

Conservation Collier Initial Criteria Screening Report



Property Name: Camp Keais Strand Sections 31-32
Folio Numbers: Various

Staff Report Date: September 12, 2005

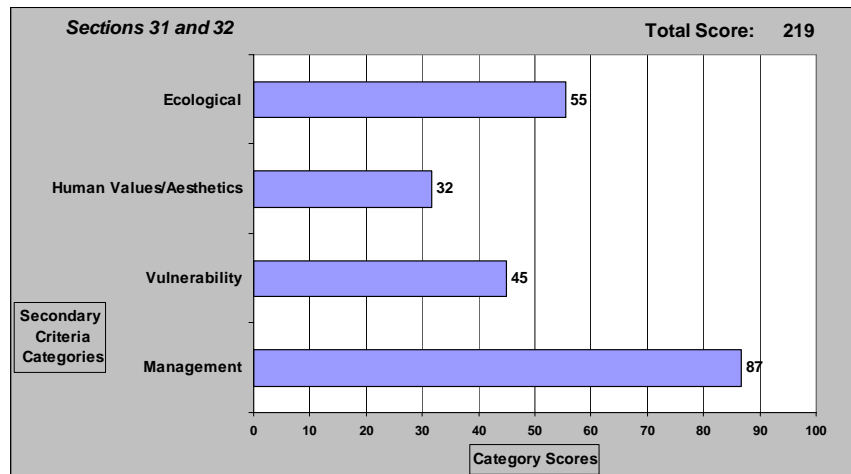


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I. Summary of Property Information

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	Camp Keais Stand Parcels	Parcels in Section 31 & 32, Township 48, Range 29 16 parcels (195 acres) currently offered out of a total of 95 parcels (814 Acres)
Folio Number	Various	See next page for complete listing
Target Protection Area	FSA/HSA	We do not have any properties purchased in this TPA yet
Size	2.5 to 75 acres	Most parcels are 5 acres, the smallest is 2.5 acres and the largest is 75 acres
STR	S 31 & 32, T48 R29	n/a
Zoning Category/TDRs	A-MHO Owners can apply for Stewardship Credits	Staff believes there is potential to partner with private interests who may purchase stewardship credits, reducing costs for the program.
FEMA Flood Map Category	D	Undetermined flood hazard area
Existing structures	None	n/a
Adjoining properties and their Uses	Active Agriculture, National Wildlife Refuge	Active agriculture surrounding with Florida Panther National Wildlife Refuge boundary approximately 3 – 4 miles to the south
Development Plans Submitted	none	No permits for development have been applied for
Known Property Irregularities	Inside project acquisition boundaries for 2 state agencies	<ol style="list-style-type: none"> 1. South Florida Water Management District Camp Keais Acquisition Boundary. SFWMD is not interested in partnership but will facilitate removal of parcels from boundary for a CC purchase. 2. Florida Forever CREW Project – Group A Staff exploring partnership potential
Other County Dept Interest	None	Queried Utilities, Transportation, Parks & Greenways

Camp Keais Strand properties currently offered to Conservation Collier

Owners	Acreage	Folio Number
Bortnick	5	00229720006
Campbell	5	00229000001
Darby Trust	5	00229080005
Diekow	75	00228120005
Dinda/Walsh	5	00230240009
Drotleff	5	00230920002
Freeman	5	00230720008
Goldwasser	40	00227760000
Griffin/Wolfe	5	00231080006
Hamilton	4.77	00229760008
McSwain	5	00231000002
Musfeldt	5	00229600003
Rudolph	10	00229040003
Schaab	2.5	00228980001
Street	2.5	00229160006
Tucker	10	00228760009
Winebrenner	5	00229280203
Total	194.77	

