Oak	No
vii. High marsh (saline)	No
viii. Tidal freshwater marsh	No
ix. Other native habitats	YES

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) (Exhibit A) and field verification of same.

FLUCCS:

The 2009 electronic database identified in order of dominance:

<u>FLUCCS</u>	<u>Acres</u>
4240 – Melaleuca	66
4280 – Cabbage palm	26
4200 – Upland hardwood forest	11
7400 – Disturbed lands	4
6172 – Mixed wetland hardwoods	2
5300 – Reservoirs	1

The following native plant communities were observed in order of dominance:

<u>FLUCCS</u>
6240 – Pine/Cypress
6170 - Mixed wetland hardwoods
4280 – Cabbage palm
6210 – Cypress
6417 – Freshwater marsh/shrubs, brush & vines
6180 - Willow

All portions of the site were heavily invaded by exotic plant species. Some areas at approx. 25% and some as much as 75-100%. Parcel 1 is about 85% melaleuca.

An environmental assessment done in March 2017 found small areas of pine flatwoods, tropical hardwoods, live oak, and hydric pine in addition to the ones noted above. An Archeological Assessment done also in 2017 notes the presence of hardwood hammock. These habitat types were not seen by staff during the site visit, possibly because they are small areas or were in areas not visited. The south side of parcel 3 has several tropical understory species as a component along with significant amounts of exotic and escaped landscape plants, and a large gumbo limbo that had been recently felled by Hurricane Irma. There may have been a more intact tropical hardwood habitat here at one time, but it possibly has been invaded so significantly, that only some of the shrubs and ground-cover component species remain. Because tropical plants were seen and a recent survey found tropical hardwood habitat, points were awarded.

Characterization of Plant Communities present:

Parcel 1

Ground Cover: Ground cover consisted of scattered native and exotic species. Natives included Saw grass (*Cladium jamaicense*), wild coffee (both *Psychotria nervosa* and *P. sulznerii*), young cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), butterfly bush (*Hamelia patens*), young slash pines (*Pinus elliottii*), gulf croton (*Croton punctatus*), myrsine (*Myrsine cubana*), swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), salt bush (*Baccharis halimifolia*), white top sedge (*Dychromena colorata*), wood fern (*Thelypteris sp.*), goldenrod (*Solidago sp.*) and marsh pink (*Sabatia stellaris*).

Parcel 1 is heavily invaded by the following invasive exotic plant species: Melaleuca (*Melaleuca quinquinerva*), Earleaf acacia (*Acacia auriculiformis*), Brazilian pepper (*Schinus terebinthifolius*), old world climbing fern (*Lygodium microphyllum*), and snake plant (*Sanseveria sp.*).

Midstory: The Midstory is sparse but includes scattered wax myrtle, myrsine, and the occasional landscape palm.

Canopy: The canopy in parcel 1 contains primarily Melaleuca, but also Earleaf acacia along with scattered slash pines.

Parcel 2

Ground Cover: Parcel 2 contains large depressional areas. One of these depressional areas was visited. It contains primarily smartweed (*Polygonum sp.*), an obligate wetland (OBL) species, with clearweed (*Pilea sp.*), a facultative wetland (FW) plant, at the edges. The groundcover in these areas probably changes annually based on water levels. In non-depressional areas the groundcover was characterized by swamp fern.

Midstory: The Midstory in parcel 2 contained willow (*Salix caroliniana*) which encircles the depressional area, with myrsine, wax myrtle, buttonbush (*Cephalanthus occidentalis*), and salt bush surrounding.

Canopy: There was no canopy in the depressional areas, but surrounding this area were slash pines and cypress (*Taxodium distichum*) with melaleuca also a major component. A royal palm (*Roystonea regia*) was observed here.

Parcel 3

Ground Cover: Parcel 3 had several different areas. FLUCCS codes identified it as a cabbage palm habitat, and there were numerous cabbage palms, particularly on the southern side. But it appeared that cabbage palms may have invaded the site, and that the original habitat may have been more tropical in nature. One tropical groundcover plant observed was indigo berry (*Randia aculeata*). Other ground cover species noted were swamp fern, Chain fern (*Woodwardia sp.*), Wood fern (*Thelypteris sp.*), Southern shield fern (*Dryopteris sp.*), Thoroughwort (*Eupatorium sp.*), Camphor-weed (*Pluchea sp.*), Beggarticks (*Bidens alba*), butterfly bush, wild coffee (both species) and saw grass (*Cladium jamaicense*). Farther west, groundcovers included scattered strap fern (*Campyloneurum phyllitidis*) and false nettle (*Boehmeria cylindrica*). Water lettuce (*Pistia stratioides*) covered the surface of a small depressional pond.

The south side of parcel 3 is heavily invaded by landscape and other exotic plants. Among the swamp fern, maiden fern, butterfly bush, wild coffee and indigo berry were large patches of wandering jew (*Trascadentia sp.*), arrowhead (*Syngonium podophyllum*), Caesar's weed (*Urena lobata*), bitter melon (*Momordica charantia*) and Surinam cherry (*Eugenia uniflora*).

Midstory: It was in the midstory on the southern side of Parcel 3 that a tropical component was most noted, with red stopper (*Eugenia rhombia*) and marlberry (*Ardiaia escallonioides*) being significant components. Fire bush, Pokeweed (*Phytolacca Americana*) and Yellow elder (*Tecoma stans*) (a non-native tropical) were also present. Farther west, the habitat appears more like a seasonal wetland, with Dahoon holly (*Ilex cassine*), Bay (*Persea sp.*), Hog plum (*Ximenia americana*) and willow present as major midstory components. There were significant exotic species present in the midstory, here, including Java plum (*Syzygium cumini*), Brazillian pepper. Earleaf acacia, Melaleuca, Air potato (*Dioscorea bulbifera*), and umbrella tree (*Schefflera actinophylla*).

Canopy: On the southeastern side of parcel 3 the canopy was primarily cabbage palms and Melaleuca, with natives scattered among them, including strangler fig (*Ficus aurea*), Laurel oak (*Quercus virginiana*), and Bay. Farther west, the canopy included more cypress and small depressional areas of popash (*Fraxinus caroliniana*). The canopy in the northern part of parcel 3 appeared to be a mixture of slash pines, laurel oaks, cypress and melaleuca. A downed gumbo limbo (*Bursera simaruba*) was noted on the south side. There are likely seedlings existing though the vegetation was very thick and none were specifically noted. A royal palm was observed.

<p>Statement for satisfaction of criteria: These data indicate that remnants of native habitats remain on the parcels, even though they are severely invaded by exotic plants. Wetlands appear more intact than uplands, with the large mesic areas appearing the most invaded, primarily with melaleuca, but also with many other invasive plant species. Young pines</p>

were observed growing in heavily invaded areas, so a native seed bank still exists. The entire area appeared to be drying slightly, as evidenced by moss growing at the base of some cypress and even on cypress knees, where water lines indicated that water had, in past times, covered the landscape at about 16-18 inches during wet season. There were some very large cypress trees on the western side of Parcel 3. In cypress and popash ponds, native orchids (*Encyclia tampensis*) were observed in the trees. A 2017 Environmental Assessment and Archeological Assessment both recorded hardwood hammock habitat, though it was not seen by staff during the site visit as staff did not visit all areas. These data suggest that native habitats are present even though severely impacted, so this criterion was met.

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: These parcels are located within the urban area (as identified on the 2012-25 Future Land Use Map) with residential lands surrounding them. They are approximately 6 miles from the closest Conservation Collier Preserve (Gordon River Greenway), but adjacent to a 100-acre public preserve area (Serenity Park). There is paved public road access to several areas of the properties from Whitaker Road, Adkins Ave, Polly Ave., and Everett St, where a small parking area could be developed. There are no developed trails on the property, but aeriels from earlier years show Parcel 1 has several trails that could be re-established and used for hiking along with the LASIP easement area that borders the parcels on the east side. Downed trees from Hurricane Irma throughout present an obstacle for trail development. A cultural assessment was performed on the site in March/April 2017 by The Archeological and Historic Conservancy, Inc., which explored a midden site previously recorded on the south side of parcel 3, and found a new site, also on the south side of Parcel 3, that was characterized as a black earth midden. Therefore, there are archeological resources on the property that can be protected.

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

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The property is situated between 8 and 10.5 feet in elevation (Exhibit G). Soils in some areas (mostly in parcels 2 and 3) appeared dark and organic, like they have been submerged. Cypress knees were observed in Parcel 3, along with watermarks on trunks indicating that at some time in the past the area was submerged between 16 and 18 inches, but that had not happened in recent years, as moss was growing on the cypress trunks and knees all the way down to the soil. One shallow depressional area in parcel 2 was already dried out, while other depressional areas farther south and west appeared to potentially hold water year round, based on plant species observed. Upland buffers were severely impacted by invasive exotic plant species. The National Wetlands Inventory classifies these parcels as palustrine (or non-tidal) wetlands with upright herbaceous

vegetation in a “persistent” (or normally remaining standing until the next growing season) growth pattern, or forested with a semi permanently flooded water regime, and a notation that they are partially drained/ditched (USFWS IPaC Planning and Consultation website, <http://ecos.fws.gov/ipac>). A 1940’s aerial (Collier County Appraiser) shows this parcel to be part of a significant cypress flow way (Exhibit E).

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
Cypress (<i>Taxodium distichum</i>)	Rose gentian (<i>Sabatia stellaris</i>)
Bay (<i>Persea sp.</i>)	Chain fern (<i>Woodwardia sp.</i>)
False nettle (<i>Boehmeria cylindrica</i>)	Wood fern (<i>Thelypteris sp.</i>)
Pop ash (<i>Fraxinus caroliniana</i>)	Southern Shield fern (<i>Dryopteris sp.</i>)
Royal fern (<i>Osmunda regalis</i>)	White-top sedge (<i>Dichromena colorata</i>)
Bay (<i>Persea sp.</i>)	Clearweed (<i>Pilea asp.</i>)
Smartweed (<i>Polygonum sp.</i>)	Laurel oak (<i>Quercus laurifolia</i>)
Willow (<i>Salix sp.</i>)	Royal palm (<i>Roystonea elata</i>)
	Goldenrod (<i>Solidago sp.</i>)

Wetland dependent wildlife species observed: A few species of wetland dependent wildlife were observed, including little blue heron (*Egretta caerulea*), great egret (*Casmerodius albus*) Killdeer (*Charadrius vociferous*) and a banded water snake (*Nerodia fasciata pictiventris*), though it may have been dead. These were observed on parcel 1 in the LASIP canal.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soils included, in order of dominance:

Soil Number and Name	Acres	Soil Type
14 Pineda fine sand, Limestone substratum	82	Hydric, slough
31 Hilolo, Jupiter, and Margate fine sands	15	Hydric
25 Boca, Rivera, Limestone substratum, Copeland FS	8	Hydric, depressional
21 Boca fine sand	5	Upland – seasonally wet
11 Hallendale fine sand	4	Upland – seasonally wet

Aquifer recharge Potential: Aquifer recharge map data was developed by Fairbank, P. and S. Hohner in 1995 and published as *Mapping recharge (infiltration and leakage) throughout the South Florida Water Management District*, Technical publication 95-20 (DRE # 327), South Florida Water Management District, West Palm Beach, Florida. Most people in Collier County get their drinking water from the surficial aquifer, but many also have wells to the Lower Tamiami aquifer, a slightly deeper aquifer. This property lies within the Rookery Bay watershed, with groundwater flowing from the north east to the southwest (Exhibit H).

