

Conservation Collier Initial Criteria Screening Report



Property Name: Karen
Folio Number: 25830400004

Staff Report Date: October 9, 2006

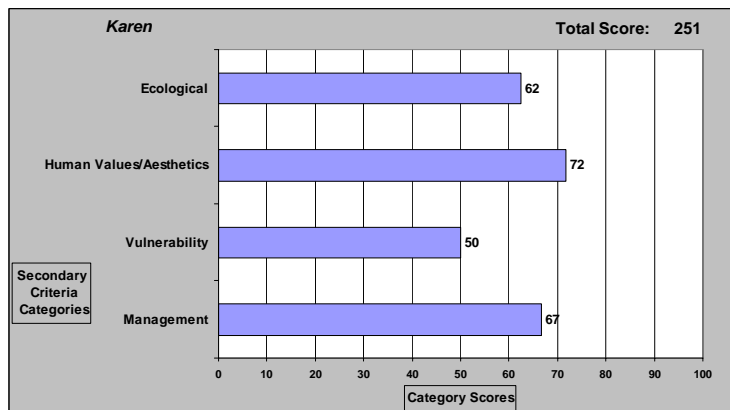


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I. Summary of Property Information

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	Harvey and Lisa Karen	
Folio Number	25830400004	
Target Protection Area	Urban	Marco Island – Approval to acquire received from City of Marco Island
Size	0.68 acres	
STR	S21 T52 R26	
Zoning Category/TDRs	RSF-3-MIZO	Allows for 3 single family units per acre / No TDRs
FEMA Flood Map Category	AE – EL 13.3	Structure foundations must be constructed at a minimum of elevation of 13.3 feet above sea level
Existing structures	None	Historical shell wall sections
Adjoining properties and their Uses	Conservation, Residential	N – Conservation Collier Otter Mound Preserve S, E, W – partially cleared Marco Estates residential lots with single family homes
Development Plans Submitted / County Interest	None known	No permit application in County computer system
Known Property Irregularities	Archaeological and Historical site	The entire property is a Native American Midden (c. 700 A.D.-1200 A.D.). The whelk shell terracing that is present at Otter Mound Preserve extends into the northern section of this property.
Other Entity or Dept Interest	County Trans/Utilities/Parks Marco Island City Trans/Utilities	No County interest No City interest – A sewer system may be installed in the future but this will not affect this property