Figure 1. Location Map

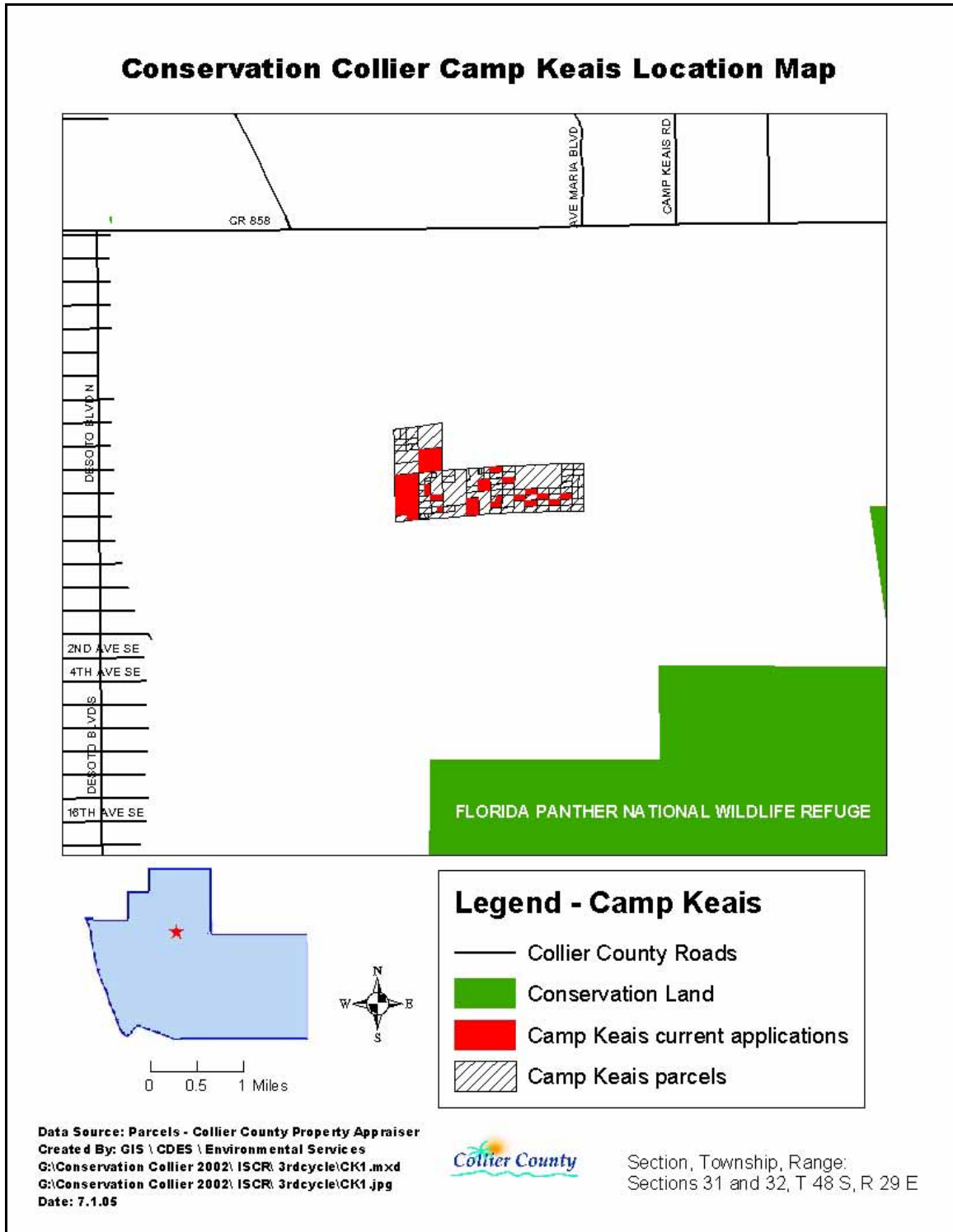


Figure 2. Aerial Map

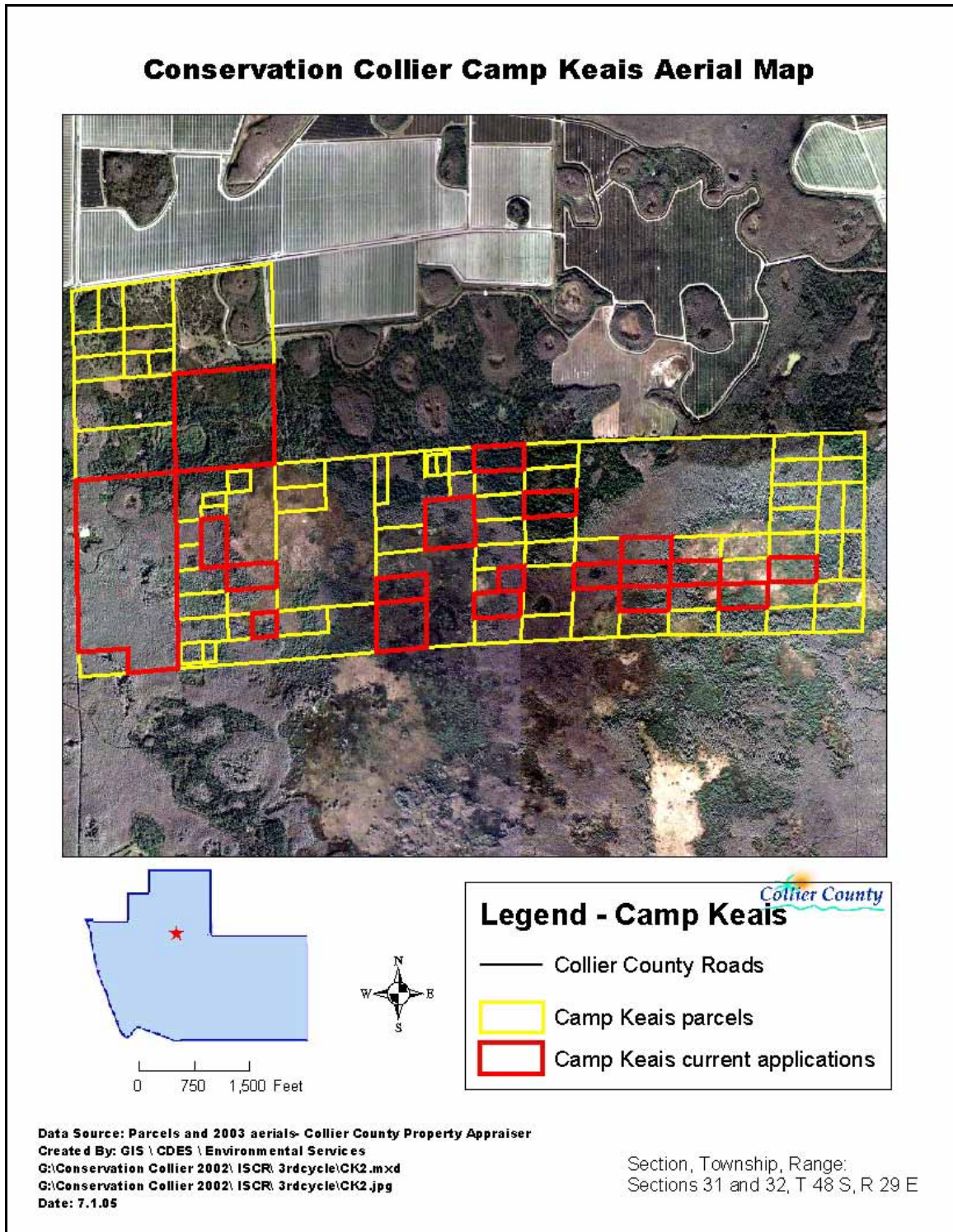


Figure 3. Surrounding Lands Aerial

Conservation Collier Camp Keais Surrounding Lands Map



0 0.5 1 Miles

Legend - Camp Keais

- Collier County Roads
- Conservation Land
- Camp Keais parcels
- Camp Keais current applications

Section, Township, Range:
Sections 31 and 32, T 48 S, R 29 E

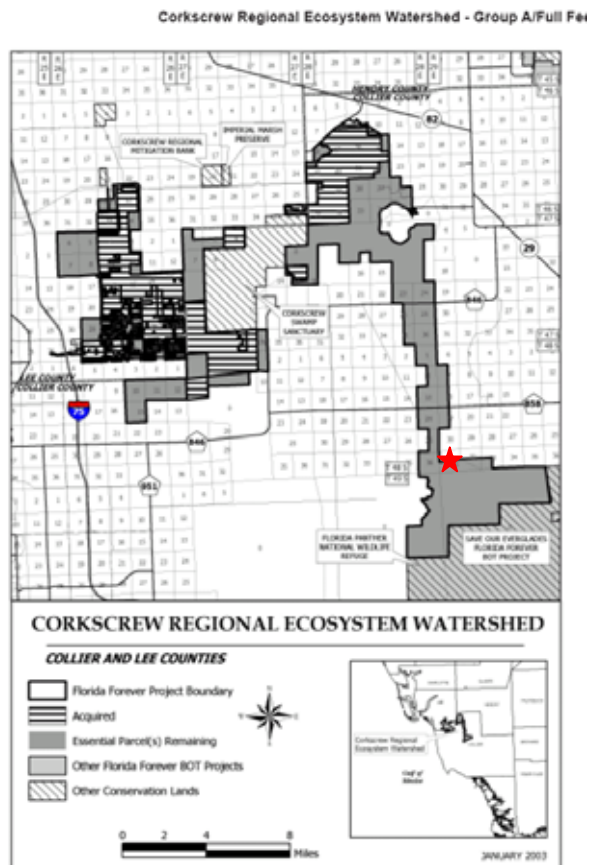
Data Source: Parcels and 2003 aerials- Collier County Property Appraiser
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Date: 7.1.05