Lower Tamiami recharge Capacity: The mapped Lower Tamiami aquifer recharge is -16” to -1” annually. These parcels are well inside of this mapped area which suggests that in this area the Lower Tamiami aquifer has no confining layer between it and the surficial aquifer system (Exhibit C). Protection of this site in an undeveloped state will help to protect the Lower Tamiami aquifer.

Surficial Aquifer Recharge Capacity: The mapped surficial aquifer recharge for these parcels is 31” to <43” annually. They lie near the edge of the mapped area, with the nearby zone mapped at 43” to < 56” annually. These parcels contribute moderately to significantly to the surficial aquifer (Exhibit C).

Wellfield Protection: The closest wellfield and wellfield protection zones are 1.5 miles to the south. There is also wellfield 3 miles to the north east and one 5 miles to the northwest. This property does not intersect any of the wellfield protection zones (Exhibit C).

FEMA Flood map designation: The property is currently within Flood Zone AH, with small areas of AE mapped where in deeper pockets (Exhibit F). The AH zone designation indicates the property is subject to inundation of by the 1-percent-annual-chance flood event where average depths are 1-3 feet, and where base flood elevations, flood insurance and floodplain management standards apply. Deeper wetland areas are within the AE zone which indicates areas subject to inundation by the 1-percent-annual-chance flood event, with depths not defined. Base flood elevations, mandatory flood insurance and floodplain management standards apply here as well.

Statement for satisfaction of criteria:

These properties are primarily wetlands (92%), with small areas of uplands (18%), based on mapped soils and vegetation observed onsite. The parcels are classified as Palustrine non-tidal wetlands and semi-permanently flooded by the National Wetlands Inventory (Exhibit H). SFWMD aquifer recharge maps identify these parcels as not contributing to recharge of the Lower Tamiami aquifer, but contributing moderately to recharge of the surficial aquifer. The parcels lie within the Rookery Bay Watershed, which flows from the northeast to the southwest, but are not adjacent to the main canal system that shuttles water to the coastal areas. They may, however, contribute in a minor way to water quality in the Rookery Bay area by remaining undeveloped and allowing sheet flow. The wetland habitats, while existing on the parcel, are severely impacted by invasive exotic plants and may not be providing significant wetland dependent species habitat; however, ponded areas and the LASIP water management system provide habitat for wading bird species. Likewise, the ponded areas along with the LASIP water management system are providing flood control for surrounding residential properties. The LASIP canal was also designed with a weir that protects the groundwater levels in adjacent properties such as this one so they don't dry out (Pers. Comm. Robert Wiley, Project Manager, Collier County GMD, January 29, 2018).

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)

Listed Plant Species: The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (FWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at <https://www.fws.gov/endangered/>. The Florida state lists of protected plants are

administered and maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via chapter 5B-40, Florida Administrative Code (F.A.C.). This list of plants can be viewed from a link provided at

<http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Entomology-Nematology-Plant-Pathology/Botany/Florida-s-Endangered-Plants>.

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS DOACS	USFWS
Common wild pine	<i>Tillandsia fasciculata</i>	SE	
Northern needleleaf	<i>Tillandsia balbisiana</i>	ST	
Soft -leaved wild pine	<i>Tillandsia variabilis</i>	ST	
Florida royal palm	<i>Roystonea regia</i>	SE	
Simpson's Stopper	<i>Myrcianthes fragrans</i>	ST	
Marsh fern	<i>Thelypteris serrata</i>	SE	
Butterfly orchid	<i>Encyclia tampensis</i>	CE	

SE=State Endangered, ST=State Threatened, CE=Commercially Exploited

Additionally, a consultant assessment of the site in early 2017 found bird's nest fern (*Asplenium serratum*) (State E) and giant wild pine (*Tillandsia utriculata*) (State E).

Listed Wildlife Species:

Federal wildlife species protection is administered by the USFWS with specific authority published in 50 CFR 17. Lists of protected wildlife can be viewed on-line at: <https://www.fws.gov/ endangered/>. FWC maintains the Florida state list of protected wildlife in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, of the Florida Administrative Code (F.A.C.).

A list of protected Florida wildlife species can be viewed at:

<http://myfwc.com/wildlifehabitats/imperiled/profiles/>.

One listed bird species was observed during the January 11, 2018 site visit within the LASIP canal - Little blue heron (*Egretta caerulea*).

Bird Rookery observed? No bird rookery was observed.

GIS mapped species and habitats: Based on information provided by USFWS, there are no critical habitats at this location, however, there are 2 mammals and 25 species of migratory and other birds which could potentially use this site. Mammals include the Florida panther (*Puma cncolor coryi*) and the Florida bonneted bat (*Eumops floridanus*). The CLIP4 biodiversity Map shows 30 or so panther telemetry points from 2013 and 2015 on or near the property, and east of CR 951, that are the same panther (#219), however that panther is known to have been killed in a vehicle collision in 2015 (Personal comm. Darrell Land, FWC, January 2018). This project is not within primary panther habitat but primary habitat is approximately 1 mile to the east, across CR 951. USFWS may consider the site as suitable panther habitat based on past telemetry showing panther presence on the site

and an intact ecological link through Serenity park to CR 951. The project is also within the USFWS consultation area for the Florida bonneted bat. No bats were observed onsite but the habitat is appropriate for bat roosting and foraging. A known wood stork (*Mycteria Americana*) colony exists within 18.6 miles, placing this site within the core foraging area for wood storks. Additionally, the site is located just under 1 mile from the closest known red cockaded woodpecker (RCW) colony and contains habitats suitable for RCW foraging (Exhibit O). Finally, there is the potential for presence of 25 bird species that are protected under the Migratory Bird Treaty Act and the Golden and Bald Eagle Protection Act. These include Bald eagle (*Haliaeetus leucocephala*), Black whiskered vireo (*Vireo altiloquus*), and Red headed woodpecker (*Melanerpes erythrocephalus*).

Non-listed species observed: The following non-listed species were observed during the January 11, 2018 site visit: Red bellied woodpecker (*Melanerpes carolinus*), grey catbird (*Dumetella caroliniensis*), red-tailed hawk (*Buteo jamaicensis*), belted kingfisher (*Ceryle alcyon*), killdeer (*Charadrius vociferous*), banded water snake (*Nerodia fasciata pictiventris*), eastern phoebe (*Sayornis phoebe*), blue-grey gnatcatcher (*Poliophtila caerulea*), great egret (*Casmerodius albus*) and several monarch butterflies (*Danaus plexippus*). Cabbage palms on the south side of parcel 3 had multiple woodpecker holes in them, but no birds were seen entering or leaving. An eastern kingbird (*Tyrannus tyrannus*) was observed during the November 9, 2017 site visit.

Some Potential State and Federal Listed Species:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	USFWS
American alligator	<i>Alligator Mississippiensis</i>	FT (S/A)	T (S/A)
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	E
Little blue heron	<i>Egretta caerulea</i>	ST	
American kestrel	<i>Falco sparverius paulus</i>	ST	
Florida bonneted bat	<i>Eumops floridanus</i>	FE	E
Wood stork	<i>Mycteria Americana</i>	FT	T
Everglades mink	<i>Neovison vison evergladensis</i>	ST	
Florida panther	<i>Puma concolor coryi</i>	FE	E
Eastern indigo snake	<i>Drymarchoncorais couperi</i>	FT	T
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	E
Red cockaded woodpecker	<i>Picoides borealis</i>	FE	E

Statement for satisfaction of criteria: This property offers biological value for both upland and wetland species. The CLIP4 Potential Habitat Richness layer (Exhibit L) identifies this property has potentially supporting 5-6 vertebrate species. The CLIP4 Biodiversity layer shows this are to be a priority 2 out of 5, with Priority One panther habitat just 1 mile to the east across CR 951 (Exhibit K). Panther telemetry data through 2016 added to this map shows that the site was used by one panther between 2013 and 2015. That panther is no longer living, but it shows the habitat is acceptable for use. The parcel is also near known RCW colonies, within the core foraging area for a wood stork colony, and within the consultation area for the Florida bonneted bat, all listed species (Exhibit O). The parcels connect with the 99-acre Serenity Park conservation area and another 170 acres of South Florida Water Management District Conservation Easements on the north and east sides (Figure 3). Restoration may be challenging and costly. Exotic plant removal and downed tree removal will be the primary needs for restoration, but

supplemental plantings may be necessary in areas that are currently solid melaleuca. The ecological quality is relatively low at present, but with active habitat management it could be much higher.

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 property is adjacent on its north and east sides with SFWMD Conservation Easements, including the 99-acre public Serenity Park. The Surrounding Lands Aerial map (Figure 3) shows that there is an ecological connection, although it crosses CR 951, with the Picayune Strand State Forest. The CLIP4 Landscape Integrity layer (Exhibit I) shows these properties to be in a lower priority area (3 and 4 on a scale of 1- 10), however FWC Florida panther telemetry indicates that there is an ecological connection for panthers coming from lands east of CR 951 (Exhibit K), because cat #219 was found on both sides of CR 951. The CLIP4 Strategic Habitat Conservation Area map (Exhibit M) identifies the properties as a priority 2 area that is directly connected to a priority 1 area. The CLIP4 Aggregated Conservation Priorities classifies the properties as a priority 2, out of 1-5 categories (Exhibit N).

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? NO

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, section 5.9:

Hiking: Hiking would be an appropriate use for this property. Historic trails can be reopened or new trails developed but they may not be usable in wet season. Visitors could also hike the perimeter along the mowed Lely water management easement.

Nature Photography: This would be an appropriate use.

Bird-watching: This would be an appropriate use.

Kayaking/Canoeing: Canoeing or kayaking could occur on the 1-acre lake on parcel 1, though it may be too small for realistic use. Canoes/kayaks would not be permitted in the Lely water management easement canals as it is too small for recreational use.