Figure 1. Location Map



Figure 2. Aerial Map

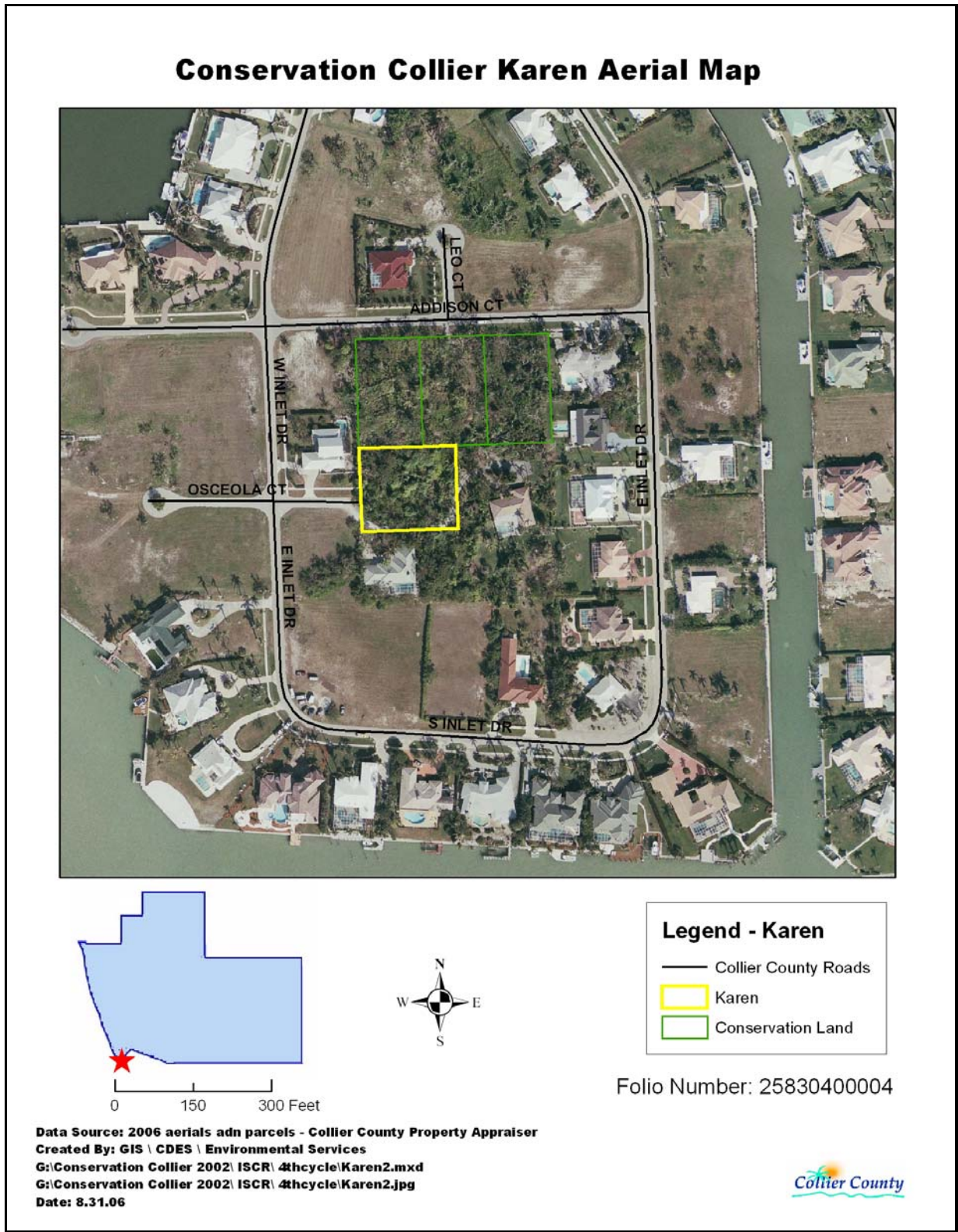
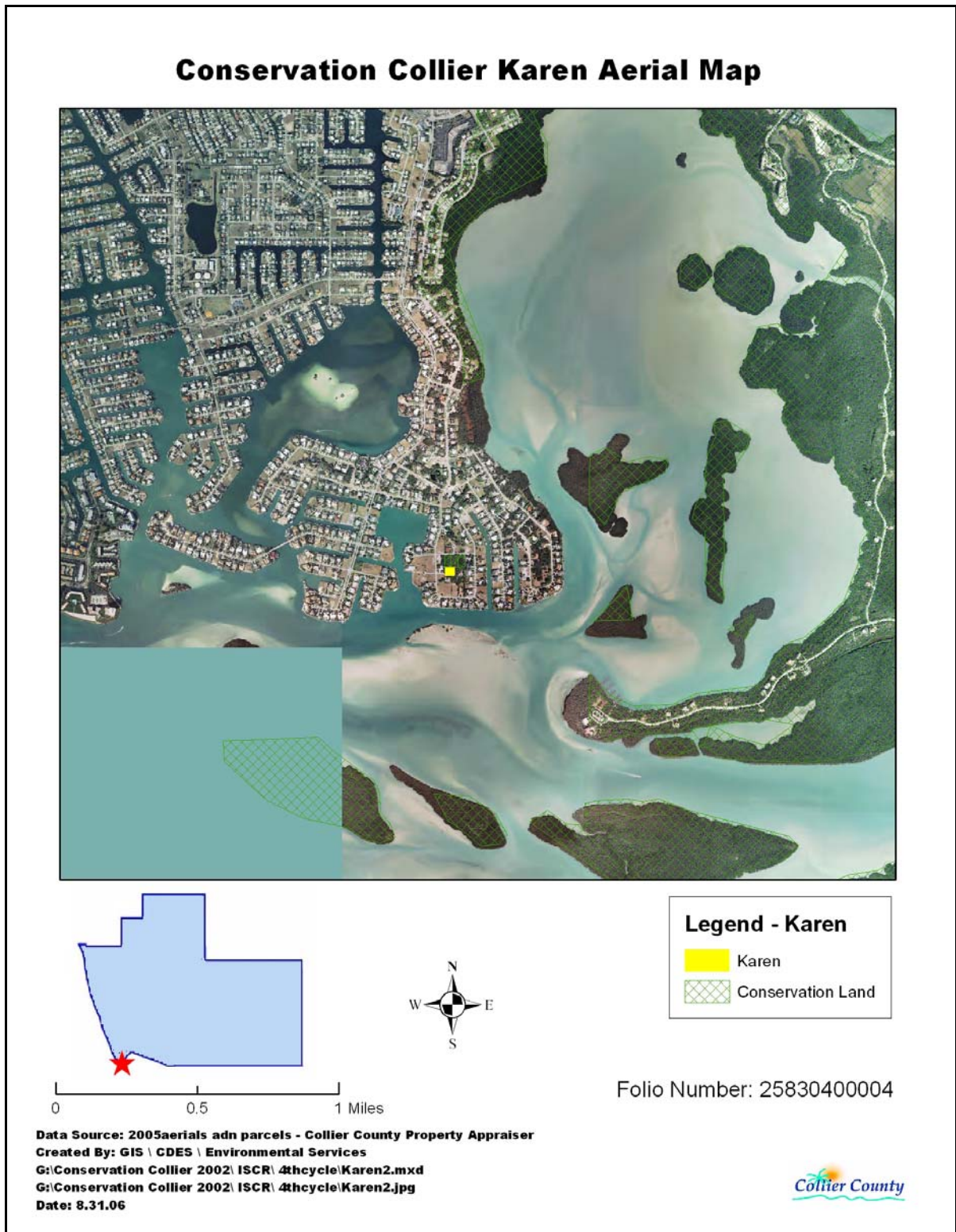