Figure 4. South Florida Water Management District Camp Keais long term acquisition area

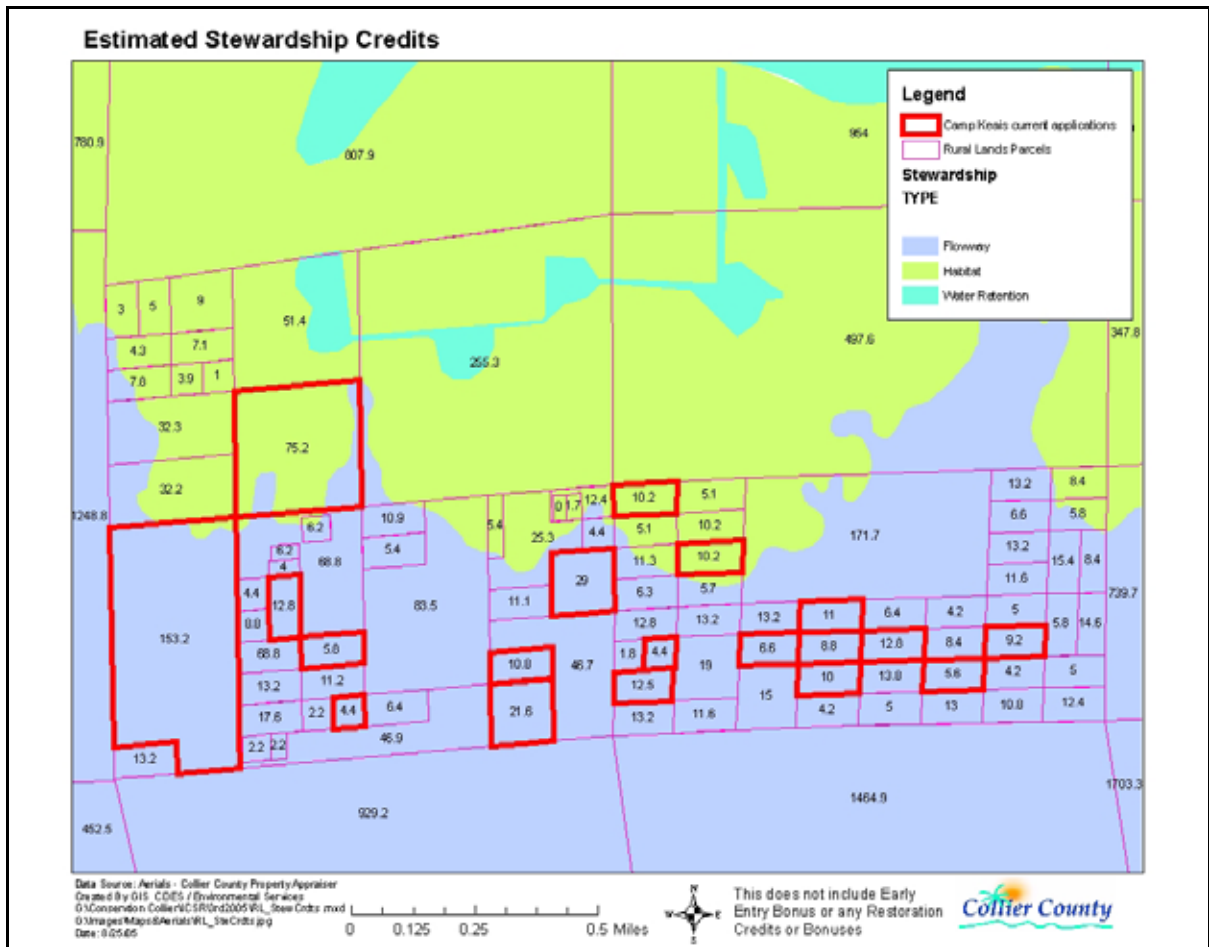


Figure 5. Florida Forever Corkscrew Regional Ecosystem Watershed Project Boundary.



These parcels are located within the Agricultural/Rural Mixed Use District. Most are within a designated Flow-way Stewardship area and a few are within a Habitat Stewardship Area. Stewardship Credits are associated with these parcels. The map below identifies Flow-way and Habitat Stewardship Areas and shows estimated credits. Eight (8) Stewardship Credits entitles one acre of development at the intensity allowed by the type of development proposed in receiving lands. Stewardship credits are transferable at market value. To staff's knowledge, credits have been transferred but not actually sold. Therefore, at present, no market value has been established.

Figure 6. Estimated Stewardship Credits



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. An aerial inspection was made of the property, however, no inspection was made of 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 for each offered parcel.

Owner	Acreage	Assessed Value*	Estimated Mkt Value**
Bortnick	5	\$5,000	\$10,000
Campbell	5	\$3,500	\$10,000
Darby Trust	5	\$3,500	\$10,000
Diekow	75	\$52,500	\$112,500
Dinda/Walsh	5	\$5,000	\$10,000
Drotleff	5	\$5,000	\$10,000
Freeman	5	\$5,000	\$10,000
Goldwasser	40	\$28,000	\$60,000
Griffin/Wolfe	5	\$5,000	\$10,000
Hamilton	4.77	\$4,770	\$9,600
McSwain	5	\$5,000	\$10,000
Musfeldt	5	\$5,000	\$10,000
Rudolph	10	\$7,000	\$18,000
Schaab	2.5	\$2,500	\$5,000
Street	2.5	\$1,750	\$5,000
Tucker	10	\$7,000	\$18,000
Winebrenner	5	\$3,500	\$10,000
Total	194.77	\$149,020	\$338,100

* 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 an aerial flyover site visit on July 25, 2005

MEETS INITIAL SCREENING CRITERIA 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>i. Hardwood hammocks</i>	<i>No</i>
<i>ii. Xeric oak scrub</i>	<i>No</i>
<i>iii. Coastal strand</i>	<i>No</i>
<i>iv. Native beach</i>	<i>No</i>
<i>v. Xeric pine</i>	<i>No</i>
<i>vi. Riverine Oak</i>	<i>No</i>
<i>vii. High marsh (saline)</i>	<i>No</i>
<i>viii. Tidal freshwater marsh</i>	<i>No</i>
ix. Other native habitats	Yes – Freshwater marsh, Cypress heads, Cypress forest and Pine flatwoods

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 621 – Cypress
- FLUCCS 641 – Freshwater marsh
- FLUCCS 643 – Wet prairie
- FLUCCS 624 – Cypress-pine-cabbage palm
- FLUCCS 617 – Mixed wetland hardwoods
- FLUCCS 411 – Pine flatwood

The following native plant communities were observed during airplane flyover:

- FLUCCS 621 – Cypress
- FLUCCS 641 – Freshwater marsh
- FLUCCS 411 – Pine flatwood

Characterization of Plant Communities present:

Ground Cover: In the freshwater marsh areas, there were tall grasses and alligator flag (*Thalia geniculata*) observed from an airplane flyover.