Swimming: The excavated pond and isolated wetlands would not be appropriate for swimming due to the potential presence of alligators and venomous snakes.

Hunting: This property is too small and close to the urban area for hunting to be a realistic use.

Fishing: Fishing could be an appropriate use at the 1-acre excavated lake.

Recommended Site Improvements: Access improvement, parking area and trails through parcels 1, 2 and 3.

Access: The parcels have access from paved public roads at 4 points: along Polly Ave., including the north side of Polly, the south side of Polly, at the intersections of Polly Ave. and Whitaker Road, the eastern end of Adkins Ave, and at the eastern end of Everett St. The most likely access point is at the end of Adkins Ave.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, and provide an estimate for funding needs for construction of a boardwalk 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 No. 2002-67, as amended by Ordinance No. 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Exotic, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2017 List of Invasive Plant Species (Category I and Category II). FLEPPC is an independent incorporated advisory council created to support the management of invasive exotic plants in Florida's natural areas by providing a forum for exchanging scientific, educational and technical information. Its members come primarily from public educational institutions and governmental agencies. Annual lists of invasive plant species published by this organization are used widely in the state of Florida for regulatory purposes.

The current FLEPPC list (2017) can be viewed on-line at <http://www.fleppc.org/list/list.htm>. Category I plants are those which are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. **Category II** invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by **Category I** species. These species may become **Category I** if ecological damage is demonstrated.

Category I and II plants found on this parcel in order of observed abundance:

Category I	
Common Name	Scientific Name
Melaleuca	<i>Melaleuca quinquinerva</i>
Brazilian pepper	<i>Schinus terebinthifolius</i>
Earleaf acacia	<i>Acacia auriculiformis</i>
Java plum	<i>Syzygium cumini</i>
Bishopwood	<i>Bischofia javanica</i>
Caesar's weed	<i>Urena lobata</i>
Air potato	<i>Dioscorea bulbifera</i>
Rosary pea	<i>Abrus precatorius</i>
Old world climbing fern	<i>Lygodium microphyllum</i>
Surinam cherry	<i>Eugenia uniflora</i>
Arrowhead vine	<i>Syngonium podophyllum</i>
Umbrella tree	<i>Schefflera actinophylla</i>
Wild taro	<i>Colocasia esculenta</i>

Category II

Common Name	Scientific Name
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Bitter melon	(<i>Momordica charantia</i>)
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Staff observations are: Melaleuca is the most common exotic plant species and parcel 1 is mostly melaleuca. Parcels 2 and 3 also have large stands of melaleuca. Melaleuca can displace native plant communities and associated wildlife, disturb natural water flow, and alter soil conditions. Additionally, Melaleuca can have a strong negative impact on migrating bird species and render habitats no longer suitable for wood storks and Florida panthers, two species that could utilize this property. There is also significant Brazilian pepper, including large and well-established plants, along with many other FLEPPC category 1 exotic species. Exotic removal will be costly and challenging, as this is considered a wetland and machinery will likely not be allowed. One of the concerns will be getting biomass from exotics off the property or reduced. Large stands of melaleuca can present concerns for fire, as these plants contain volatile oils. Melaleuca can be removed from edges of the property and cut, sprayed and stacked in the interior per SFWMD guidelines (removal within 100 ft. of perimeter and stacking in interior areas).

Exotic Vegetation Removal and Control

An estimate of the cost for initial exotic removal and follow-up maintenance was developed by averaging costs for removing thick melaleuca infestations on two Conservation Collier preserves (Alligator Flag and Logan Woods), which cost, respectively, \$1,700/ac and \$5,000/ac. The value derived is **\$3,350/ac**. Based on this estimate, costs for the level of infestation observed to treat exotics, remove plants on the perimeter and cut, spray and stack in the interior would be **\$382,000**.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated in the same way (using averaged actual costs from Alligator Flag Preserve and Logan Woods Preserve) at **\$115/ac** for a total of **\$13,100** annually for 114 acres. These costs could decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The cost of design and construction of a shell or gravel parking lot to accommodate approximately 5 cars would be approximately **\$25,000**. Additional costs would include design, permitting and any required land clearing.

Public Access Trails: Trails are evident on aerial photographs from the early 2000's. These could be re-cleared and contribute to a new trail system beginning at the Adkins Ave. entrance where a small parking area could be developed. Hikers could access portions of all parcels from this parking area. Clearing for trails would cost approximately \$775/mile. A 1.5-mile trail as shown in Figure 2 would cost approximately **\$1,200** to install and about half that to maintain, or \$390/mile at **\$600** for each maintenance event.

Security and General Maintenance:

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$382,000	\$13,100	This is assuming treatment of 114 acres annually. Estimated from actual costs from similar areas (Alligator Flagg and Logan Woods Preserves)
Parking Facility	\$25,000	t.b.d.	Small gravel/shell parking area with one paved handicapped space
Access Trails/ Non ADA	\$1,200	\$600	Based on a 1.5 miles trail at \$775/mile to clear and \$600/mile to maintain – costs from Pepper Ranch trail maintenance.
Fencing	t.b.d.	t.b.d.	Some fencing is in place, but much of it is not in good condition.
Trash Removal	t.b.d.	t.b.d.	Request owner to remove trash before conveyance. Some trash noted, including an abandoned boat at the excavated pond.
Signs	\$3,015	t.b.d.	Entry sign and trespassing signs every 500 feet along perimeter. For the perimeter, 29 signs are needed at \$35.00 each for a cost of \$1,015. An entry sign cost approx. \$2,000.
Total	\$411,215	\$13,700	

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

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the Conservation Collier ordinance are the Florida Communities Trust (FCT), and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust - Parks and Open Space Florida Forever grant program:

Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Florida Legislature appropriated \$10 million in Florida Forever funding in fiscal year 2016-17 to FCT. Funding has not been awarded for this cycle. There is currently no funding available until the Florida Legislature determines the 2017-18 budget.

Florida Forever Program: Staff has been advised that the Florida Forever Program has limited funds and is concentrating on parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

Other Potential Funding Sources: There is potential for utilizing funding donations to the Conservation Collier program to fulfill requirements for off-site preserves pursuant to the Collier County Land Development Code, Section 3.05.07. There is currently approximately \$299,400 in this fund, with \$91,000 earmarked for multi-parcel project properties whose owners have accepted the County's offers.

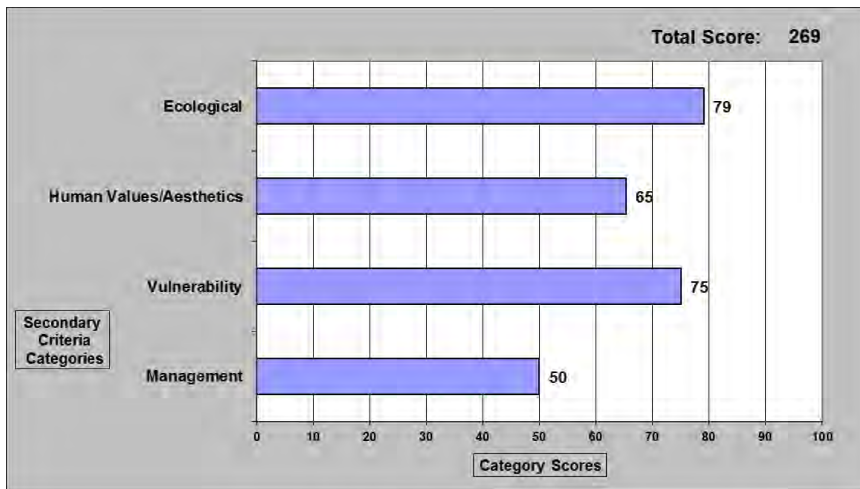
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit H. A total score of 269 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	79	79%
Human Values/Aesthetics	100	65	65%
Vulnerability	100	75	75%
Management	100	50	50%
Total Score:	400	269	67%
Percent of Maximum Score:			67%

Figure 5. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score 269 out of 400 possible points

Ecological: 79 out of 100 possible points

A high score was achieved due to several factors. First is the presence of tropical hardwood hammock habitat, a preferred ordinance habitat along with 6 other native habitat types that were observed. The property can be considered to protect wetland resources as it contributes to the surficial aquifer, and contains 92% wetland soils with 82 acres of slough soils and 8 acres of depressional soils with obligate wetland plant species noted. Numerous hydrologic indicators were also observed. Points were gained because the property is contiguous with Serenity Park and an intact, though separated by CR 951, ecological link with FWC Priority One panther habitat. Points were lost due to the significant exotic plant presence.

Human Values/Aesthetics: 65 out of 100 possible points

A moderate score was achieved overall. This property is quite accessible for public use and could be used for hiking, nature photography, fishing and education. Points were lost because the uses are primarily terrestrial except for one small 1-acre pond that could be used for fishing.

Vulnerability: 75 out of 100 possible points

Vulnerability of this parcel is scored as moderate to high, because even though a portion of the property has been rezoned as Planned Unit Development (PUD), there are significant access issues that bar its development for multi-family residential uses.

Management: 50 out of 100 possible points

The property scored moderately in the management category due to the significant infestation with exotic plant species, difficulty in removal and presence of some dumping, including an old boat. It gained points because no hydrologic changes are anticipated.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is like the 400-acre Barron Collier Partnership LLLP Sanitation /Bethune proposal, as it is urban, of substantial size and significantly impacted by exotic plant species.

