

Conservation Collier Initial Criteria Screening Report



Property Name: Kirby
Folio Number: 61730880005
 Staff Report Date: September 11, 2006

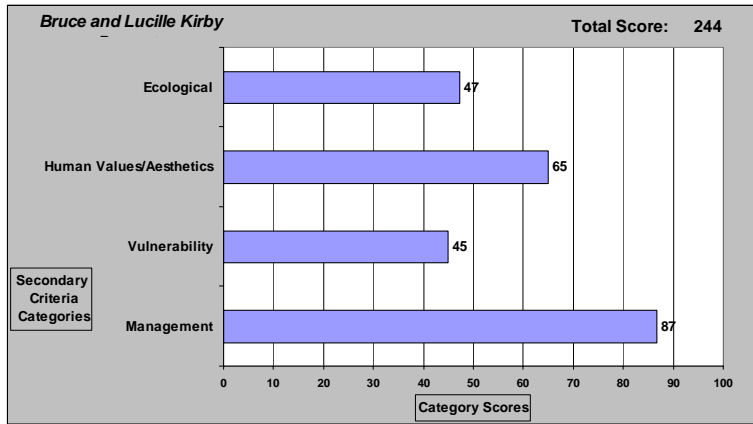


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I. Summary of Property Information

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	Kirby, Bruce and Lucille	Local owners
Folio Number	61730880005	n/a
Target Protection Area	Not in a TPA	Parcel is not in a TPA, but would expand current Conservation Collier holding (School Board property).
Size	1 acre	n/a
STR	S 24 T 49 R 26	n/a
Zoning Category/TDRs	Agriculture With a “neutral” designation	Property is located in the Rural Fringe Mixed Use District. It is currently designated “neutral,” but it is uncertain whether it will retain this designation in the future. A County recommendation to make it “sending” is under review by the state. If approved, there are a potential of 4 TDRs to be attached to the property. Owners would have to sever at least 2 and reduce the cost of the property by the amount needed to remove exotics in order to be purchased pursuant to Board of County Commissioner direction.
FEMA Flood Map Category	X	Outside Flood Zones
Existing structures	none	n/a
Adjoining properties and their Uses	Adjacent to a Conservation Collier Preserve, a canal and undeveloped parcels.	N- Golden Gate Canal and North Golden Gate Estates (NGGE) residential E- Conservation Collier School Board Property-65 acres. W & S- Privately owned undeveloped lots to the west and south and NGGE residential across the canal to the west.
Dev Plans Submitted	County interest	Owner has no current plans for development.
Known Property Irregularities	Access	Canal separates this property from easy access to the North Golden Gate Estates area. Accessible from Blue Sage Drive –private unpaved Rd.
Other County Dept Interest	Transportation & Utilities Departments	Potential future road ROW would take 2/3 of this property. No stated interest from Utilities Dept.