Midstory: The midstory plant community was not observable from the airplane flyover.

Canopy: Canopy was primarily cypress but also observed a small area of pine in the northwest section of the parcels.

Statement for satisfaction of criteria:

These data indicate that native plant communities do exist on the parcels.

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 FSA/HSA target protection area. As no other parcels have been purchased in this area, they would offer equitable geographic distribution. At some future time when public access could be achieved, these parcels would contribute to the aesthetic setting of 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) **Yes**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The entire area was predominately wet, with several depressional marshes observed

Wetland dependent plant species (OBL/ FACW) observed:

Alligator flag (*Thalia geniculata*) **OBL**, Cypress (*Taxodium distichum*) **OBL**

Wetland dependent wildlife species observed:

Collier County GIS data indicated 2 rookeries and 2 other instances of undefined “wildlife observations” located on or near these parcels. A gathering of large white birds was observed near where one of the rookeries had been documented.

Other Hydrologic indicators observed:

Surface water was observed as being present over most of the parcels at the time of airplane flyover.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Hydric soils cover nearly 100%. Mapped soils include:

- **43 – Winder, Riviera, limestone substratum, and Chobee soils** (40%), typically found in marshes (depressional);
- **25 – Boca, Riviera, limestone substratum and Copeland fine sands** (25%), typically found in depressions, cypress swamps and marshes (depressional);
- **17 – Basinger fine sand** (25%), typically found in sloughs and poorly defined drainage ways (slough); and
- **14 – Pomelo fine sand** (10%), typically found on low ridges in pine flatwoods

Lower Tamiami recharge Capacity: Insignificant at 0 to 7” annually.

Surficial Aquifer Recharge Capacity: Moderate to substantial at 43 to 56” annually.

FEMA Flood map designation: The property is within Flood Zone D, a zone where the flood hazard has not been determined.

Statement for satisfaction of criteria:

This parcel provides habitat for wetland dependent plant and wildlife species. Observations of plant communities matched mapped soils, indicating this area has historically functioned as a marsh and flow way. Observations indicated it continues to fulfill that function. Substantial surficial water storage is occurring, so it is reasonable to assume that this area would serve to attenuate and drain floodwaters from surrounding farmed properties.

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 on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

Listed plant species could not be observed from an airplane flyover.

Listed Wildlife Species: Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

Listed wildlife species could not be definitively identified from an airplane flyover; however, some kind of large white bird was observed clustered in one area, which was

either snowy egrets (*Egretta thula*) or white ibis (*Eudocimus albus*), both state listed as a Species of Special Concern.

Bird Rookery observed? Yes, containing approximately 25 birds.

FWCC-derived species richness score: Range from 4 to 10 over the area where these parcels are located, with deeper marsh areas having a score of 4 and surrounding cypress areas ranging from 7 to 10, indicating high biodiversity.

Non-listed species observed: none observed during flyover

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Listed wading birds and alligators (*Alligator mississippiensis*).

Statement for satisfaction of criteria:

Observations of the general landscape indicated a high degree of ecological quality. Restoration potential is high; as the only necessary restoration would be removal of scattered exotics that were so few that they were not identifiable as being present during the flyover. However, the mapped FLUCCS code indicates some level of Melaluca infestation. Brazilian pepper is likely present on the edges where the parcels abut farm fields.

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: These parcels are within the Camp Keais Strand, containing flow way and wildlife stewardship areas of the Agricultural/Rural Mixed Use District. They function as buffer for the flow way, corridor and ecological link between wildlife habitat in the northern and southern portions of Collier County. They are connected ecologically with Florida Panther National Wildlife Refuge lands 3-4 miles to the south.

Is the property within the boundary of another agency's acquisition project?

1. South Florida Water Management District Camp Keais Project

2. Florida Forever – CREW Project - Group A Projects

Yes

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?

No*

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

*** The South Florida Water Management District has indicated they will work with Conservation Collier to develop a status for this area that will allow a purchase under the Conservation Collier ordinance. Florida Forever Staff have been contacted but no discussions have occurred yet.**

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: There are limited opportunities for hiking due to long hydroperiod of the wetlands. Future management could include construction of a boardwalk.

Nature Photography: Current lack of access would limit opportunities for nature photography; however, future developed access could provide opportunities.

Bird-watching: While there is utilization of this area by wading birds, current lack of access would limit opportunities for bird watching. Future developed access could provide opportunities.

Kayaking/Canoeing: Boating is inappropriate due to the shallowness of the wetlands.

Swimming: Swimming is not an appropriate use.

Hunting: Hunting is a use that may be evaluated in the future if more contiguous parcels can be acquired.

Fishing: Fishing opportunities would be limited due to the shallow nature of the wetlands.

Recommended Site Improvements: Future recommended site improvements would include removal of any observed exotic vegetation and construction of an access road, parking area and wildlife observation boardwalk.

IV. Assessment of Management Needs and Costs

Active management of this property would not likely occur until contiguous parcels could be acquired and access can be secured. A formal land management plan will develop a timetable for assessment of management needs.

Exotic, Invasive Plants Present:

Geographic Information Systems (GIS) data suggests some exotics are present; however, these were not observed during the airplane flyover. It is likely that some Melaleuca and Brazilian pepper are present, particularly near the boundaries of the area where cleared farm fields abut parcels.

Exotic Vegetation Removal and Control

There would be no exotic removal contemplated in the near future due to low levels of infestation and lack of access.

Public Parking Facility:

The development of public parking is not contemplated in the near future.

Public Access Trails:

Public access trails would not be feasible at this time.