Exhibit A. FLUCCs Map

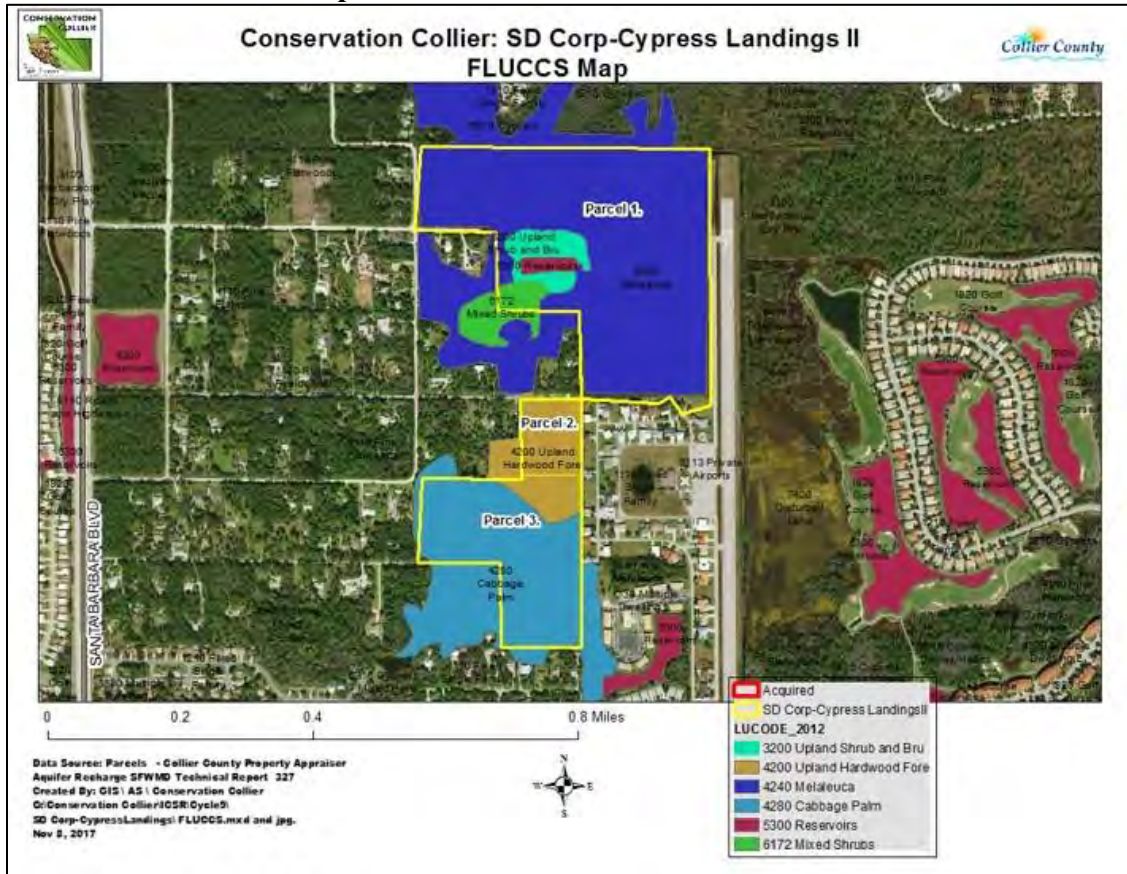


Exhibit B. Soils Map

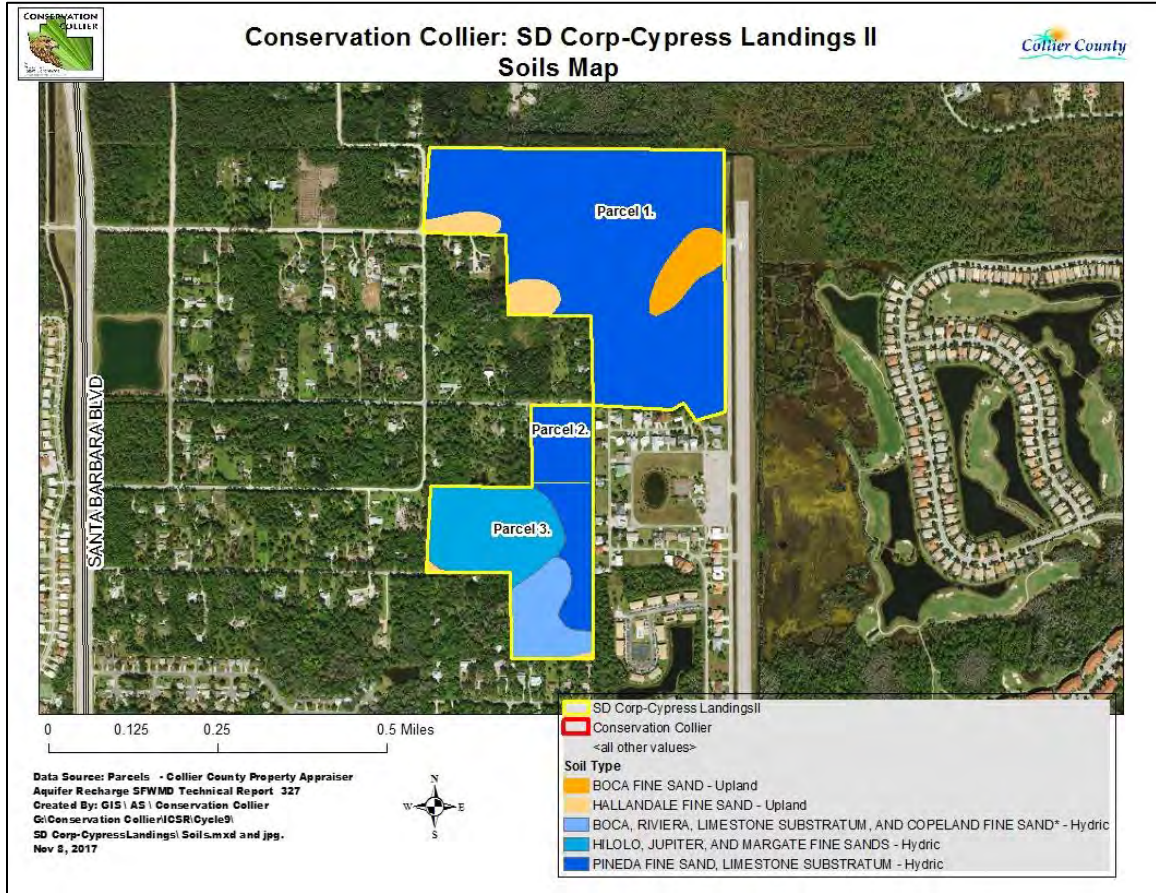


Exhibit C. Wellfield Protection and Aquifer Recharge Maps

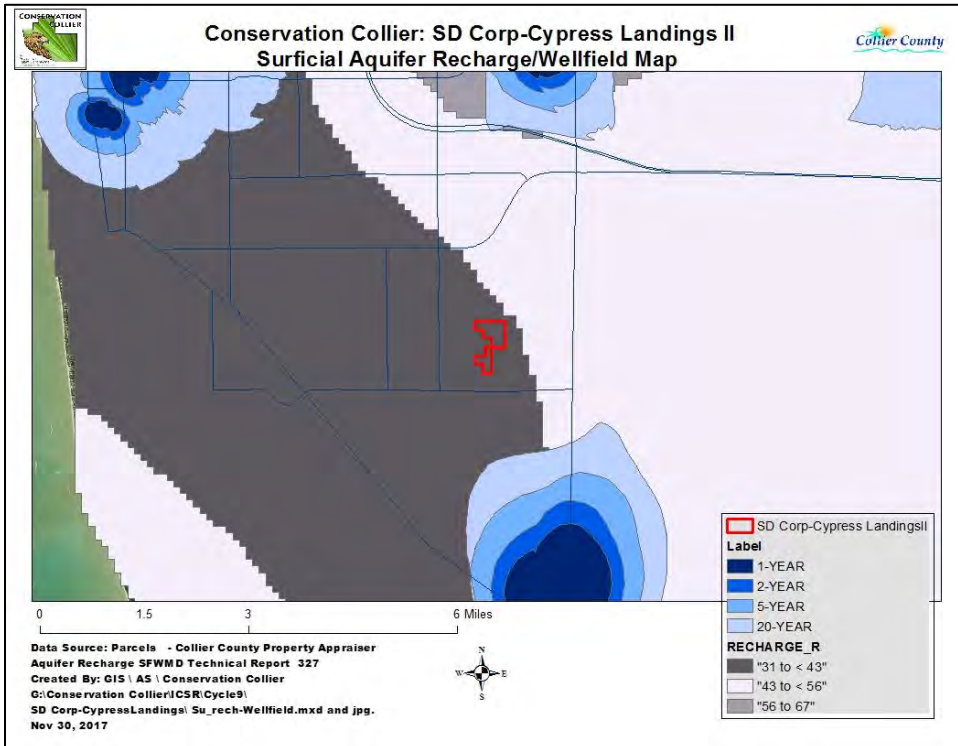
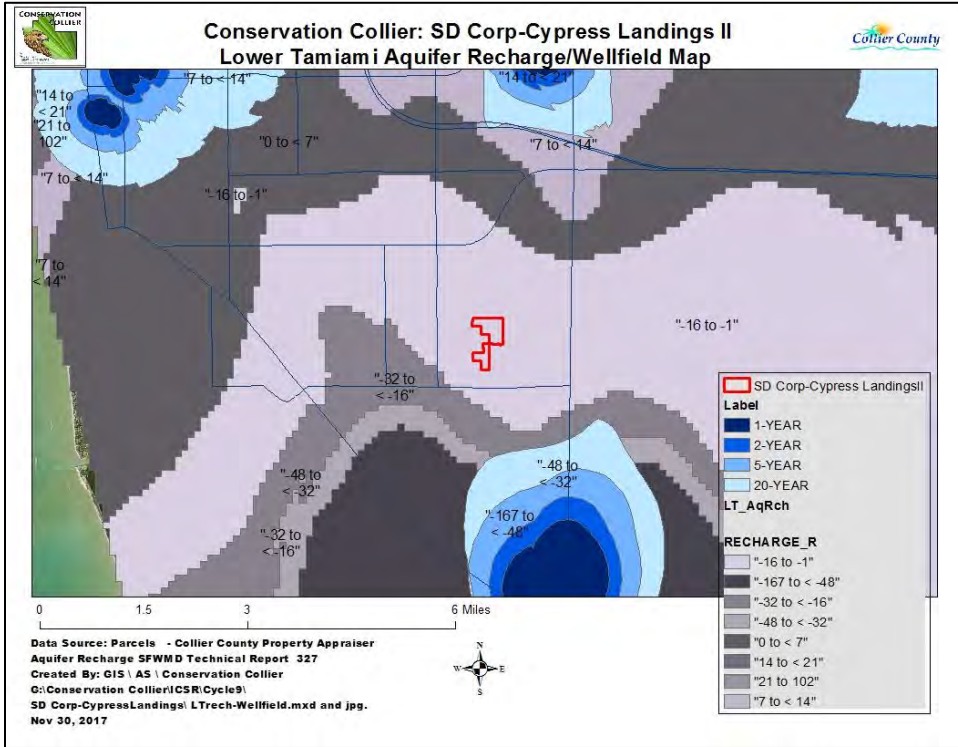


Exhibit E. Historical Aerial 1940 (Source: Property Appraiser)