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

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

Assessed Value: * 501,480

Estimated Market Value: ** \$1,072,000 – **Owner is asking \$900,000**

* Property Appraiser's Website

** Collier County Real Estate Services Department

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

Collier County Environmental Resources Department staff conducted a site visit on August 15, 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	Yes
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	No

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

FLUCCS:

The electronic database identified:

- FLUCCS - 434 – Hardwood – conifer mixed forest – characterized by a forested community where neither hardwoods nor conifers achieve a 66 percent crown canopy closure.

The following native plant communities were observed:

- FLUCCS – 426 – Tropical Hardwoods/Shell mound

Characterization of Plant Communities present:

Ground Cover: Rouge-berry (*Rivina humilis*), Snowberry (*Chiococca alba*), Blue porterweed (*Stachytarpheta jamaicensis*), Scorpion's tail (*Heliotropium angiospermum*), Corky-stem passionvine (*Passiflora suberosa*), poinsettia

Midstory: White indigoberry (*Randia aculeata*), Marlberry (*Ardisia escallonoides*), Blackbead (*Pithecellobium* sp.), Yellow Elder (*Tecoma stans*), Florida privet (*Foresteria segregata*), White stopper (*Eugenia axillaries*), Spanish stopper (*Eugenia foetida*)

Canopy: Gumbo Limbo (*Bursera simaruba*), Jamaica Dogwood (*Piscidia piscipula*), Strangler fig (*Ficus aurea*), Soapberry (*Sapindus saponaria*)

Statement for satisfaction of criteria: These data indicate that one identified unique and endangered plant community – tropical hardwood hammock – does exist on the parcel, despite the presence of a large amount of invasive exotic vegetation.

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: This property is in the Urban Target Protection Area and has access from a public road. Its natural features, associated with a rare ecosystem (tropical hardwood hammock), do enhance the aesthetic setting of Collier County. Additionally, the significance of its cultural features, a shell mound dating back 1500 years, and its listing on the Florida Master Site File, are acknowledgement of its importance, both aesthetically and culturally, to Collier County.

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) **No**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The parcel and adjacent properties are comprised entirely of upland species. This section of Marco Island is the highest area of Collier County.

Wetland dependent plant species (OBL/ FACW) observed: None

Wetland dependent wildlife species observed: None

Other Hydrologic indicators observed: None

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the entire area to be urban land with fill materials.

Lower Tamiami recharge Capacity: There is no direct data available on the recharge capacity of this property to the Lower Tamiami Aquifer in this area. The outer boundary of the Lower Tamiami aquifer where this aquifer meets the ground, as mapped in SFWMD Technical Publication 86-1, is landward of this location, indicating that seawater is very likely an influence in Marco Island aquifers. This would indicate that this area does not provide recharge to the Lower Tamiami aquifer.

Surficial Aquifer recharge Capacity: The parcel does contribute to recharging the surficial aquifer (43” to <53” yearly).

FEMA Flood map designation:

The property is within Flood Zone AE – Elevation 13.3.

Statement for satisfaction of criteria: This parcel does not offer significant opportunities for protection of water resources, beyond adding to the surficial aquifer.

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 CFR 17.11 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 wildlife species were observed.

Bird Rookery observed? No

FWCC-derived species richness score: 2 out of 10, indicating low potential for species diversity. This score is low because this area was identified in the scoring map as developed urban lands. This score does not consider the value of this parcel for migrating neo-tropical bird species.

Non-listed species observed: Northern cardinal (*Cardinalis cardinalis*)

Potential Listed Species: The observed habitat and location would support the presence of many species of migratory warblers and other migratory neo-tropical bird species.

Statement for satisfaction of criteria: Although no listed species were observed on the property, the natural community on the site is considered unique and endangered because of the very little tropical hardwood hammock habitat remaining in Collier County. The property has high restoration potential. It has an intact native canopy, and is adjacent to Otter Mound Preserve.