Security and General Maintenance:

No security or maintenance would be necessary in the near future.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	n/a	n/a	Few exotics observed, no access for removals to occur
Parking Facility	n/a	n/a	Future determination
Access Trails	n/a	n/a	No access at this time and trails are not appropriate due to wetland nature of parcels
Fencing	n/a	n/a	No fencing necessary as property is remote and currently inaccessible
Trash Removal	n/a	n/a	No trash observed
Signs	n/a	n/a	3' X 1.5' metal on post – uninstalled – to mark boundaries \$100 each - future
Total	0	0	

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 2005 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2006. 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 group of parcels a score of 85 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 group of parcels appears to be below the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

Florida Forever Program:

These parcels are inside a Florida Forever project boundary, the Corkscrew Regional Ecosystem Watershed Project, which is listed as a Group A Project on the 2005 Annual Florida Forever List. Conservation Collier Program staff is discussing partnership potential for these parcels.

South Florida Water Management District:

SFWMD staff has advised that while these parcels are within a SFWMD project boundary (Camp Keais Strand Acquisition Boundary), this area is considered a long term proposed acquisition project and is currently not a top priority for purchase. Because funding is being applied to other higher priority areas, and these are smaller parcels that would be acquired on a random basis, a funding partnership is unlikely. A management partnership is similarly unlikely because they are smaller scattered parcels.

VI. Summary of Secondary Screening Criteria

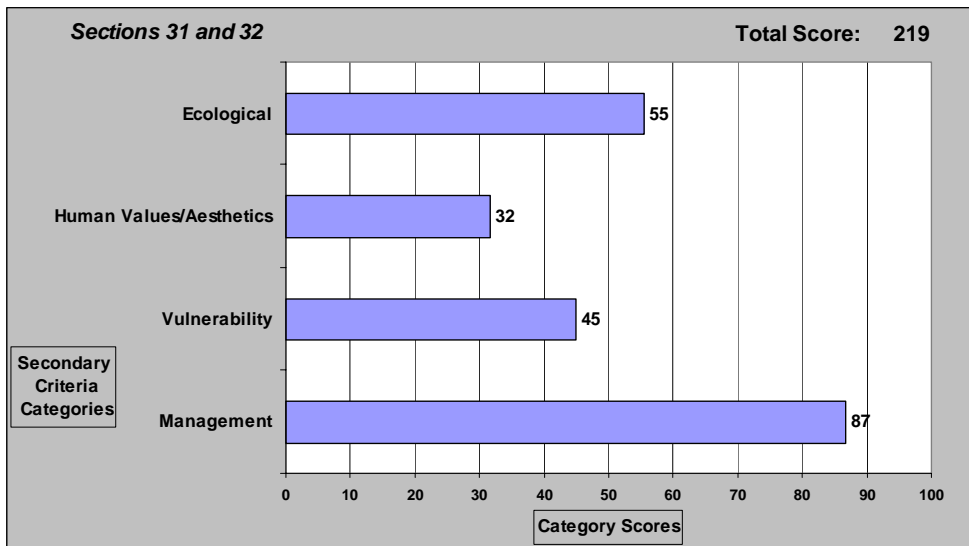
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 219 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	55	55%
Human Values/Aesthetics	100	32	32%
Vulnerability	100	45	45%
Management	100	87	87%
Total Score:	400	219	55%

Percent of Maximum Score: 55%

Figure 7. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score – 219 out of possible 400

Ecological: 55 out of 100

The ecological strong points of this area are that the area is contiguous with an identified flow-way; it is relatively diverse in plant communities (3-6), supports wildlife, likely has a rookery, is in good ecological shape and needs no restoration. It lost points because none of the vegetation communities are on the list of unique and endangered plant communities, because it is not within a well field protection zone, and because it is not immediately contiguous with other conservation lands, though lands between it and conservation lands are undeveloped.

Human Values/Aesthetics: 32 out of 100

This score is low due to lack of access and limited current opportunities for natural resource-based recreation. These could be provided in the future.

Vulnerability: 45 out of 100

Vulnerability is moderate due to the underlying zoning (A-MHO); however, because most of the parcels are in a Flow-way Stewardship area and a few are within the Habitat Stewardship area, vegetation removal and development would be subject to more restrictions on these parcels. This scoring format does not identify those nuances.

Management: 87 out of 100

A high management score was achieved because no hydrologic changes are necessary to sustain site qualities in perpetuity, few exotics are present and no management actions are contemplated until future access can be secured.

Parcel Size: There are a variety of parcel sizes, ranging from 2.5 acres to 75 acres, with the majority offered being 5-acre parcels. While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This group of parcels is not similar to others in the current buying cycle.

