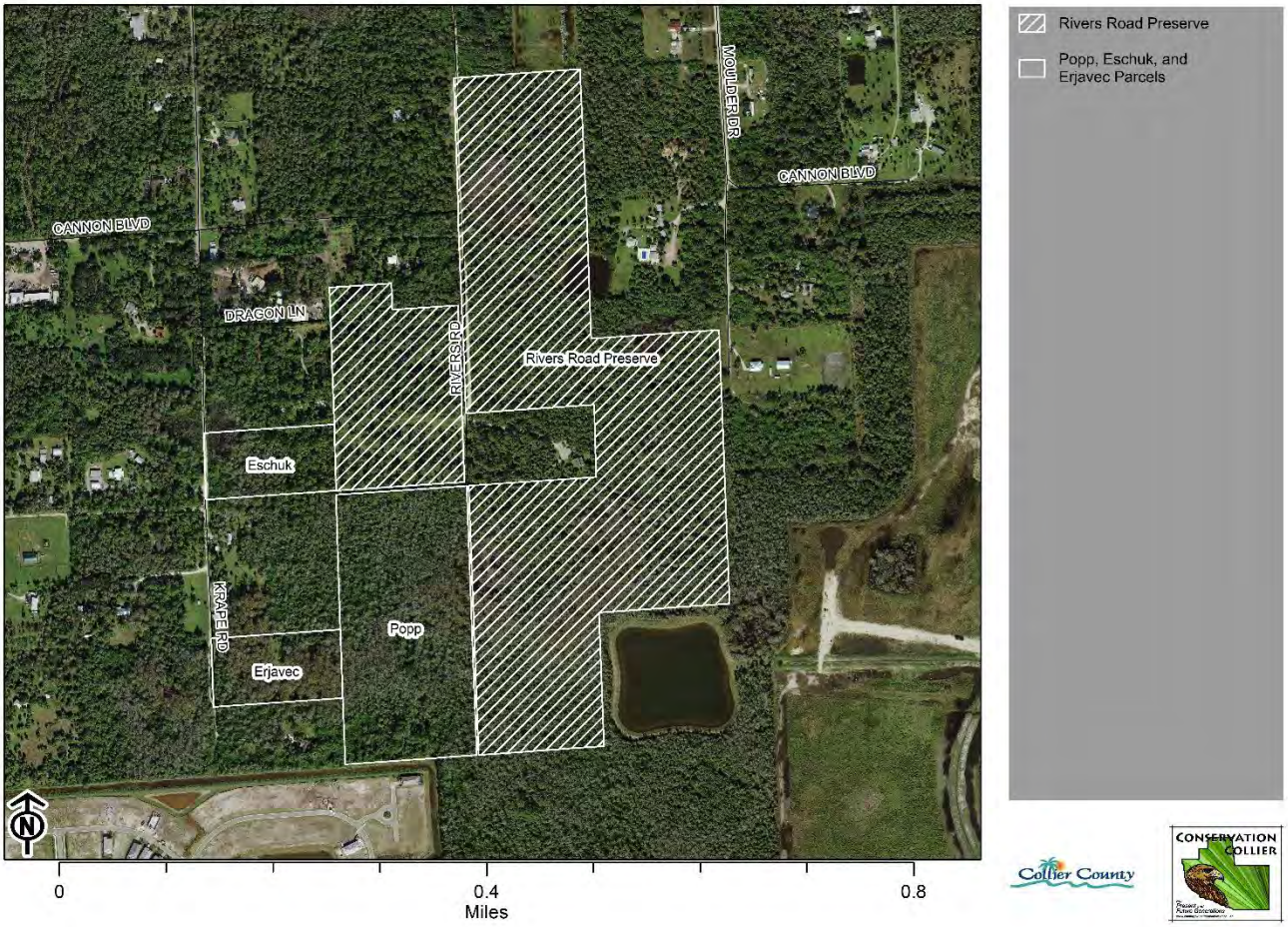
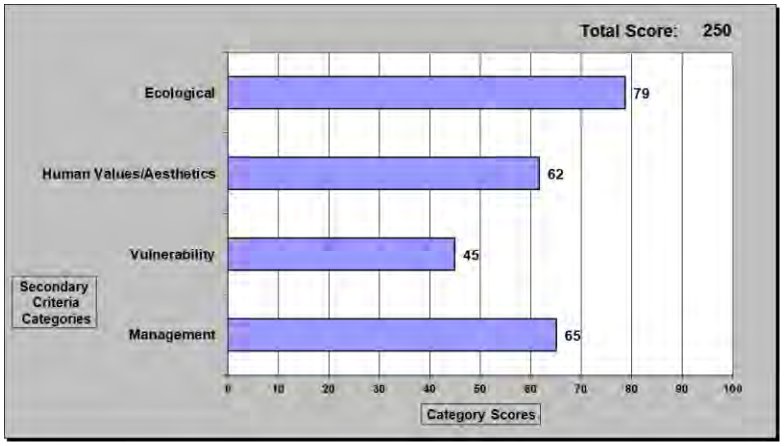
Conservation Collier
Initial Criteria Screening Report

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - 2021 Aerial



Property Name: Popp, Erjavec, and Eschuk
Folio Number(s): 00217520001, 00214880003, and 00217160005
Staff Report Date: September 13, 2021 CCLAAC Meeting



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Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its 10th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. It provides objective data to demonstrate how properties meet the criteria defined by the ordinance. That is the sole purpose for this report and it is not meant for any other use.