Figure 1. Location Map

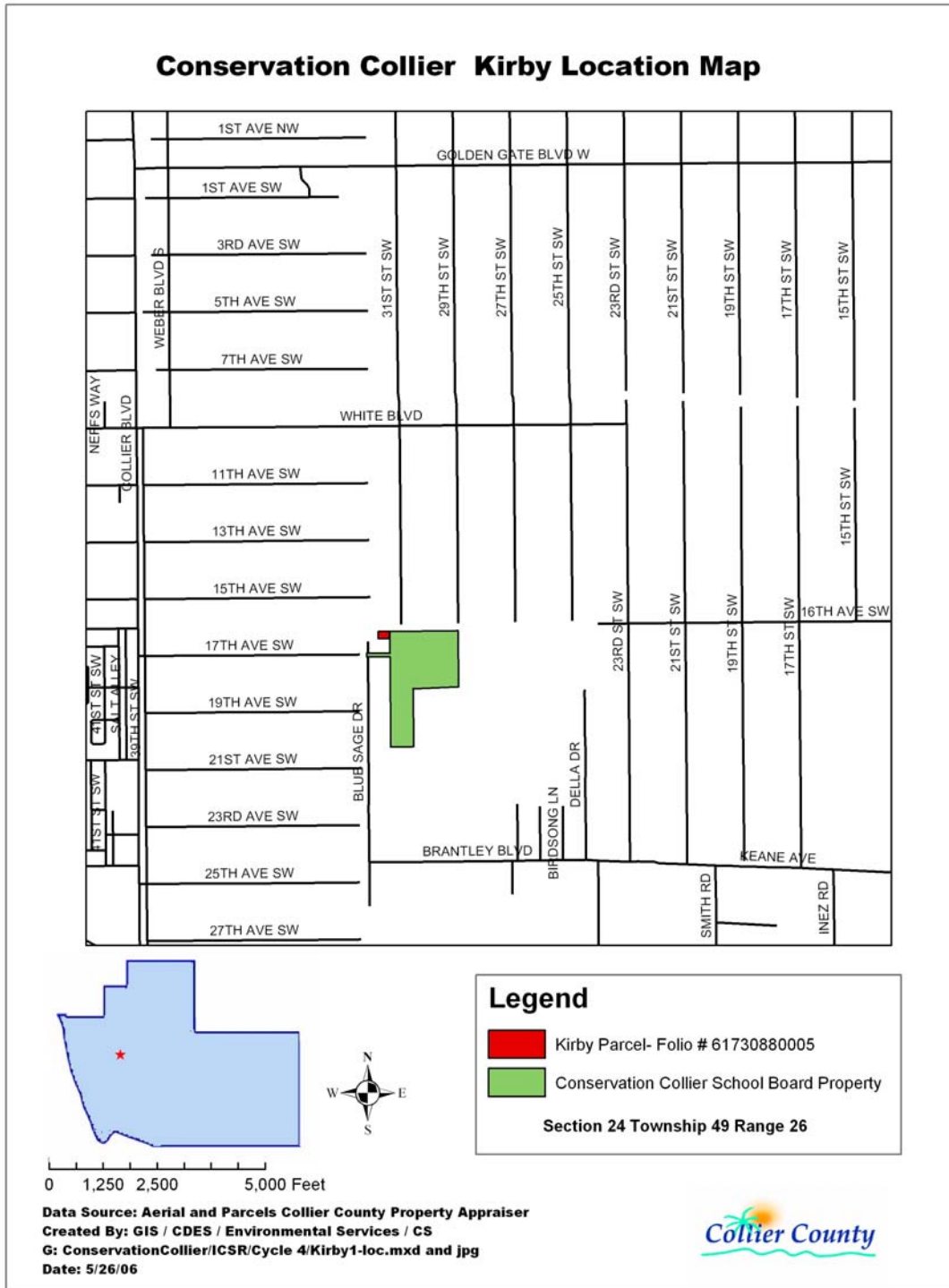


Figure 2. Aerial Map

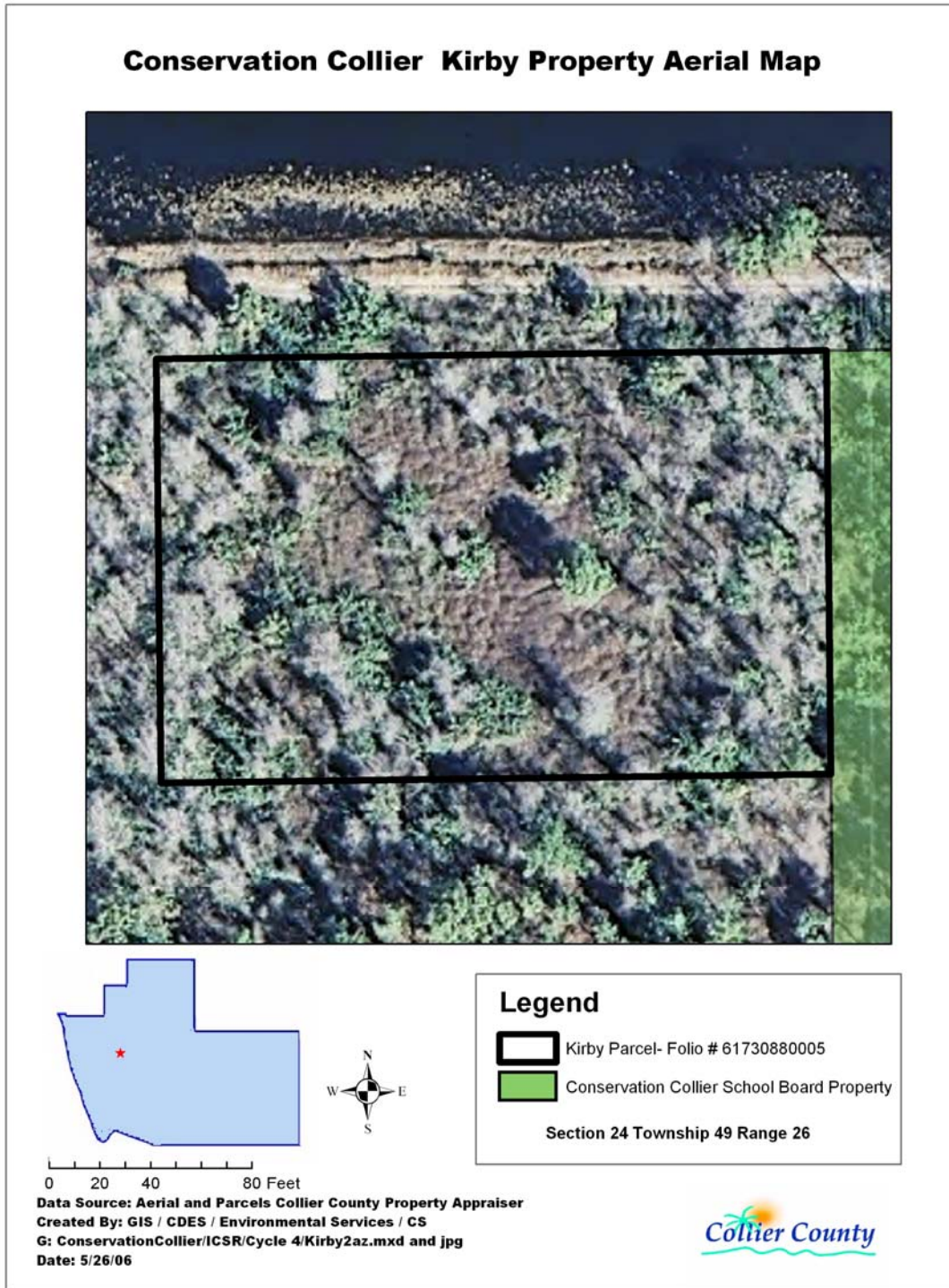
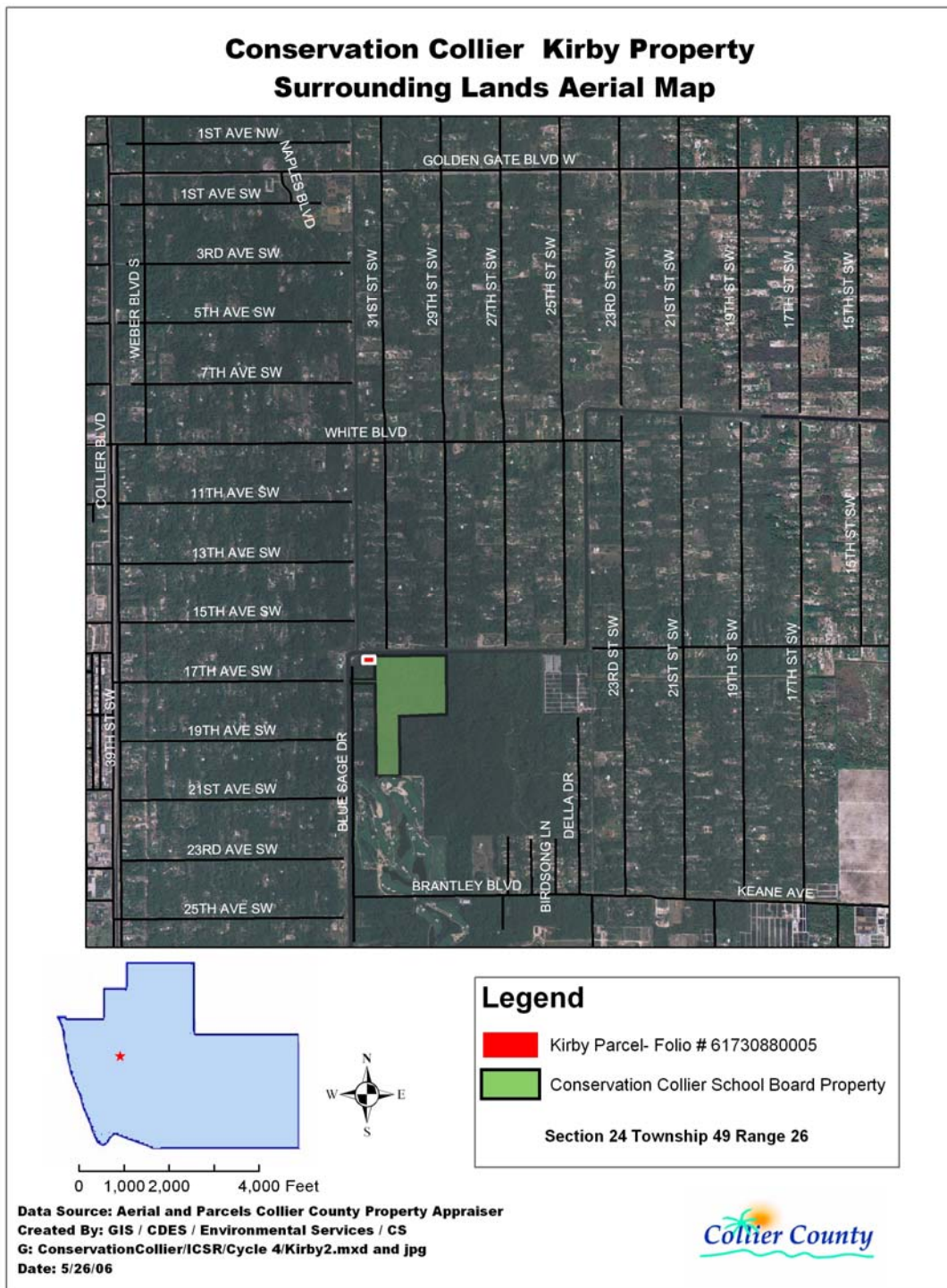