Exhibit A. FLUCCs Map

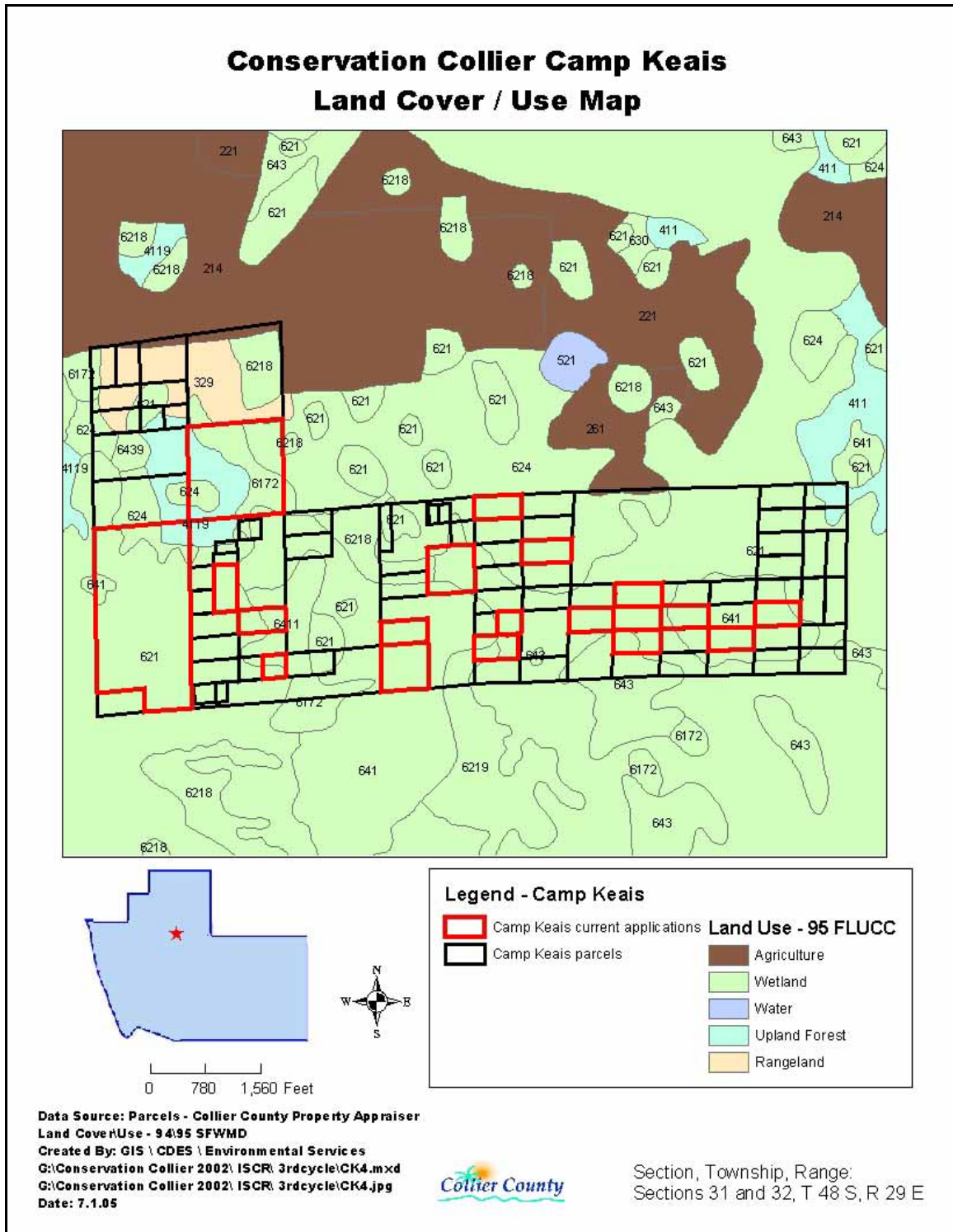


Exhibit B. Soils Map

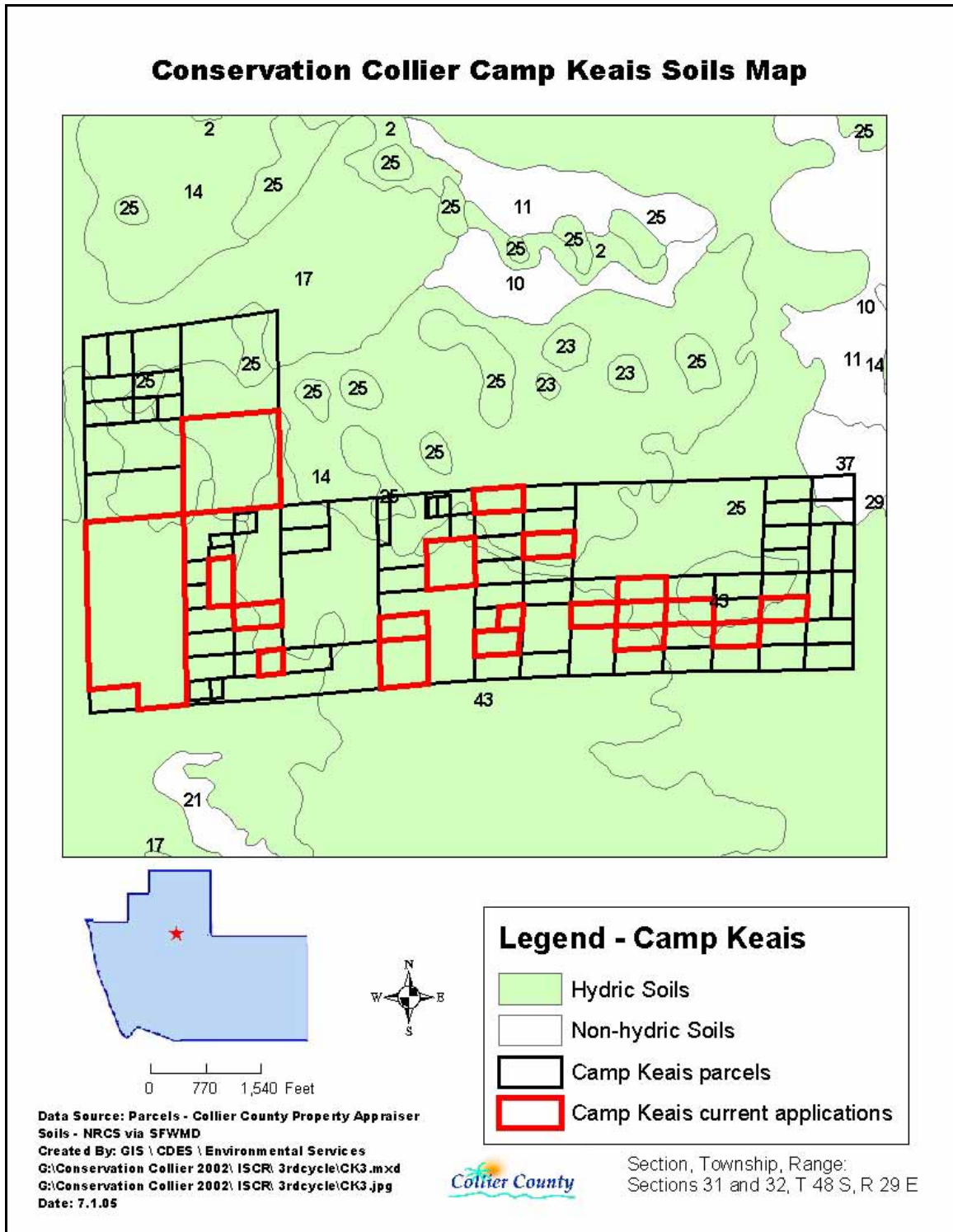


Exhibit C. Species Richness Map