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 to the southwestern boundary of Otter Mound Preserve, which lost a significant portion of its canopy during exotic plant removal and Hurricane Wilma. The Karen property has a relatively intact native canopy which has been providing shelter to wildlife during the Otter Mound restoration.

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?

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

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking:

Not recommended due to small size, historical and archaeological sensitivity and proximity to current trails at Otter Mound Preserve.

Nature Photography:

The mature gumbo limbos, other native vegetation and wildlife provide for nature photography opportunities.

Bird-watching:

This area is utilized as a stop-over site by migratory warblers and other birds. Excellent bird-watching opportunities exist at the site.

Kayaking/Canoeing:

No opportunities exist

Swimming:

No opportunities exist

Hunting:

No opportunities exist

Fishing:

No opportunities exist

Recommended Site Improvements:

The removal and management of invasive, exotic plant species would be the only recommended site improvements to the property. If purchased, the property would become part of the Otter Mound Preserve. Trails already exist throughout this preserve that will allow public access. A parking area and sidewalk will also be installed soon at the Otter Mound Preserve entrance.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control. 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:

Air potato (*Dioscorea bulbifera*), coral vine (*Antigonon leptopus*), snake plant (*Sansevieria hyacinthoides*), balsam apple (*Momordica charantia*), surinam cherry (*Eugenia uniflora*), Brazilian pepper (*Schinus terebinthifolius*), paper mulberry (*Broussonetia papyrifera*)

Exotic Vegetation Removal and Control

The initial cost of exotic removal will be expensive in relation to the small size of the property. Based on the cost of exotic removal from Otter Mound Preserve in July 2005, initial removal of Brazilian pepper from site, treatment of air potato, and treatment of Sansevieria would cost approximately \$8,000.

Costs for follow-up maintenance, which will need to be done at least five times annually for the first two years, would be approximately \$4,000 per year. These costs would likely decrease over time as the soil seed bank is depleted.

Archaeological monitoring may be necessary during initial exotic control. The cost of the monitoring would be approximately \$1,000.

Security and General Maintenance:

No security or general maintenance issues are anticipated on the property. A sign designating the preserve as Conservation Collier Land could be installed along the boundary at Osceola Court

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$8,000	\$4,000	Estimate based on treatment at Otter Mound Preserve
Signs	\$ 100	N/A	3' X 1.5' metal on post - uninstalled
Archaeological monitoring	\$1,000	N/A	Estimate based on monitoring at Otter Mound Preserve
Total	\$9,100	\$4,000	

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, with a one project \$9.9 million limit. Collier County applied for the \$9.9 million grant and was awarded that funding for the Gordon River Greenway project. This kept Conservation Collier from applying in this grant cycle. 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 \$6.6 million award maximum, or one application for the \$9.9 million award could be made. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives it a score of **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. In the 2006 cycle, the minimum cutoff for award was 165 points. The potential score for this parcel appears to be too low for possibility of selection for FCT post-acquisition funding.

Florida Forever Program:

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is not inside a Florida Forever project boundary. The Florida Forever Program has an "Inholdings and Additions Program" that can be explored.

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.

Other Potential Partner Funding Sources:

No other potential partner funding sources have been identified. Source consulted: South Florida Ecosystem Restoration Land Acquisition Strategy Report (December 7, 2005).

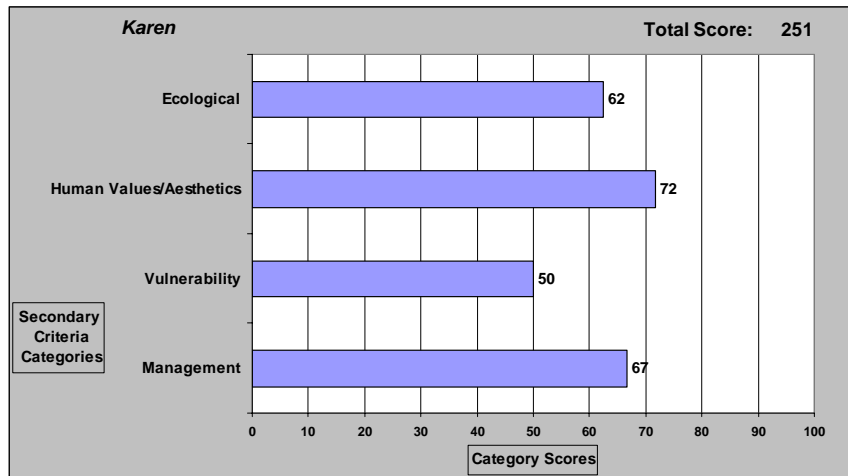
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 251 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	62	62%
Human Values/Aesthetics	100	72	72%
Vulnerability	100	50	50%
Management	100	67	67%
Total Score:	400	251	63%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 251 out of 400

Ecological: 62 out of 100 This score was achieved primarily because the parcel contains a unique and endangered plant community and because it can be restored to high ecological function with minimal alteration.