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required.

Assessed Value: * \$55,000.00

Estimated Market Value: ** \$90,000

* Property Appraiser's Website

** Collier County Real Estate Services Department – Projected to January 2007

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

Collier County Environmental Resources Department staff conducted two site visits, the first on May 4, 2006 and the second on July 2, 2006.

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. Riverine Oak | No |
| vii. High marsh (saline) | No |
| viii. Tidal freshwater marsh | No |
| ix. Other native habitats | Yes, mixed |
| hardwoods dominated by cypress and slash pine | |

Vegetative Communities: Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

FLUCCS:

The electronic database identified:

- 4119- Upland Coniferous Forest-Pine Flatwoods-Melaleuca infested

The following native plant communities were observed:

- 438- Mixed Hardwood Forest- Mesic, Pine and Cypress

Characterization of Plant Communities present:

Ground Cover: In order of abundance, ground cover consisted of heavy grape vine (*Vitis rotundifolia*), bracken fern (*Pteridium aquilinum*), poison ivy (*Toxicodendron radicans*), air potato (*Dioscorea bulbifera*), and scattered beakrush (*Rhynchospora* spp.).

Midstory: The midstory contained scattered cabbage palm (*Sabal palmetto*), juvenile slash pine (*Pinus elliottii*), wax myrtle (*Myrica cerifera*), winged sumac (*Rhus copallina*), buttonbush, (*Cephalanthus occidentalis*), and American beautyberry (*Callicarpa americana*).

Canopy: Canopy was minimal at close to 10% coverage. Canopy species present were, in order of abundance, cypress (*Taxoidum distichum*), slash pine (*Pinus elliottii*), scattered cabbage palm (*Sabal palmetto*) and swamp bay (*Persea palustris*).

Statement for satisfaction of criteria: This data indicates that native plant communities do exist on the parcels. No melaleuca was found on site as the GIS data base layer indicates. Property appraiser aerial photographs from 1974 were viewed and do not indicate that any previous clearing has been done on the property. However, since it is adjacent to the Golden Gate Canal, it may have been partially cleared during canal construction in the 1960s. Area hydrology was certainly impacted by canal construction. Impacts on this property likely include causing some of the cypress to die back and the pines to transition in.

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: There is no known legal access to this parcel. Physical access is from the northern terminus of Blue Sage Drive and along a trail adjacent to the canal which traverses private property. The canal itself and canal bank are part of the Estates lots across the canal. This parcel is directly adjacent to a currently owned Conservation Collier preserve, the 65-acre the School Board-Section 24 parcel and can be accessed from that parcel. The School Board-Section 24 parcel has physical access via the unpaved, private Blue Sage Drive, but no established legal access at this time. In terms of geographic distribution, this parcel should be considered as joined with the School Board-Section 24 property, which is located at least 3 miles away from any other Conservation Collier property, thereby providing some level of geographic distribution. The parcel minimally enhances the aesthetic setting of Collier County as it can only be seen from the Golden Gate Canal and residential Golden Gate Estates properties and roads across the canal. Public use of the Golden Gate canal for boating purposes has not been legally determined at this time. A road may be placed along the south side of the Golden Gate canal in the future (10+ years). This road would potentially take the north 120' along the canal and remove approximately 2/3 of this parcel for road right-of-way.

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**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The main Golden Gate canal bank is the closest upland/wetland interface. This parcel provides buffering for the Golden Gate canal to an extent limited by its size.

Wetland dependent plant species (OBL/ FACW) observed: buttonbush (*Cephalanthus occidentalis*) OBL, cypress (*Taxodium distichum*) OBL

Wetland dependent wildlife species observed: A tricolored heron (*Egretta tricolor*) (State – SSC) was observed on the bank of the canal on the July 2 visit.