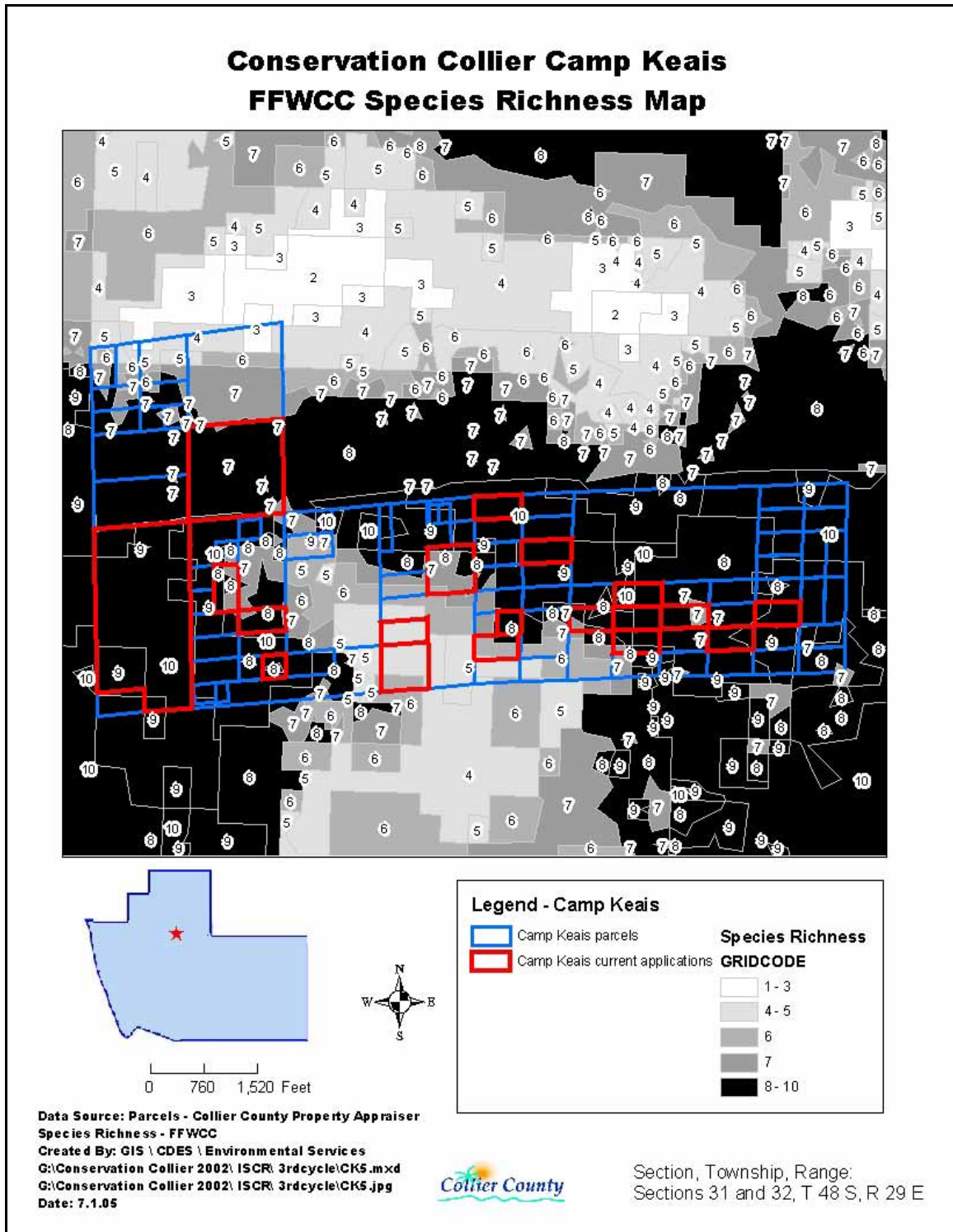
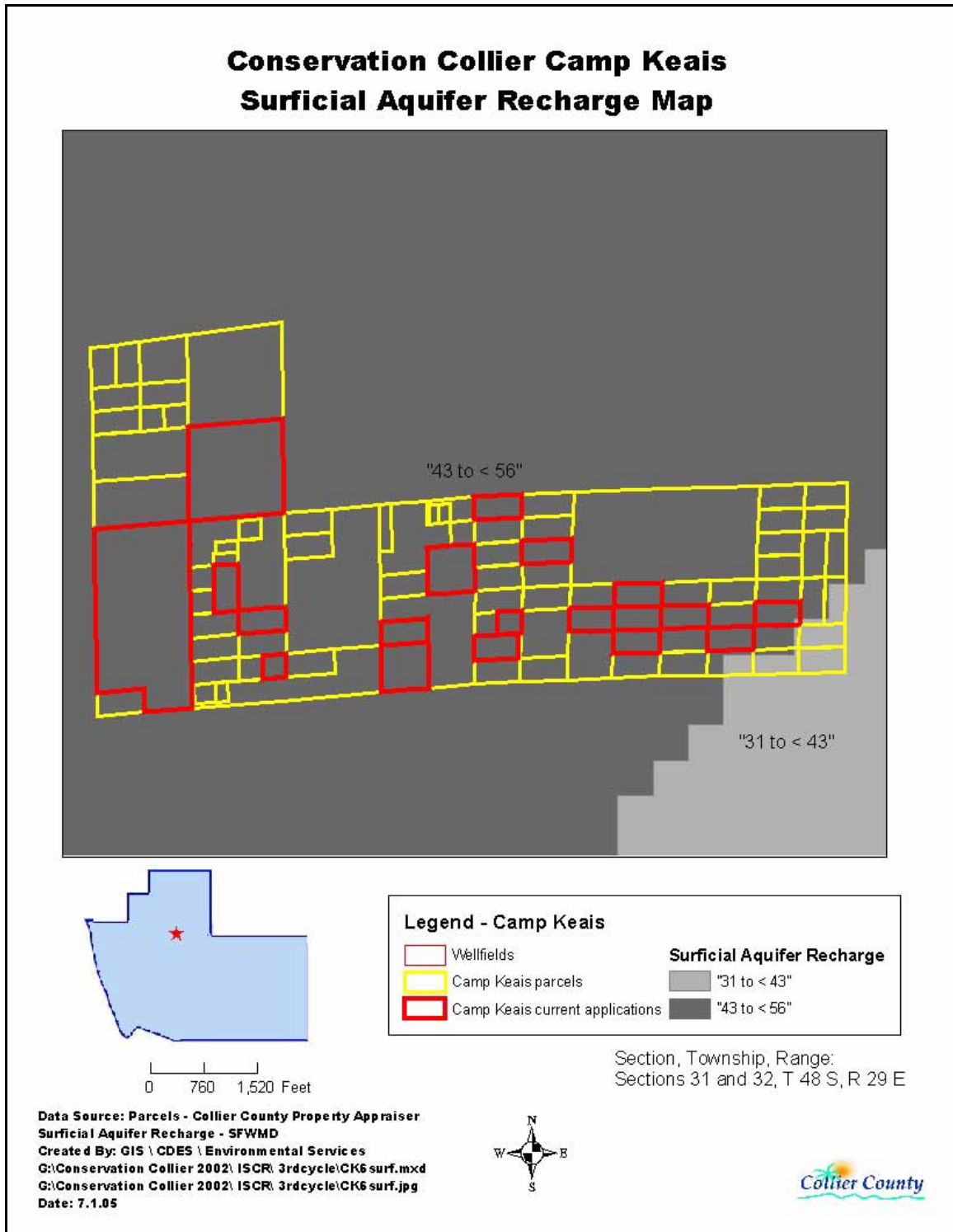
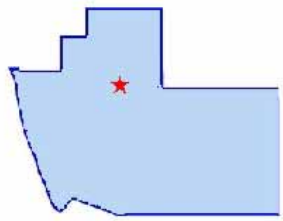
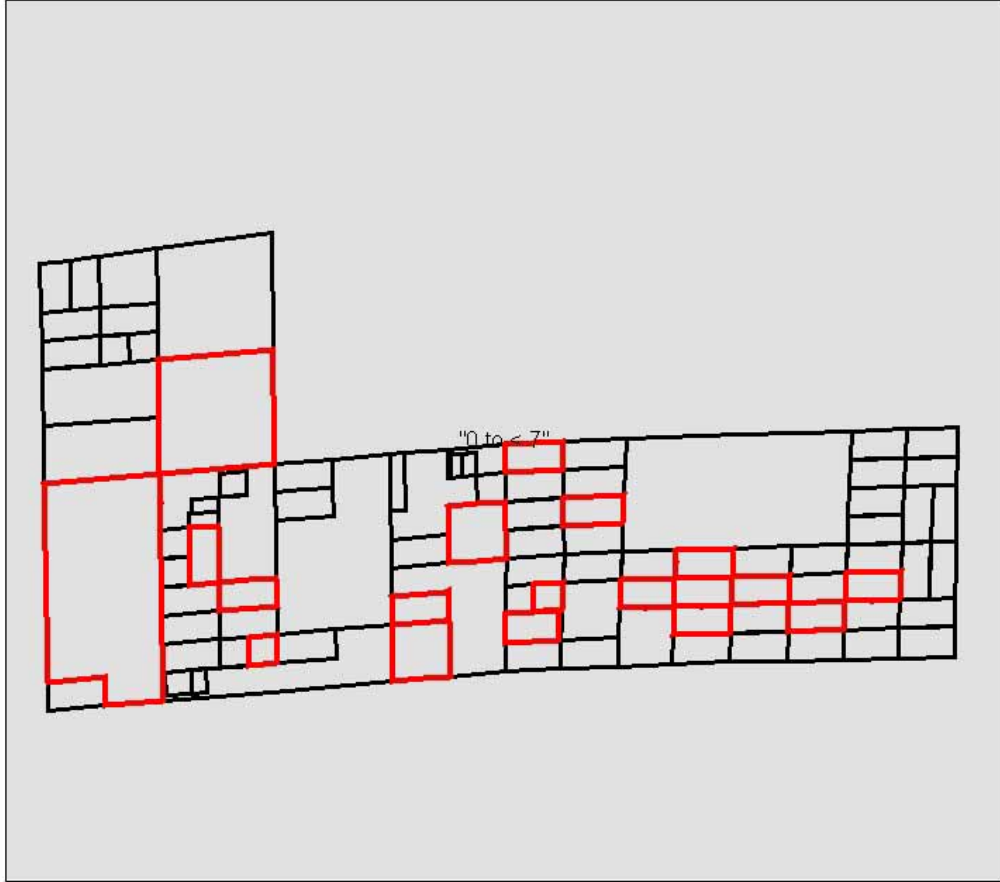