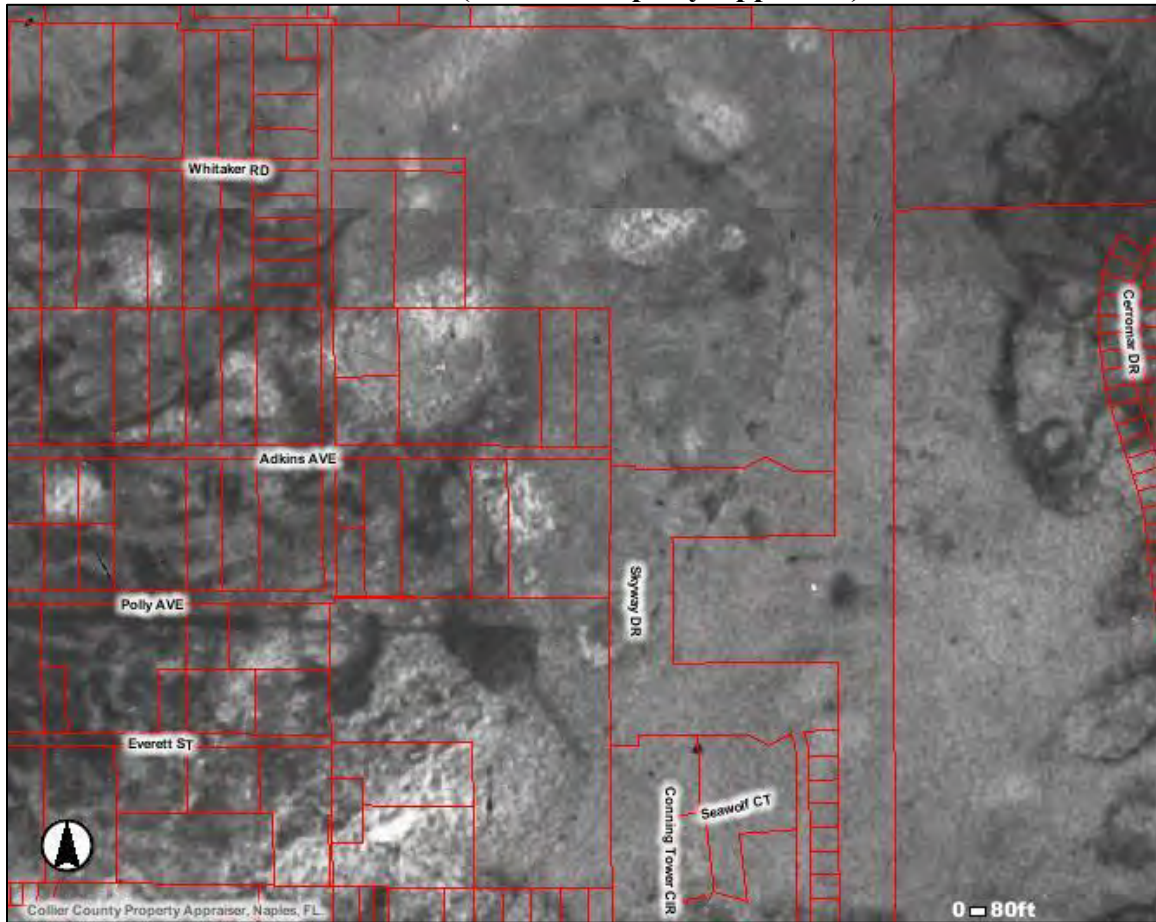


Exhibit F. FEMA and Groundwater Flow Maps

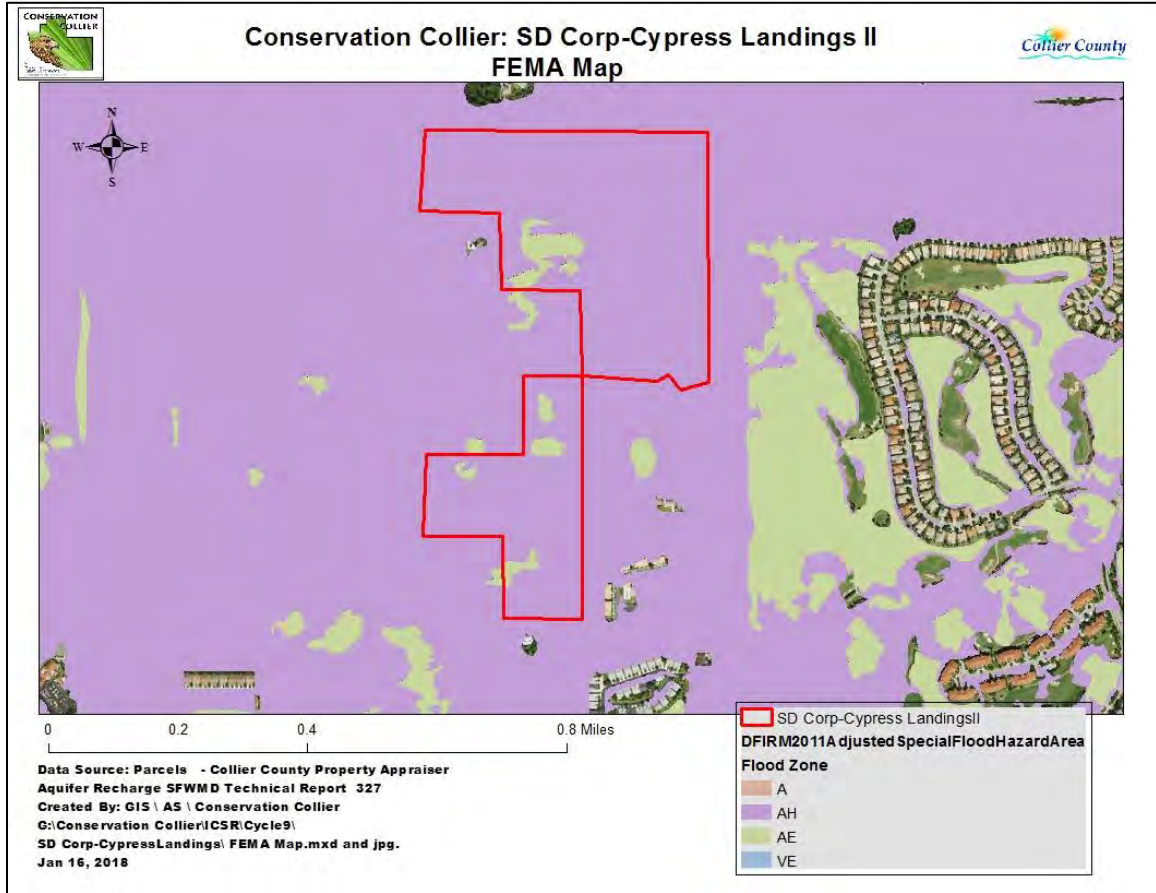


Exhibit G. LIDAR Map

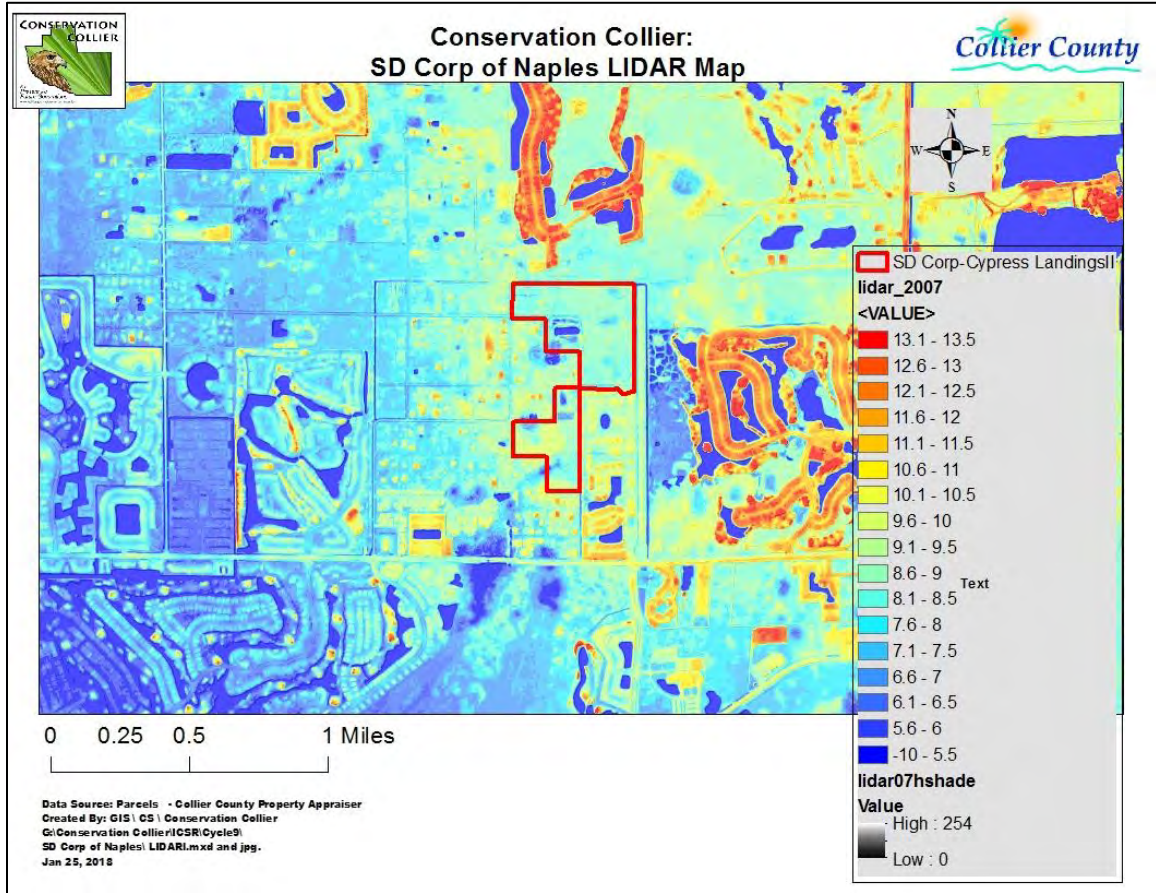


Exhibit H. Surface Water Priorities CLIP4 Map and Groundwater Flow (Florida Atlantic University and SFWMD, 2008)