Other Hydrologic indicators observed: Lichen lines were seen on cypress trees, indicating that in the past the area may have held standing water.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The entire property consists of Holopaw Fine Sand and a limestone substratum. This soil type is typical of hydric pine flatwoods and found in sloughs and poorly defined drainageways. Vegetation commonly found in this soil includes slash pine, cabbage palm, saw palmetto, and wax myrtle. This soil type is consistent with the vegetative community observed at the site.

Lower Tamiami recharge Capacity: Recharge capacity of the Lower Tamiami aquifer is minimal at 7 - < 14” annually.

Surficial Aquifer Recharge Capacity: Recharge capacity of the surficial aquifer is moderate at 56 - 67” annually.

FEMA Flood map designation: The property is within Flood Zone X, indicating that it is outside the 500-year flood plain.

Statement for satisfaction of criteria: Although the property does not contain wetlands, it does contribute somewhat to the recharge of both the Lower Tamiami and Surficial Aquifers. Wetlands dependant plant species are present on the site. It is adjacent to and buffers a canal, providing water quality protection to an extent limited by its size. The site’s capacity to aid in flood control is unknown.

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

Listed Plant Species:

Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR17.11 and 17.12.

No listed plant species were observed.

Listed Wildlife Species:

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) Florida’s Endangered Species, Threatened Species, and Species of Special Concern, 29 January, 2004.

No listed species were observed on the parcel, however, a listed wading bird (Tricolor heron (SSC) was observed just off the property on the canal bank.

Bird Rookery observed? No rookery was observed.

FWCC-derived species richness score: 6 out of 10, indicating moderate potential for species richness.

Non-listed species observed: Northern cardinal (*Cardinalis cardinalis*), Red-bellied woodpecker (*Melanerpes carolinus*).

Potential Listed Species: The observed habitat and location would support the presence of red-cockaded woodpeckers (RCW) (*Picoides borealis*), listed by the State as a Species of Special Concern and by the Federal government as Endangered. RCWs have been observed on neighboring Conservation Collier land as well as cavity clusters in lands adjacent to the Conservation Collier Land. This parcel does not contain mature slash pine trees, in which the red-cockaded woodpecker nests but does provide foraging habitat. Gopher tortoises (*Gopherus polyphemus*) have also been seen on the adjacent conservation land. Both Florida black bears (*Ursus americanus floridanus*) and Florida panthers (*Felis concolor coryii*) have been documented less than a mile from the property.

Statement for satisfaction of criteria: Even though no listed plants or animals were observed on site, listed species including the endangered red-cockaded woodpecker and gopher tortoise have been observed on the adjacent currently owned site. Florida black bears and Florida panthers have been documented in the nearby area, and four different species of listed air plants and orchids were observed on the adjacent site as well.

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:
This parcel would expand and buffer the recently acquired, 65-acre Conservation Collier School Board- Section 24 parcel.

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

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking:

The property could provide hiking opportunities consistent with habitat protection, limited by its size.

Nature Photography:

The site would provide nature photography opportunities.

Bird-watching:

The property would provide excellent bird-watching opportunities.

Kayaking/Canoeing:

A kayak/canoe launch could be possible into the canal adjacent to the parcel. However, the canal bank is owned by property owners across the canal, as are the underlying canal lands, and the ability for public use of these has not been legally determined.

Swimming:

Swimming is not a recommended use. Dangerous wildlife may be present within the canal, in addition to concerns about the water quality.

Hunting:

Hunting would not be a recommended use for this property because of its proximity to residential areas.

Fishing:

Fishing would be possible from the bank of the canal adjacent to the parcel, if permission could be obtained from property owners across the canal.

Recommended Site Improvements:

No site improvements other than exotic removal would be considered on this property until it is known whether it will be needed for road right-of-way (10+ years).

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, and the construction of a 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 Present:

Minimal exotics are present on the property. A small amount of Brazilian pepper (*Schinus terebinthifolius*) exists along the northern canal road. Surinam cherry (*Eugenia uniflora*) and air potato (*Dioscorea bulbifera*) are also minimally present.

Exotic Vegetation Removal and Control

The initial cost of exotic removal should be very minimal. Costs for the low level of infestation observed would be approximately \$2,000 to kill the Brazilian Pepper in place for the entire parcel. Costs for follow-up maintenance, have been estimated at \$2,000 quarterly and \$500 annually. If this site is acquired it would become an addition to the already acquired 65 acre Conservation Collier School Board Property and the costs would be added to the combined parcel management and some economy of scale could likely be achieved. Costs would decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The property would not require its own visitor parking area, as it would be joined to the School Board property for access purposes. It is possible that if this parcel is ultimately acquired for road right-of-way, the remaining small area could be used as the parking area for the larger School Board-Section 24 preserve, as future public access to the preserve may end up being via this potential road. If no road is ultimately built, this parcel could still serve as the location for a parking area as it is somewhat clear of trees already. Determination of parking needs using this parcel is likely 10+ years in the future.

Public Access Trails:

No trails are planned for this parcel due to uncertainty about need for road right-of-way in the future.

Security and General Maintenance:

It may be desirable to fence the property with field fencing, simply to establish boundaries and discourage trespass. Cost including installation for this type of fencing as approx. \$3.00 per foot. Gates are approx \$250.00. Small signs identifying the property as Conservation Collier lands could be placed at the gate and along the fence line. Minimal management activities, like trash removal, can be accomplished using both contracted and volunteer labor.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$2,000		Kill in place only. Actually, if acquired, perhaps no funds should be spent until road plans are known.
Parking Facility	n/a	n/a	t.b.d. and combined with School Board Property management expenses
Access Trails/ ADA	n/a	n/a	t.b.d. and combined with School Board Property management expenses
Fencing	\$1,500	t.b.d	\$3.00 per foot Gates - \$250 ea. – 416 feet approx length needed + 1 gate – again, perhaps no funds should be spent unless road plans are known.
Trash Removal	0	t.b.d	No trash observed on this parcel
Signs	\$50 each	t.b.d	1' X 2' metal on fence post and gate – staff to install
Total	\$3,550	t.b.d	See comments on exotics and fencing

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 ordinance 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 2006 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2007. 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 this parcel a score of 115 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 below the minimum mark for FCT post-acquisition funding.