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier Camp Keais Lower Tamiami Aquifer Recharge Map



0 760 1,520 Feet

Legend - Camp Keais

-  Wellfields
-  Lower Tamiami Recharge
-  Camp Keais parcels
-  Camp Keais current applicaitons

Data Source: Parcels - Collier County Property Appraiser
Surficial Aquifer Recharge - SFWMD Tech. Report 327
Created By: GIS \ CDES \ Environmental Services
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G:\Conservation Collier 2002\ ISCR\ 3rdcycle\CK6tam.jpg
Date: 7.1.05



Section, Township, Range:
Sections 31 and 32, T 48 S, R 29 E

Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Camp Keais Strand Properties Sections 31 and 32		Folio Numbers: various	
Geographical Distribution (Target Protection Area): FSA/HAS			
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	freshwater marsh, cypress forest and small area of pine
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	Camp Keais Strand is an outstanding example of a marsh/cypress forest system
1.A. Total	100	15	
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	Contributes primarily to the surficial aquifer - 43 to 56" yearly, very little to Lower Tamiarni - 0-7" yearly
c. Parcel would contribute minimally to aquifer recharge location	25		
	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	50	Camp Keais Strand
d. Wetlands exist on site	25	25	parcels are all wetlands except for a small area of pine flatwood
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	40	(<i>Prorate site based on area of Slough or Depressional Soils</i>) Site has approximately 50% depressional soils: Boca Riviera Cop(25), Holopaw and Okeelanta(23), Winder, Riviera etc(43) Approximately 50% are hydric slough soils: Pineda Fine Sand, limestone substratum(14)Basinger FS(17)
b. Slough Soils	40	20	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	parcel currently flooded
Subtotal	300	205	
1.B Total	100	68	<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		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	85	641-Freshwater marsh, 621-Cypress, and 411-pine flatwoods - these were the FLUCCS observed from the airplane flyover. The County GIS layer identifies six (6) FLUCCS codes as present.
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		
b. Listed wildlife species have been documented on the parcel by	70	70	<i>If a, or b, are scored, then c. Species Richness is not scored. Provide documentation source - County GIS database</i>
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</i>
d. Rookery found on the parcel	10	10	rookery observed by air - egrets or white herons - 2 documented in this area
e. Listed plant species observed on parcel - add additional 20 po	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	No restoration necessary
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	265	
1.C Total	100	88	<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		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Location is approx 3-4 miles north of northern boundary for Florida Panther National Wildlife Refuge
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	50	
1. Ecological Total Score	100	65	<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		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0	0	no known legal access, there may be physical access from buggy trails - a few were noted from the air
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	This area offers future opportunities for a boardwalk, environmental education and nature photography
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	60	0	<i>Score between 0 and 60 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	<i>Provide a description and photo documentation of the outstanding characteristic - This area is very remote and appears to have high ecological quality</i>
Subtotal	300	95	
2. Human Social Values/Aesthetics Total Score	100	32	<i>Obtained by dividing the subtotal by 3.</i>

Exhibit E. 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		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	A-MHO Agriculture with a mobile home overlay
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	
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 necessary
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	80	From the air no signature of exotic infestation was observed - although GIS FLUCCS codes identify some infestation in the pine flatwood area - less than 25% present
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. Maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-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 required - no maintenance contemplated until access can be secured
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		
5.C Total	100	80	
4. Feasibility and Management Total Score	100	87	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	219	

Exhibit F. Photographs

Photo 1. Looking from west to east over the parcels



Photo 2. Looking from north to south over the parcels



Photo 3. Close-up of one of the marsh areas



Photo 4. Marsh area



Photo 5. Looking from northwest to southeast over the parcels