Human Values/Aesthetics: 72 out of 100 This score was achieved because it is accessible from a paved public road, because 34% of the perimeter can be viewed from a public road, and because there is a significant archeological site on the parcel (listed on Florida Master Site File – Caxambas Point Midden Complex 8CR107).

Vulnerability: 50 out of 100 This parcel is zoned for residential single-family development at 3 units per acre. Two units could technically be constructed on this site. It is highly vulnerable to development.

Management: 67 out of 100 The parcel received a moderate score in this area. Approximately approximate 50-75% of the site is infested with invasive exotic plants. No hydrologic changes are necessary, and beyond exotics, there is not need for significant management of natural systems.

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 not similar to any other Cycle 4 properties.

Exhibit A. FLUCCs Map

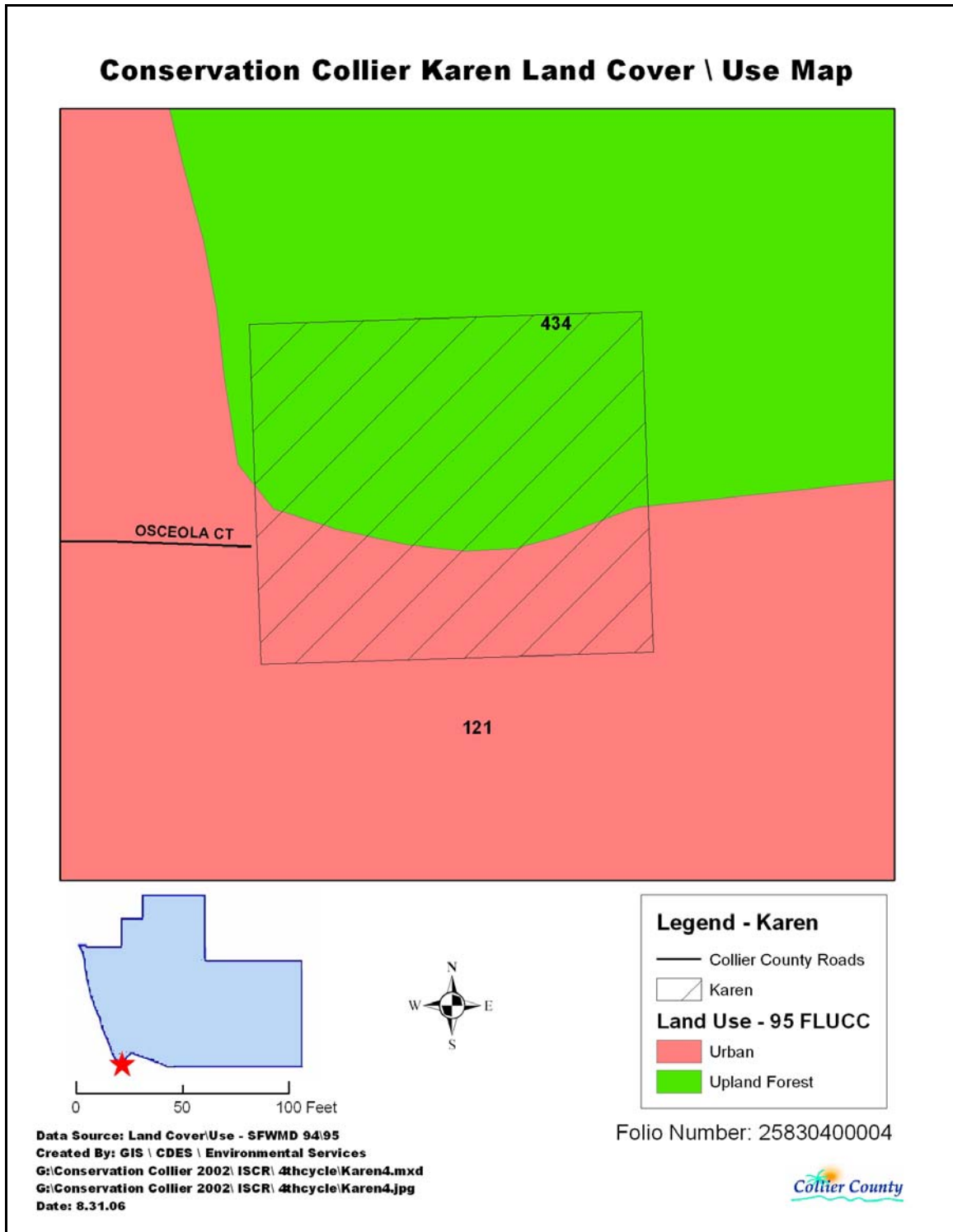


Exhibit B. Soils Map

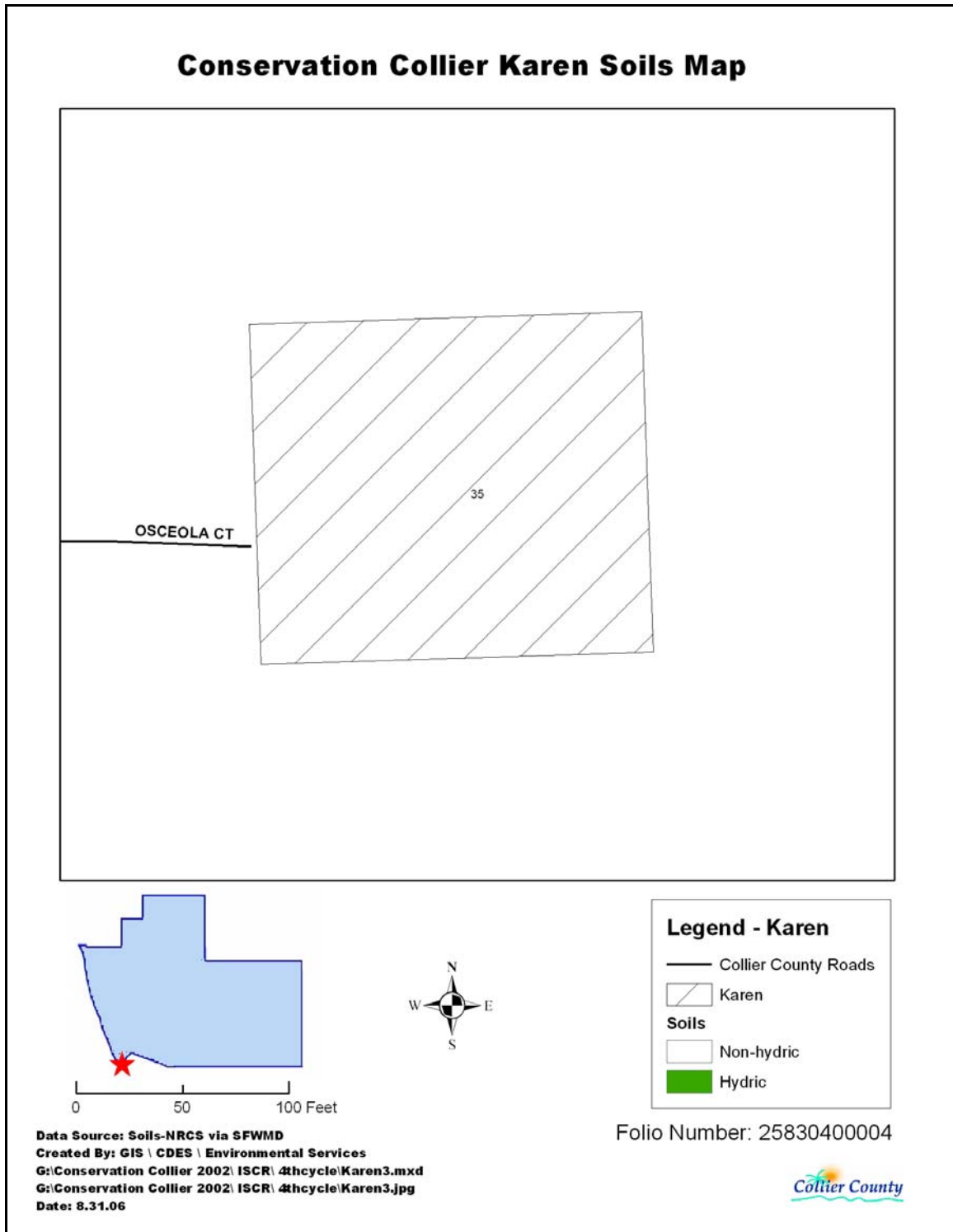


Exhibit C. Species Richness Map

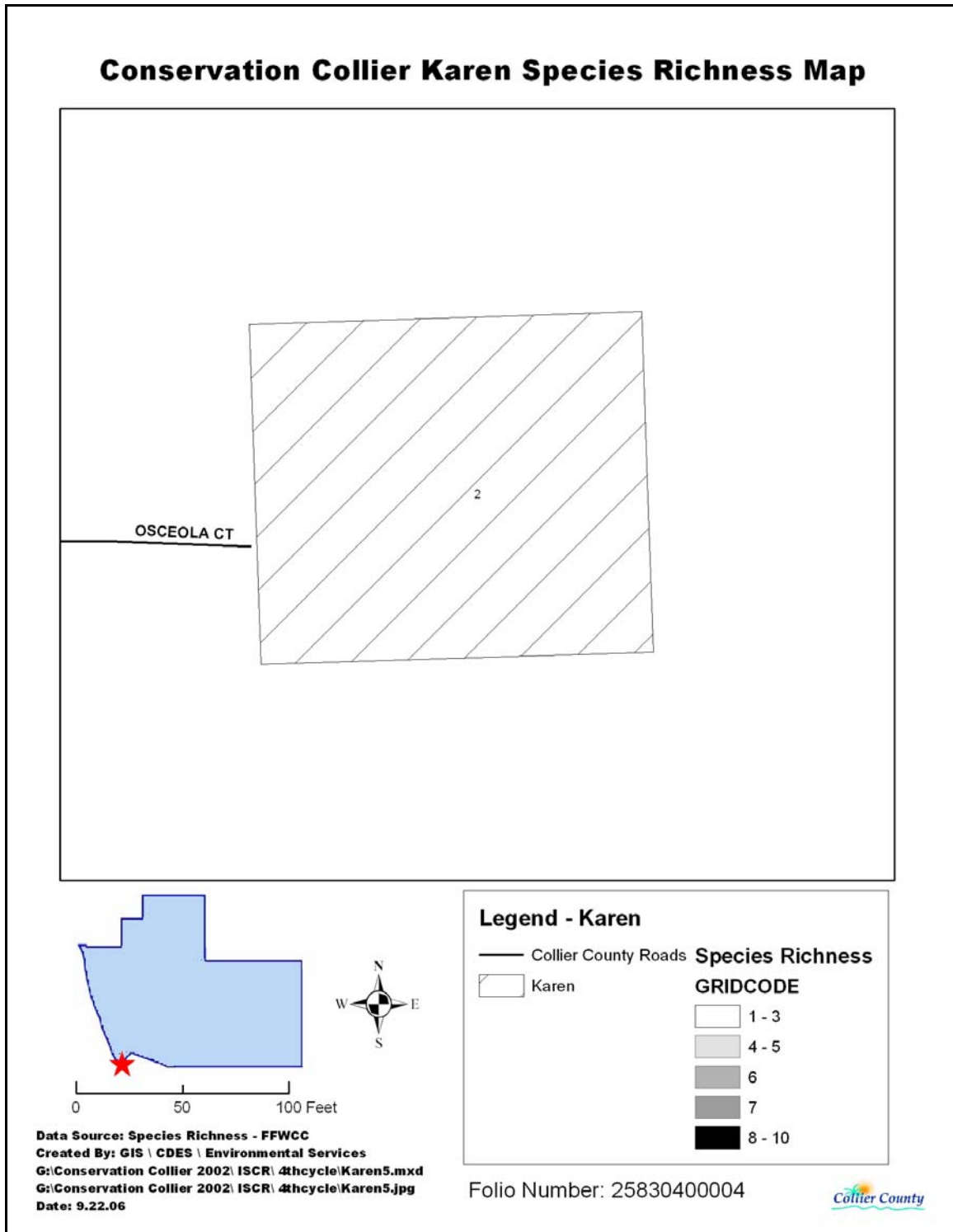


Exhibit D. Wellfield Protection and Aquifer Recharge Maps

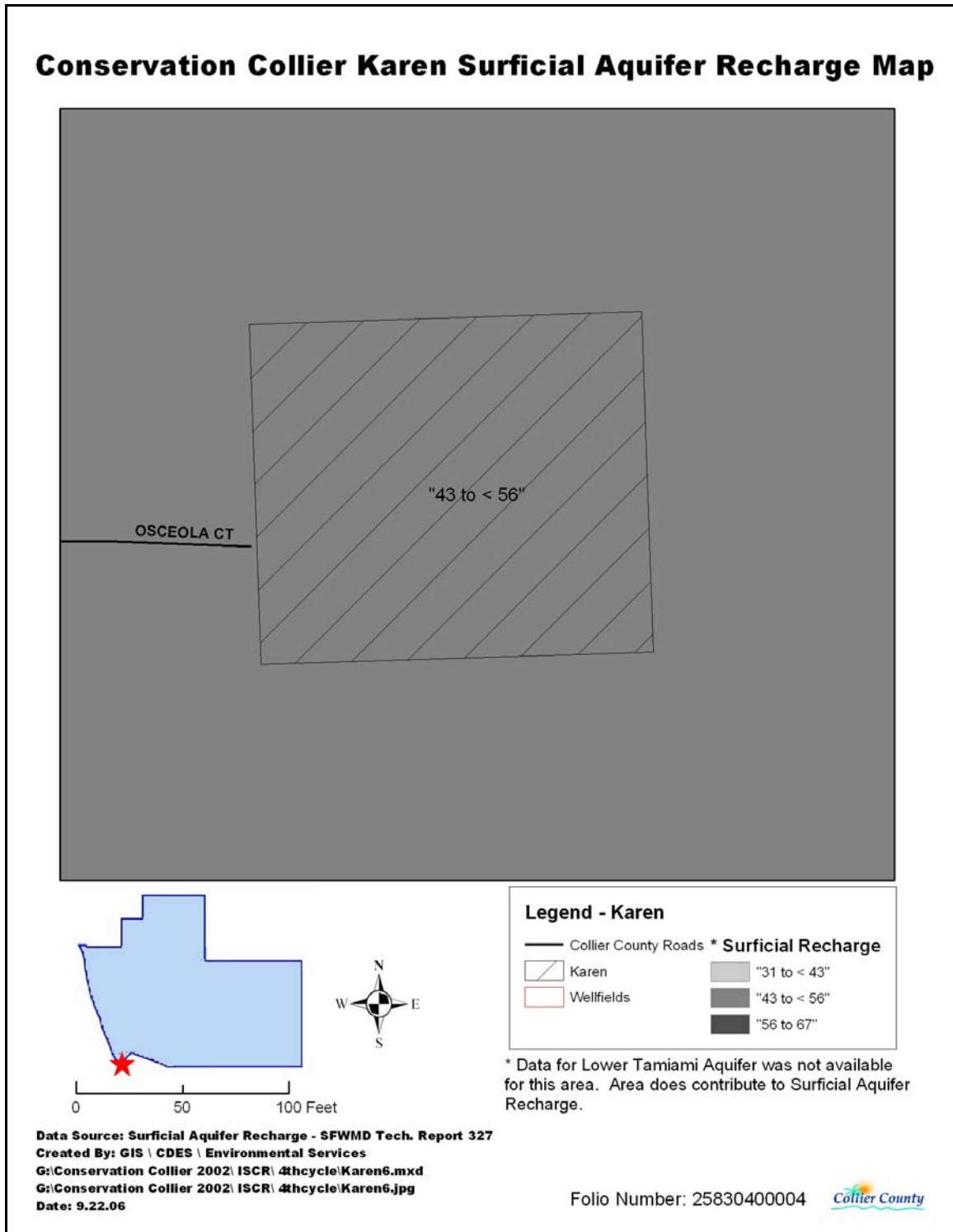


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Karen	Folio Number: 25830400004		