Florida Forever Program:

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is not inside a Florida Forever project boundary and is only one acre.

Save Our Rivers Program / South Florida Water Management District:

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

VI. Summary of Secondary Screening Criteria

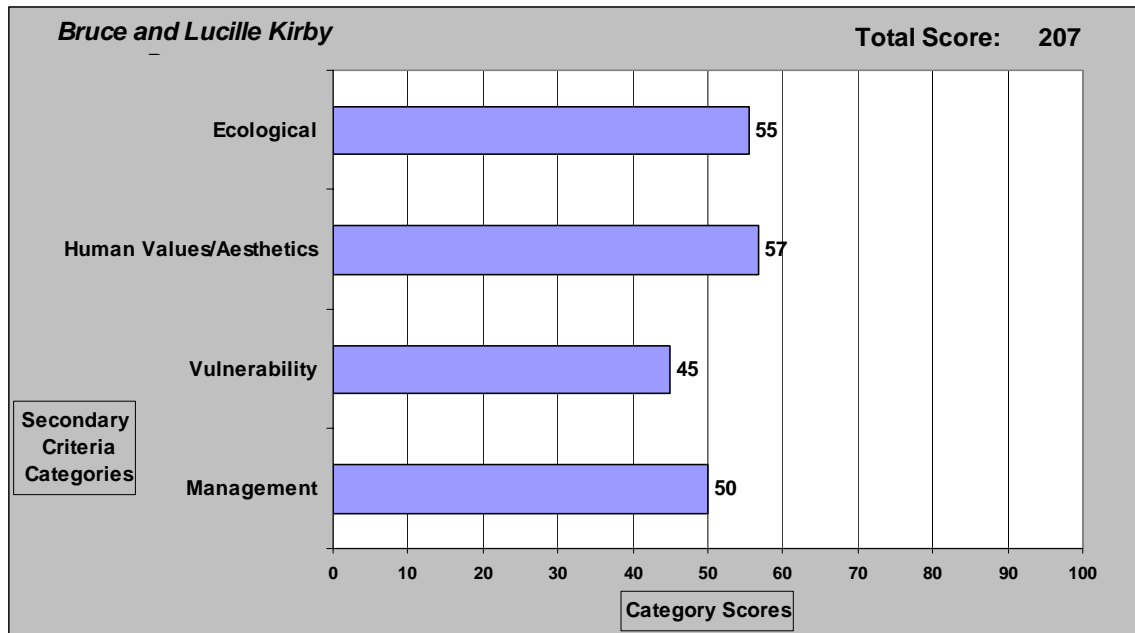
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 207 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Property Name: Bruce and Lucille Kirby Property			
Target Protection Area: None, however, adjoins currently			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	55	55%
Human Values/Aesthetics	100	57	57%
Vulnerability	100	45	45%
Management	100	50	50%
Total Score:	400	207	52%

Percent of Maximum Score: 52%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 207 out of 400

Ecological: 55

While the parcel does not have any of the higher-scoring unique and endangered plant communities, it does have good quality native cypress, contributes to the recharge of the surficial aquifer, and provides additional habitat and buffering for the adjacent 65-acre Conservation Collier Property. The adjacent parcel does provide habitat and foraging areas for endangered red cockaded woodpeckers, listed gopher tortoises and several orchid and bromeliad species.

Human Values/Aesthetics: 57

The site would be accessible from the 65-acre Conservation Collier site but has no known legal access. Currently there is physical access to the parcel via Blue Sage Drive on the west and a trail along the canal on the north, but both are unpaved and private. There may be potential canoe access from the canal, but legal issues involving public use of the canal for boating have not been resolved. The property is visible from North Golden Gate Estates residential areas across the canal. The site does offer hiking, bird watching, educational, nature photography, and possibly fishing opportunities.

Vulnerability: 45

Site is zoned agriculture; however, it is located in the rural fringe mixed use district and is currently designated at neutral lands. The development restrictions are not as limited in the neutral lands as opposed to the sending lands. However, it would only allow for one dwelling unit on the site. This would include clearing 25,000 square feet and a driveway.

Management: 50

No hydrologic changes are necessary to sustain site qualities, infestation by invasive exotic plants is minimal, estimated at 10%, and minimal maintenance and management would be necessary. Evidence of chronic dumping was found near the site.

Parcel Size: 1 acre

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to another under review just south of the School Board lands (Murphy), which is also 1 acre in size.