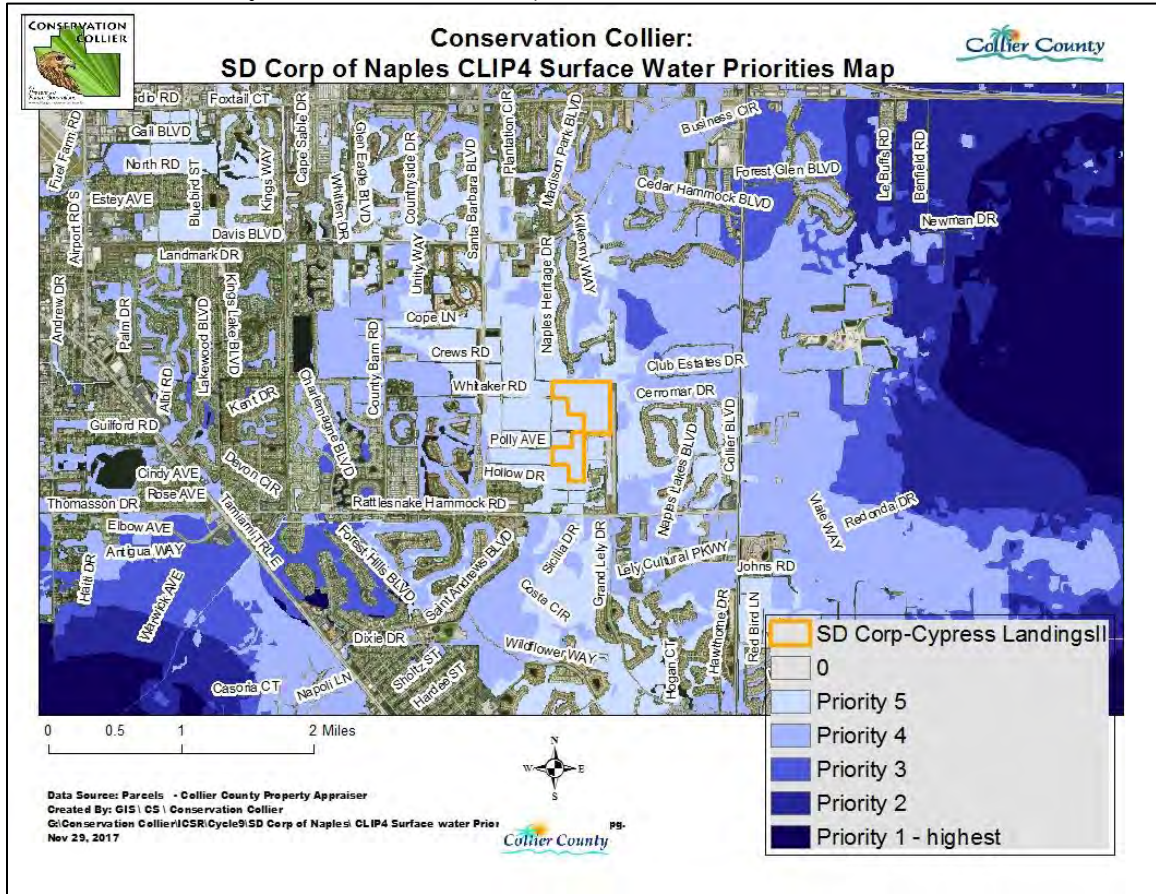


Exhibit I. Landscape Integrity CLIP4 Map

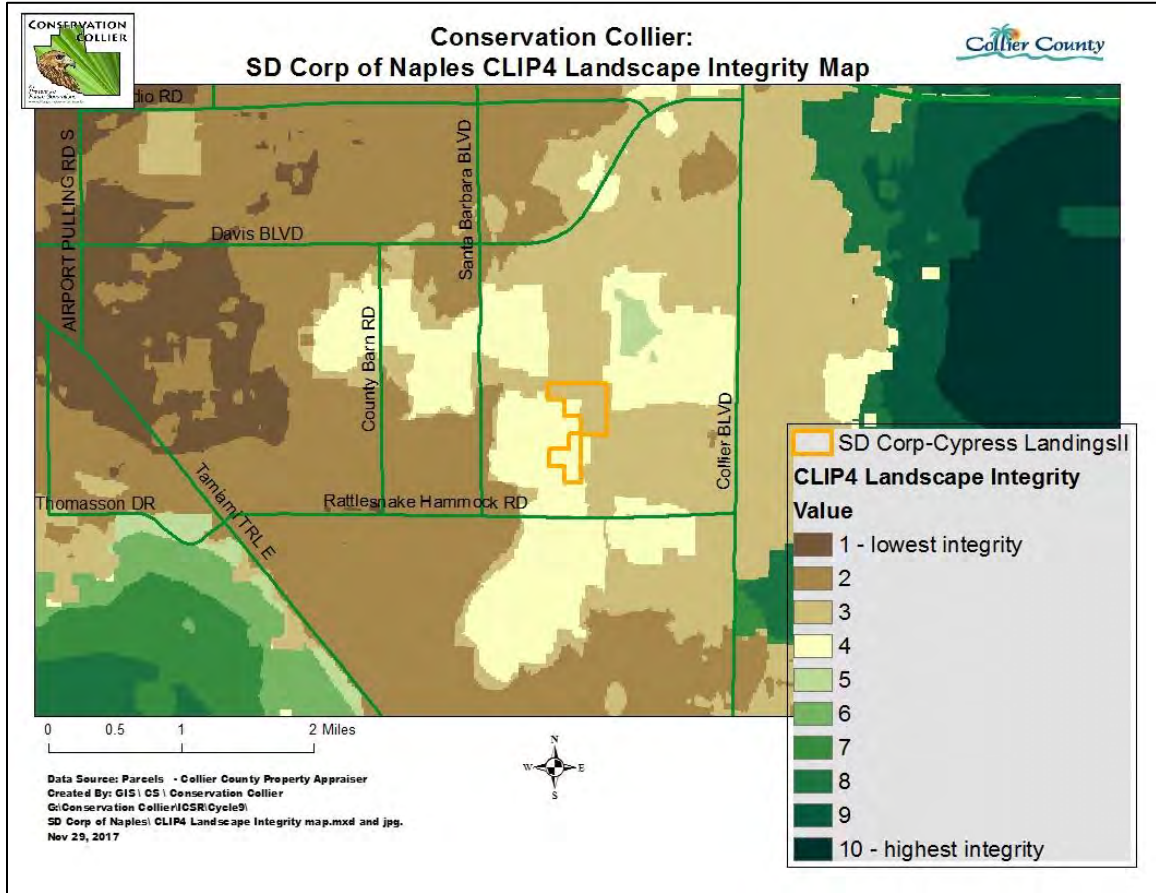


Exhibit J. Priority Natural Communities CLIP4 Map

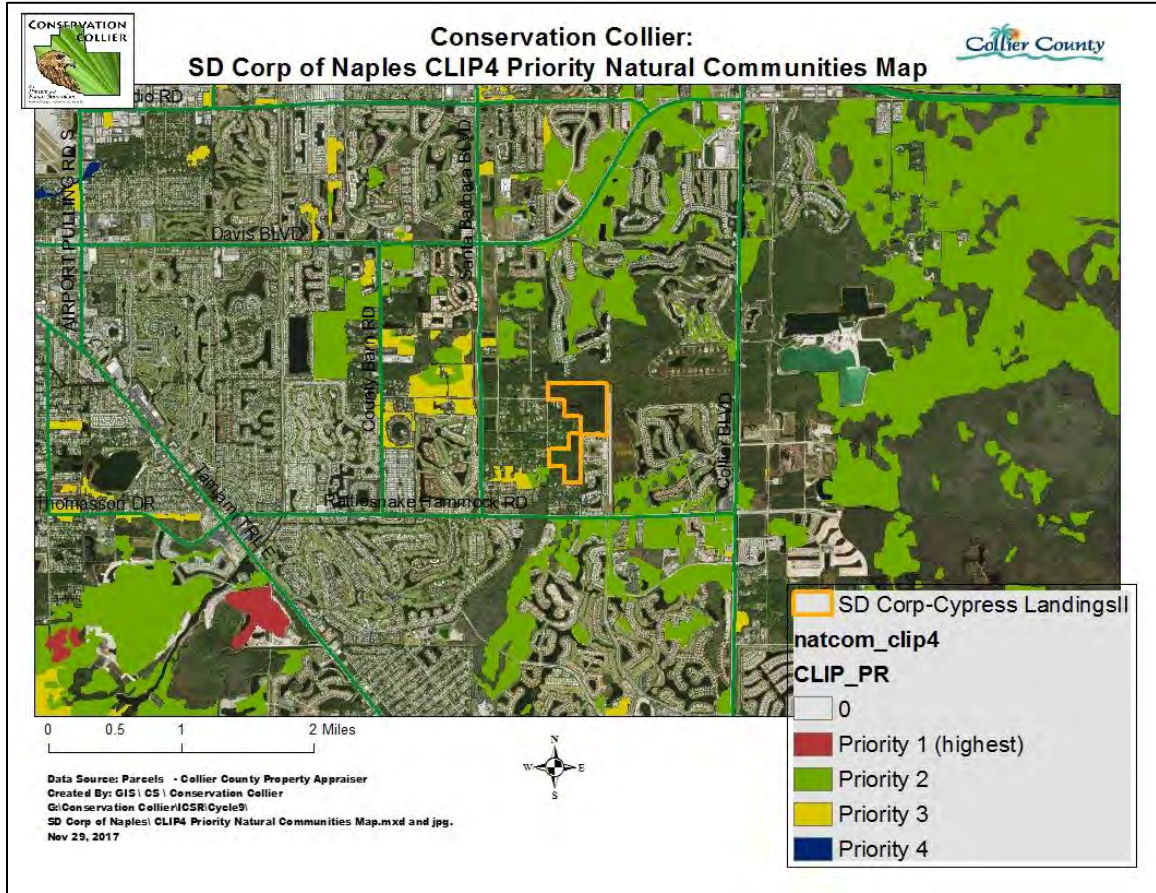


Exhibit K. Biodiversity CLIP4 Map

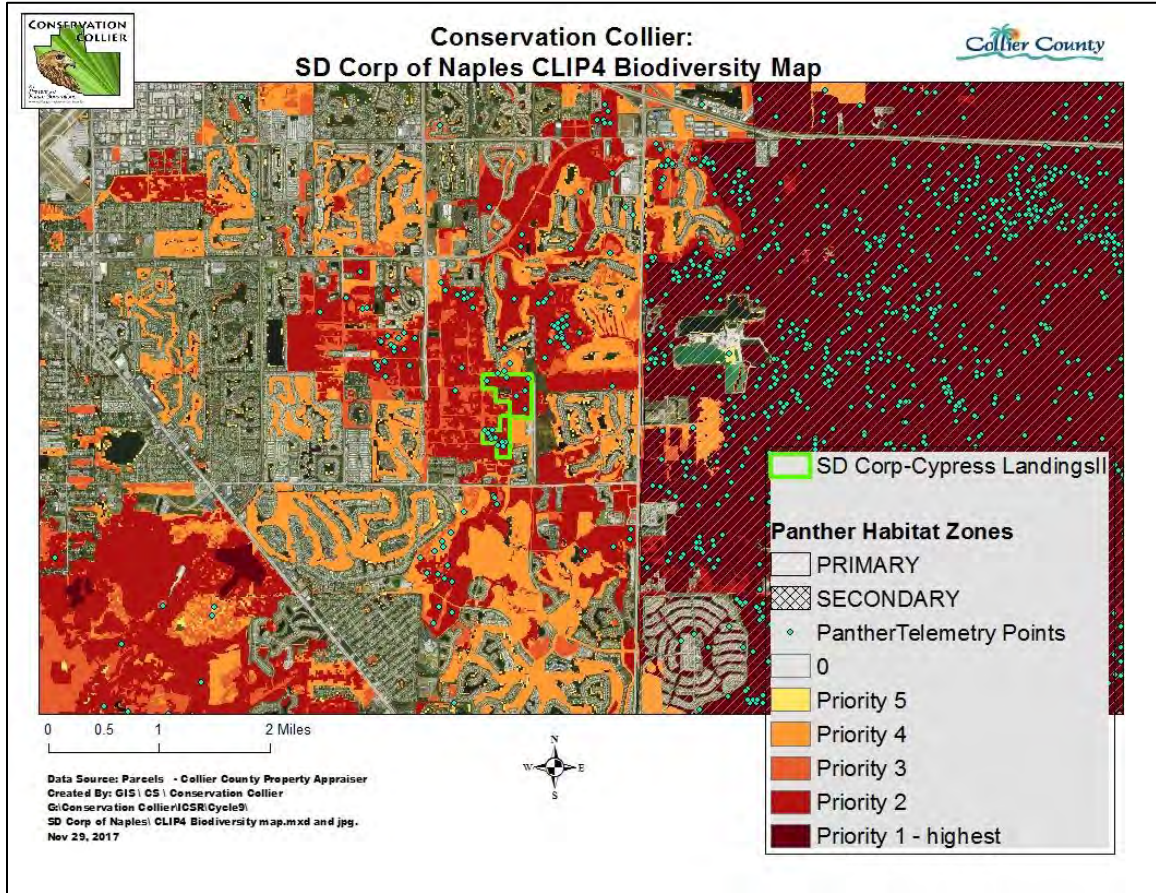


Exhibit L. Potential Habitat Richness CLIP4 Map

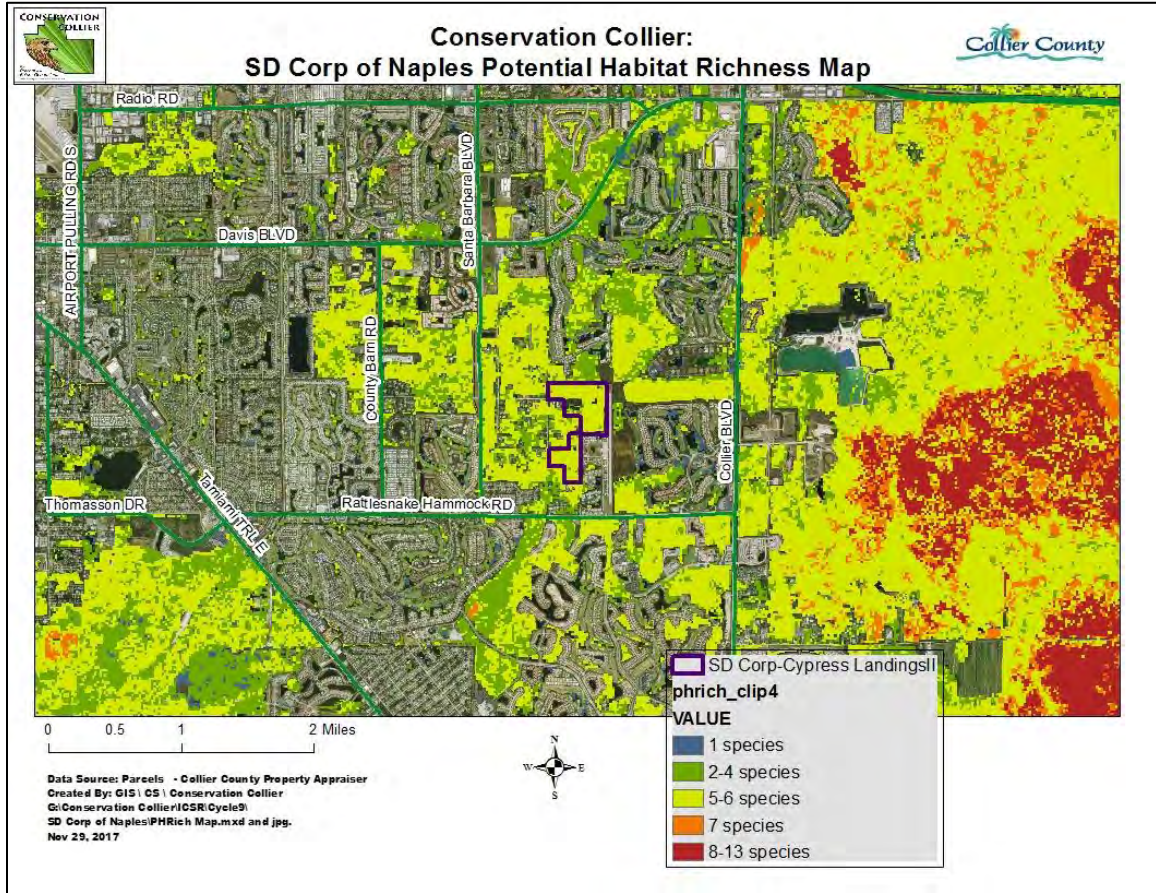


Exhibit M: Strategic Habitat Conservation Areas CLIP4 Map

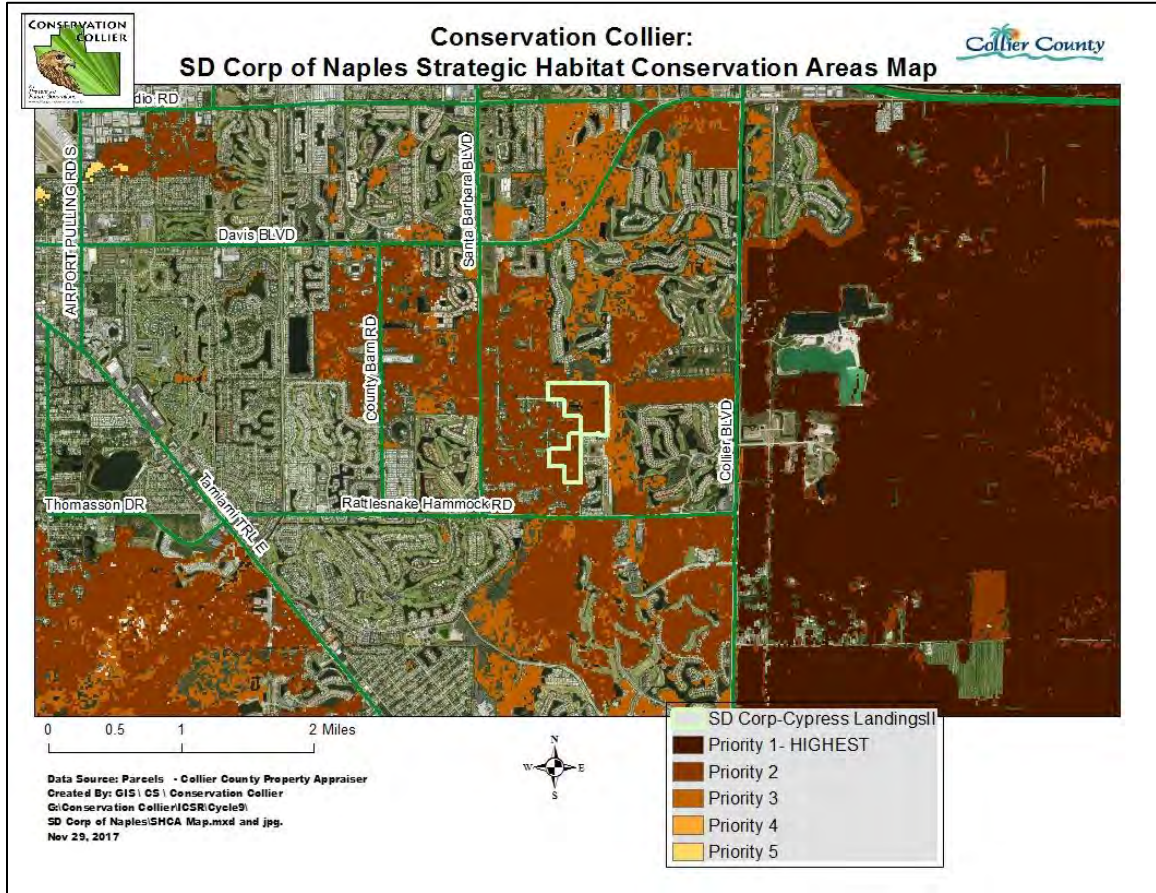


Exhibit N. Aggregated Conservation Priorities CLIP4 Map

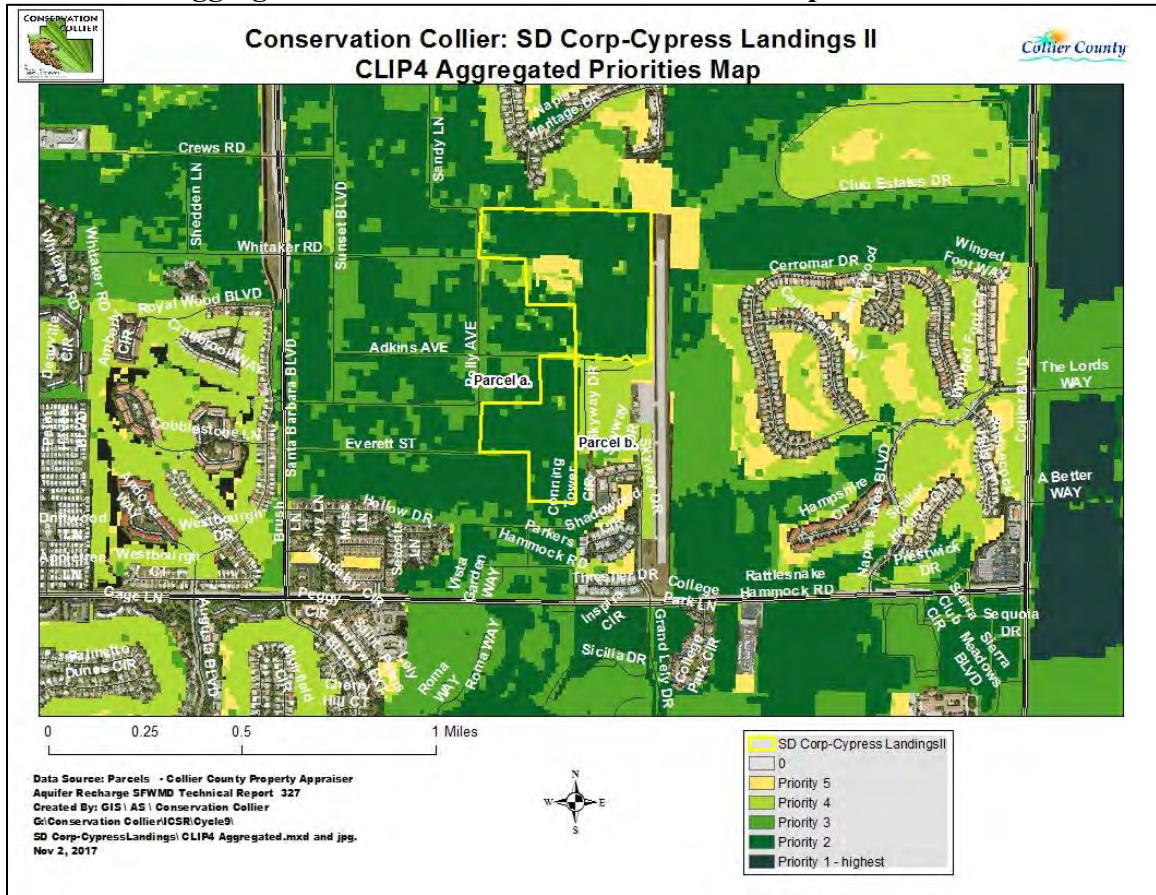


Exhibit O. USFWS Listed Species Focal and Consultation Areas Maps

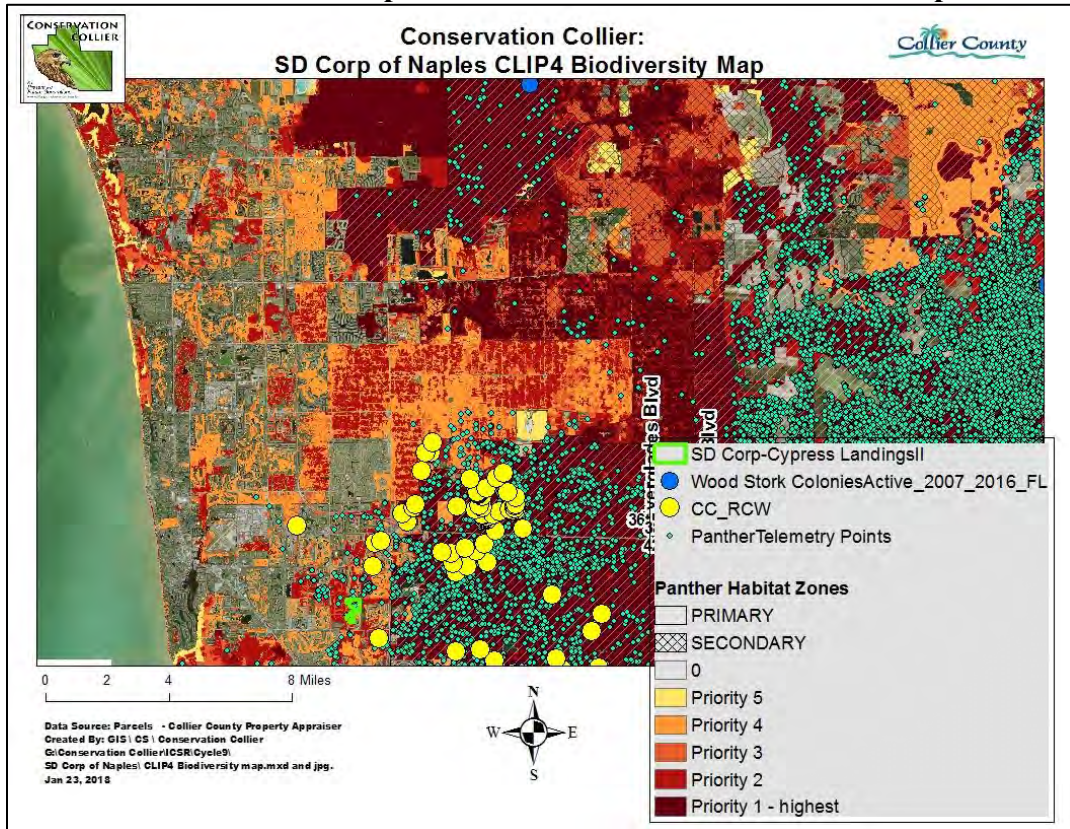


Exhibit P. Completed and Scored Secondary Criteria Screening Form

Property Name: SD Corp of Naples, Inc. and Cypress Landings II of Naples LLC		Folio Numbers: 00418640007, 00425920008, 00419160007	
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
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90	90	Awarded based on finding some tropical hardwood hammock component plants and having this habitat reported by 2 assessment reports done in 2017
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	Pine/cypress, Cabbage palm, mixed wetland hardwoods, Cypress, Freshwater marsh, Willow
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) 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	100	
1.B Significance for Water Resources	Possible points	Scored points	Comments
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	50	surficial aquifer recharge rate: 31" to < 43" annually - adjacent to mapped higher recharge area (43" to < 56" annually)
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface 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		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Soils are 92% wetland soils and obligate wetland plants were observed
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	6	8 ac depressional /114 ac total = .07% 80 X .07 = 5.6 (or 6) 82 ac slough/114 ac total = 72% 40 X 72% = 32.8 (or 33)
b. Slough Soils	40	33	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	134	
1.B Total	100	45	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	6 native plant communities were observed onsite
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		

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

2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	If a. or b. are scored, then c. <i>Potential Habitat Richness is not scored.</i> Little Blue Heron - ST