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	(FNAI) Global ranking G-3; rare/vulnerable to extinction. State listed S-2; imperiled/vulnerable
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. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	mature example of coastal hammock
1.A Total	100	95	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25	25	no data available for the Lower Tamiami Aquifer; parcel contributes 43" to <56" to surficial aquifer
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface Water Quality (Select the Highest Score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
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	0	no water quality enhancement opportunities observed
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	0	no strategic aspects for floodplain management observed
Subtotal	300	25	
1.B Total	100	8	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
a. The parcel has 5 or more FLUCCS native plant communities	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	Parcel has only 426 - tropical hardwood hammock
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by wildlife	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70	14	Parcel has FLUCCS that indicates higher diversity
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	removal of exotics only
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	139	
1.C Total	100	46	<i>Divide the subtotal by 3</i>
1.D Protection and Enhancement of Current Conservation Lands			
1.D Possible points Scored points Comments			
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Otter Mound Preserve to North
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 62 <i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>			
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
2.A Possible points Scored points Comments			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Oceola Ct.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or 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	good site for environmental education about tropical hardwood hammock and historical ecosystems
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.</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	20	This is an important archeological site as documented by the Marco Island Historical Society and the Archeological and Historical Conservancy
Subtotal	300	215	
2. Human Social Values/Aesthetics Total Score 100 72 <i>Obtained by dividing the subtotal by 3.</i>			
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation			
3.A Possible points Scored points Comments			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	RSF-3-MIZO 2 homes could be built
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 40	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		

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

7. SFVWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFVWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	50	
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	
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		
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	
e. Exotic plants constitute more than 75% of plant cover	20		
f. Significant maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	40	
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	60	moderate invasive, exotic plant maintenance and management required - habitat is not fire dependent
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 mainenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	60	
4. Feasibility and Management Total Score	100	67	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	251	

Exhibit F. Photographs

Photo 1. North-central boundary of property adjacent to Otter Mound Preserve



Photo 2. Northwestern boundary adjacent to Otter Mound Preserve



Photo 3. Mature gumbo limbos, stoppers and soapberries



Photo 4. Air potato infestation in center of property



Photo 5. Western edge of property along Osceola Ct.



Photo 6. Private Drive along South boundary



Photo 7. Western section of property