Exhibit A. FLUCCs Map

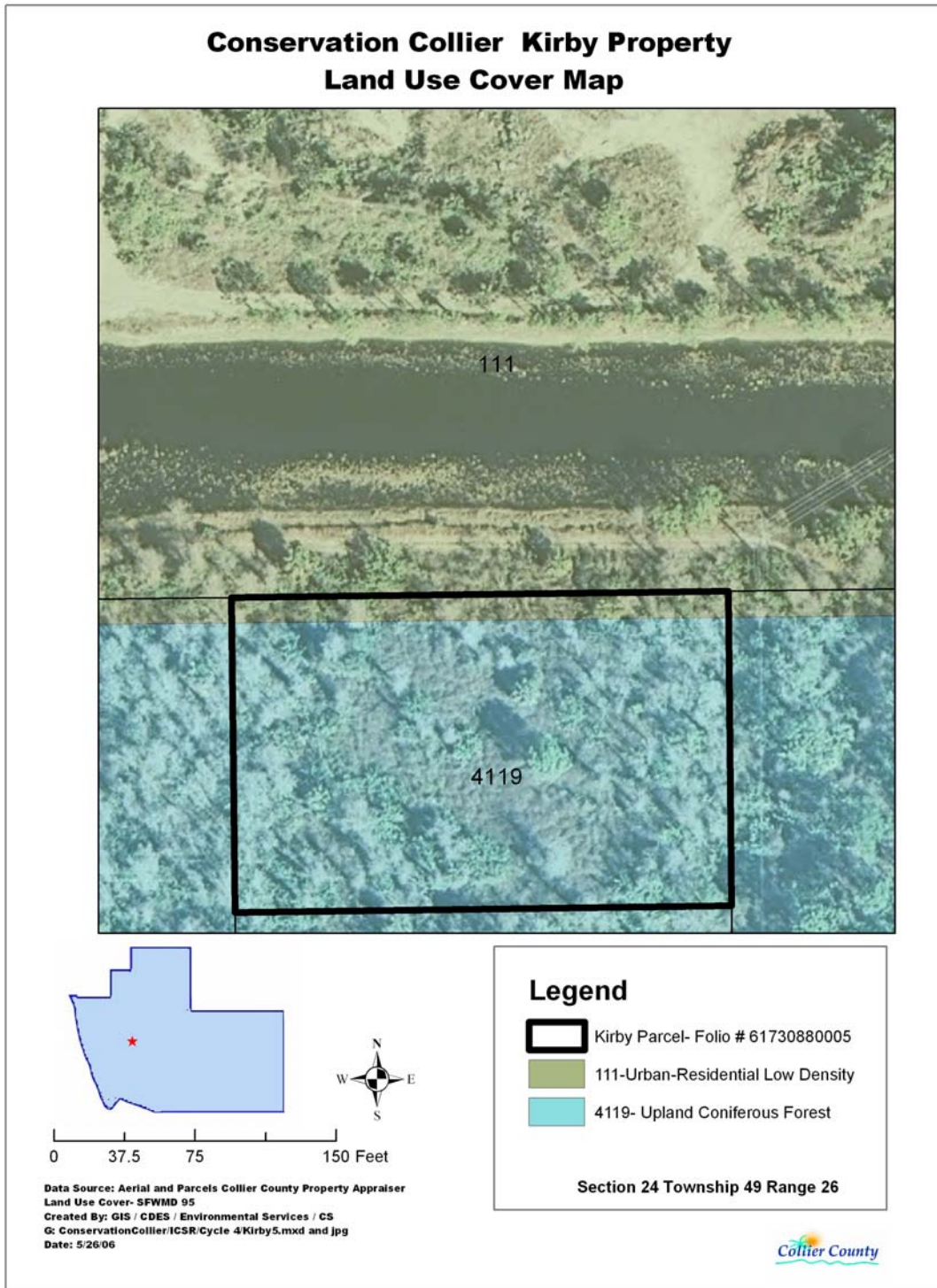


Exhibit B. Soils Map

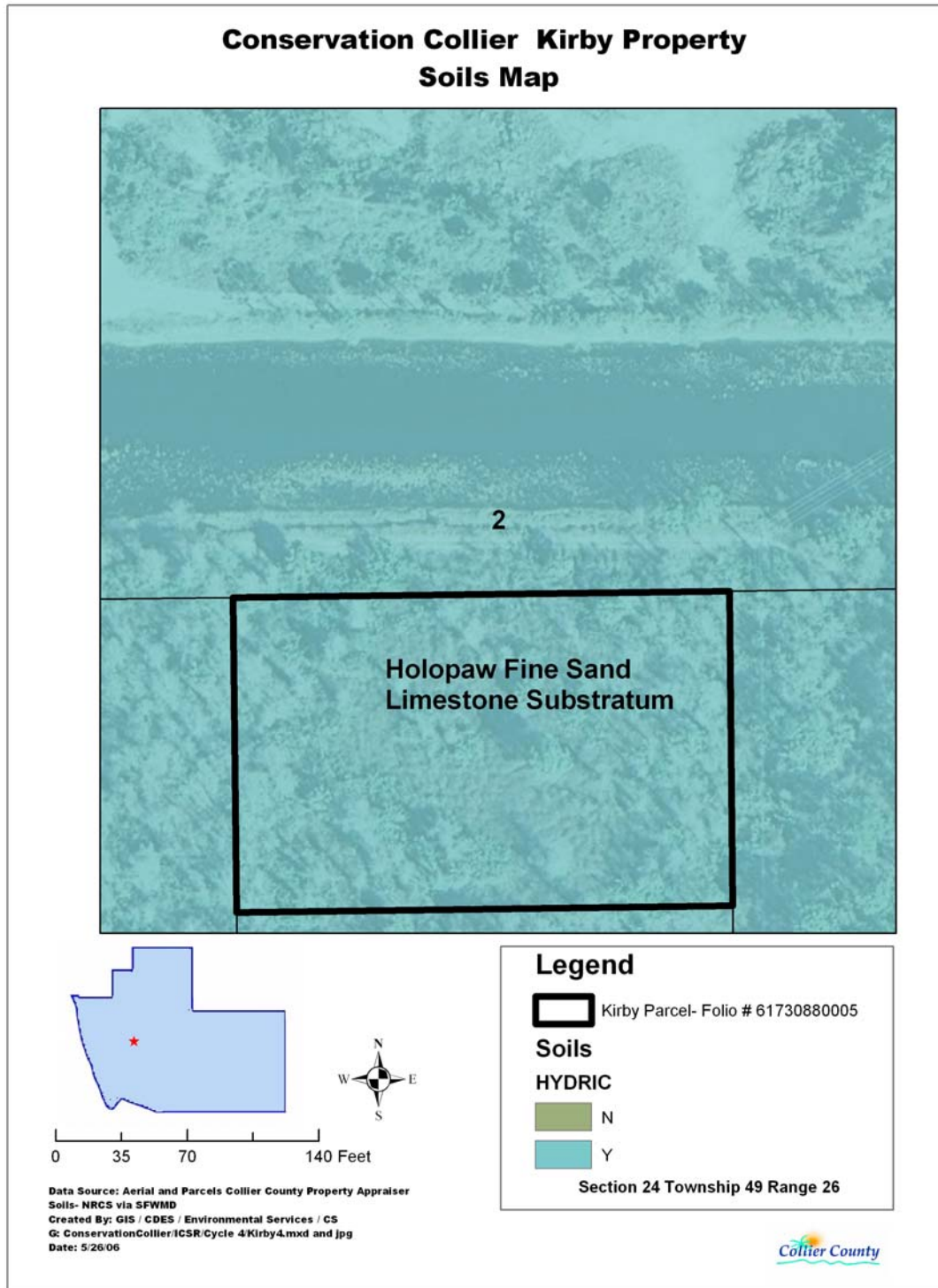