b. Listed wildlife species have been documented on the parcel by	70		Provide documentation source -
c. Habitat Richness score 5 categories	70		Score is prorated from 14 to 70 based on the highest of the 5 CL/P4 Potential Habitat Richness categories
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	<i>Tillandsia fasciculata, T. balbisiana, T. variabilis, Roystonea regia, Myrcianthes fransans, Thelypteris serrat, Encyclia tampensis</i>
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15	15	The habitats are significantly (25-100%) invaded by exotic plants and there is significant blowdown from hurricane IRMA.
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	215	
1.C Total	100	72	Divide the subtotal by 3
1.D Protection and Enhancement of Current Conservation Lands			
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Contiguous with the Serenity Park and an intact, though separated by CR 951, ecological link with the Picayune Strand State Forest.
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	79	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Whitaker Road, Adkins Ave, Polly Ave., and Everett St.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easel	50		
d. Parcel does not have physical or known 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	80	hiking, birdwatching, nature photography, education and fishing - 5 points were given for fishing
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 me seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	6	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. .234 miles can be seen from Polly Ave. The entire perimeter is 2.96 miles, so $2.96 \times .08 = 6.4$ (or 6)
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	10	Mature cypress trees (Photo 12)
Subtotal	300	196	
2. Human Social Values/Aesthetics Total Score			
	100	65	Obtained by dividing the subtotal by 3.

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

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	The larger portion (77.99 acres) are zoned PUD, but the site has significant access problems for residential development. The larger portion of the site was used for scoring and Ag lands also allow single family development.
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit per acre	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25	25	The larger parcel (77.99 ac) has been rezoned to PUD
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	75	
4. Feasibility and Costs of Management			
4.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 anticipated
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 and/or changes unlikely	0		