Exhibit C. Species Richness Map

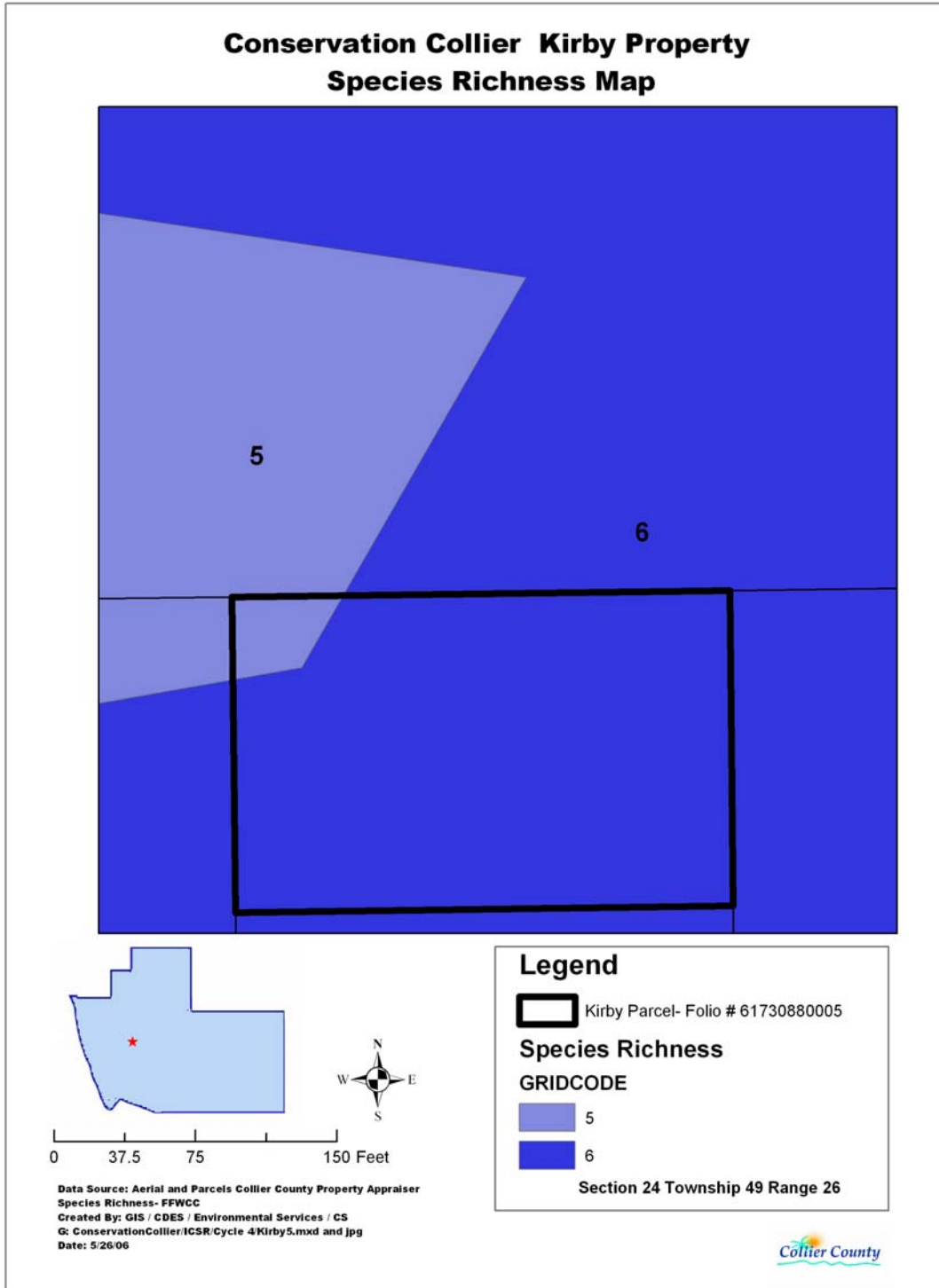
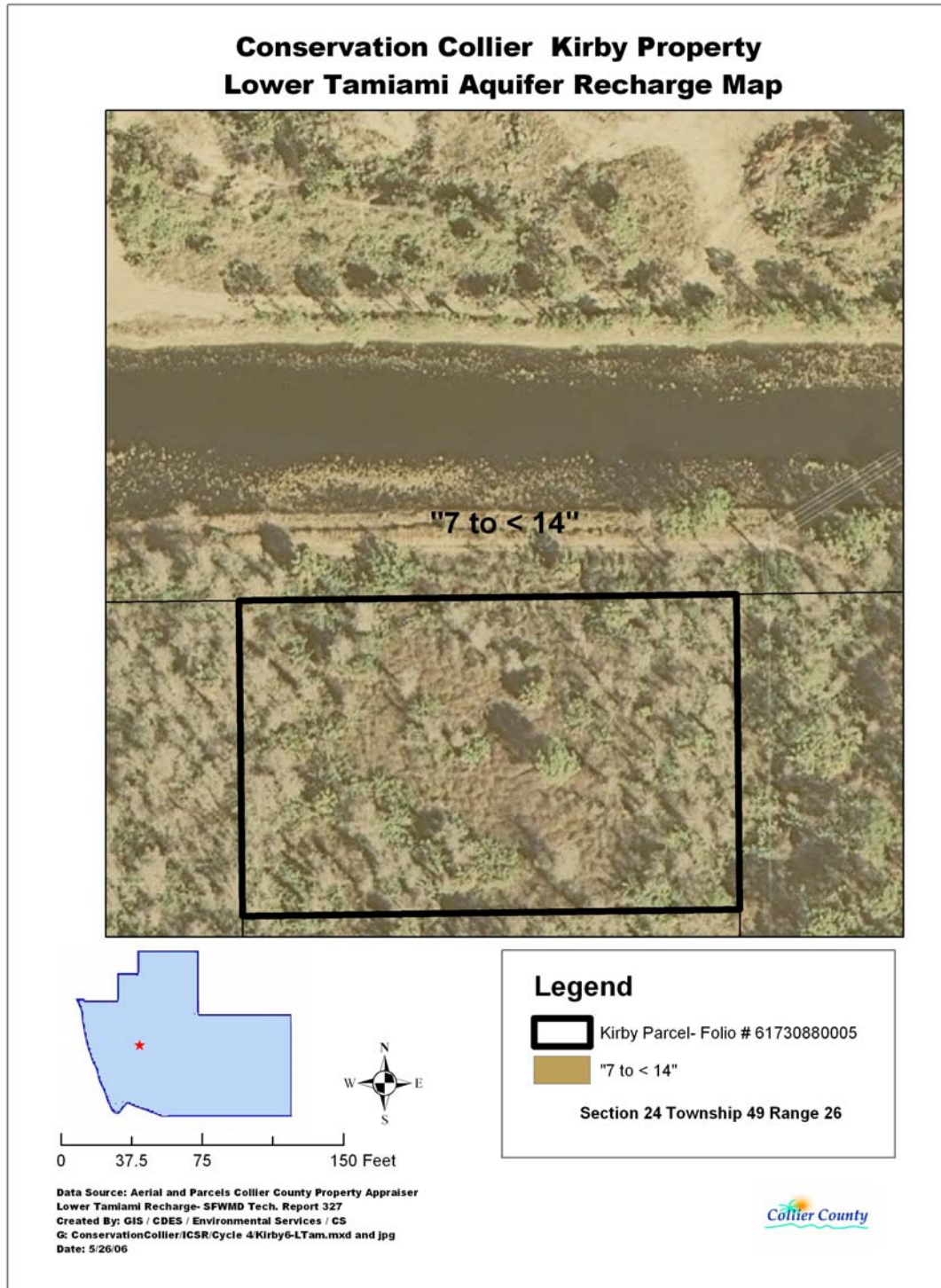
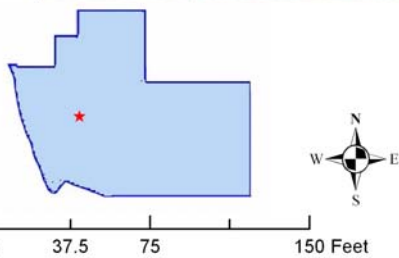