5.A Total	100	100	
4.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	some areas have 25% and others nearly 100% exotics, but this is a good average.
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20	-20	Significant areas will require extensive removal
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	20	
4.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	This parcel will require substantial maintenance and management to chemically remove exotic plant infestations. If downed trees and exotics need to be removed to develop trails, significant work will need to be done and the property is a wetland so machinery may not be allowed.
4. Add 20 points if the maintenance by another entity is likely	20	0	
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	Some debris exists, including tires and an old boat, but site is currently fenced and gated.
5.C Total	100	30	
4. Feasibility and Management Total Score	100	50	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	269	

Exhibit Q. Photographs

Photo 1. West side of parcel 3



Photo 2. Old water treatment facility – to be removed



Photo 3. LASIP canal along west side of parcel 3



Photo 4. Southwest side of parcel 3 – large fallen gumbo limbo



Photo 5. Woodpecker habitat – south side parcel 3



Photo 6. Exotic taro plant



Photo 7. Cabbage palms with hammock plants and invasive landscape plants – south side parcel 3



Photo 8. Large dead Bay tree with evidence of Redbay Ambrosia beetle and *Raffaella lauricola* fungus

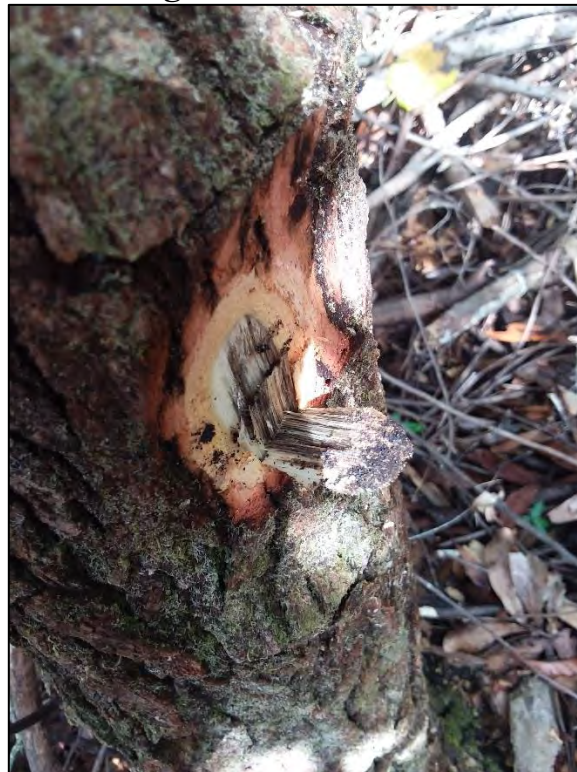


Photo 9. Parcel 3 – large infestation of *Syngonium* - houseplant



Photo 10. Listed plants (L to R)– *Tillandsia balbisiana*, *Encyclia tampensis*, *Tillandsia variabilis*, and *Thelypteris serrata*



Photo 11. Interior south side parcel 3



Photo 12. Large cypress and cypress knee – south west side of parcel 3



Photo 13. Pond with water lettuce – southwest side of parcel 3



Photo 14. Royal palm southwest side of parcel 3



Photo 15. Popash depression southwest side of parcel 3



Photo 16. West edge of parcel 2 with Climbing fern



Photo 17. Freshwater marsh surrounded by willow – center of parcel 2



Photo 18. South side of parcel 1



Photo 19. Southeast side of parcel 1, interior – note sawgrass in foreground



Photo 20. East side of parcel 1 – downed melaleuca – scattered pines



Photo 21. Young slash pines in understory of parcel 1



Photo 22. Northwest side of parcel 1



Photo 23. 1 acre excavated pond on parcel 1



Photo 24. Debris at excavated pond on parcel 1