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier Kirby Property Surficial Aquifer Recharge Map



Legend

 Kirby Parcel- Folio # 61730880005

 "56 to 67"

Section 24 Township 49 Range 26

Data Source: Aerial and Parcels Collier County Property Appraiser
Surficial Aquifer Recharge- SFWMD Tech. Report 327
Created By: GIS / CDES / Environmental Services / CS
G: ConservationCollier/ICSR/Cycle 4/Kirby6-Surf.mxd and jpg
Date: 5/26/06



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Bruce and Lucille Kirby Property</i>		Folio Numbers: <i>61730880005</i>	
Geographical Distribution (Target Protection Area): <i>None, however, adjoins currently owned Conservation Collier lands</i>			
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		
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	cypress, bay, cabbage palm and slash pine are scattered over the parcel
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
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25	25	Surficial Aquifer Recharge is "56 to 67" annually and Tamiami Aquifer Recharge is 7 to <14" annually - minimal contribution determination based on small size - 1 acre.
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Parcel buffers Golden Gate Canal functionally, though it does not appear to include canal bank.
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	40	2-Holopaw fine sands, limestone substratum - Slough soil type
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		Minimal
Subtotal	300	140	
1.B Total	100	47	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100		
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	25	621 Cypress - does not achieve 10% canopy closure so is not a forest.
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source - Tricolored heron (State SSC)</i>
b. Listed wildlife species have been documented on the parcel by	70	70	photographed on canal bank by staff
c. Species Richness score ranging from 10 to 70	70		<i>Score is prorated from 10 to 70 based on the FWCC Species Richness map - FWCC species richness score is 6. 7X6=42</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20		

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

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Minial exotics, but grape vine covers all open space
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		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	195	
1.C Total	100	65	<i>Divide the subtotal by 3</i>
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	Immediately adjacent to 65 acre Conservation Collier Parcel
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	55	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
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		
b. Parcel has access from an unpaved road	75	75	An unpaved canal track exists off of Blue Sage Drive which is also unpaved. Both of these canal tracks are not easements but appear to be owned by property owners on the opposite side of the canal. There does not appear to be legal access established.
c. Parcel has seasonal access only or unimproved access easement	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	75	Hiking, bird watching, education, photography and possibly fishing in adjacent canal. Joined with the School Board property, it would provide recreational opportunities.
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	20	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. Public thoroughfare is Golden Gate Canal system.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	170	
2. Human Social Values/Aesthetics Total Score	100	57	<i>Obtained by dividing the subtotal by 3.</i>
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		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	One home could be built here.
3. Zoning allows for agricultural use /density of no greater than 1 unit per 5 acres	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		
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	45	

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

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		
2. Minimal hydrologic changes are required to restore function, such 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	0	This parcel appears to have historically been wetlands at least part of the year, based on soils and presence of Cypress as the dominant tree species. Hydrology has changed, however, and the presence of pine seedlings and beautyberry indicate it is drying. Restoration of wetland function is unlikely due to presence of
5.A Total	100	0	
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	80	minimal brazilian pepper along canal road and scattered within property. Some air potato seen.
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic plants constitute more than 75% of plant cover maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	80	
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	80	Minimal maintenance would be required beyond removal of exotics. Parcel may potentially be used for road ROW.
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		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	Noted trails throughout and dumping on adjacent parcel.
5.C Total	100	70	
4. Feasibility and Management Total Score	100	50	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	207	

Exhibit F. Photographs

Photo 1. Northern property boundary looking west down canal road.



Photo 2. Looking south down the middle of the property. Photo shows heavy vine ground cover.



Photo 3. Cypress canopy on site.



Photo 4. Additional Cypress canopy on site.



Photo 5. Photo shows low percentage of canopy cover.



Photo 6. Heavy vines growing up canopy trees.