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

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

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

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

I. Summary of Property Information

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

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	**Popp, Erjavec, and Eschuk**	
Folio Numbers	**Popp - 00217520001 Erjavec - 00214880003 Eschuk - 00217160005**	
Target Protection Area	**Rivers Road Preserve**	
Size	**Popp - 19.4-acres Erjavec – 4.98-acres Eschuk – 4.87-acres**	
Section, Township, and Range	**S 30 T 48 R 27**	
Zoning Category/TDRs	**A-MHO RF-Receiving**	**Agriculture with a Mobile Home Overlay – allows for no greater than one unit per 5 acres currently, but these are "receiving lands" within the Rural Fringe Mixed Use District and TDRs could be used to increase density.**
FEMA Flood Map Category	**AH**	**Zone AH areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet.**
Existing structures	**n/a**	**No structures present**
Adjoining properties and their Uses	**Rural lands, single family homes, conservation easement area**	**N, E – Rivers Road Preserve SE - Olde Florida Golf Club preserve S – Greyhawk at Golf Club of the Everglades community W – low-density single-family homes**
Development Plans Submitted		
Known Property Irregularities	**Oil, Gas and Mineral rights (OGMs)**	**OGMs not included**
Other County Dept Interest	**Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Coastal systems, Zoning, Engineering**	**None**

Figure 1. Location Map

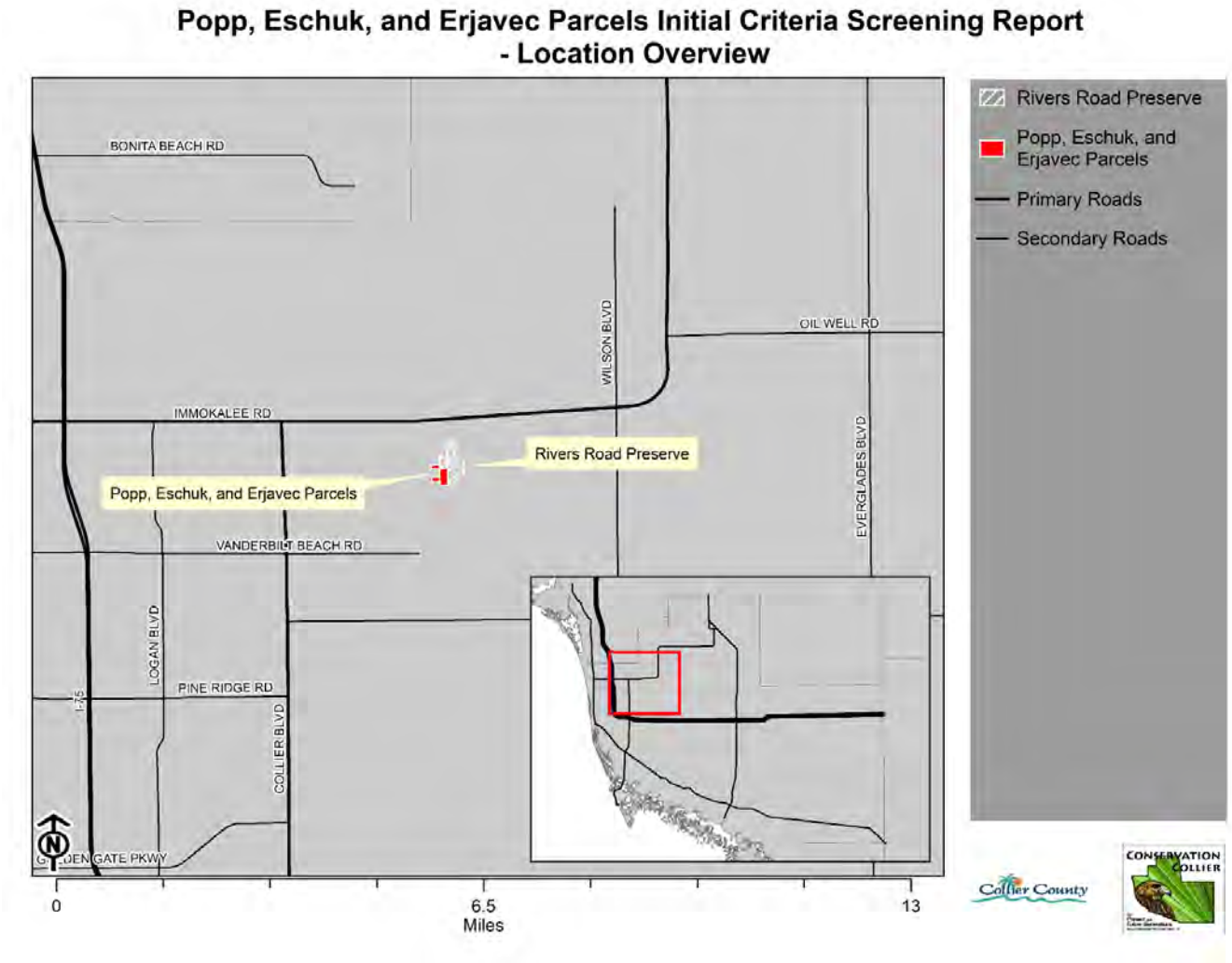


Figure 2. Aerial Map

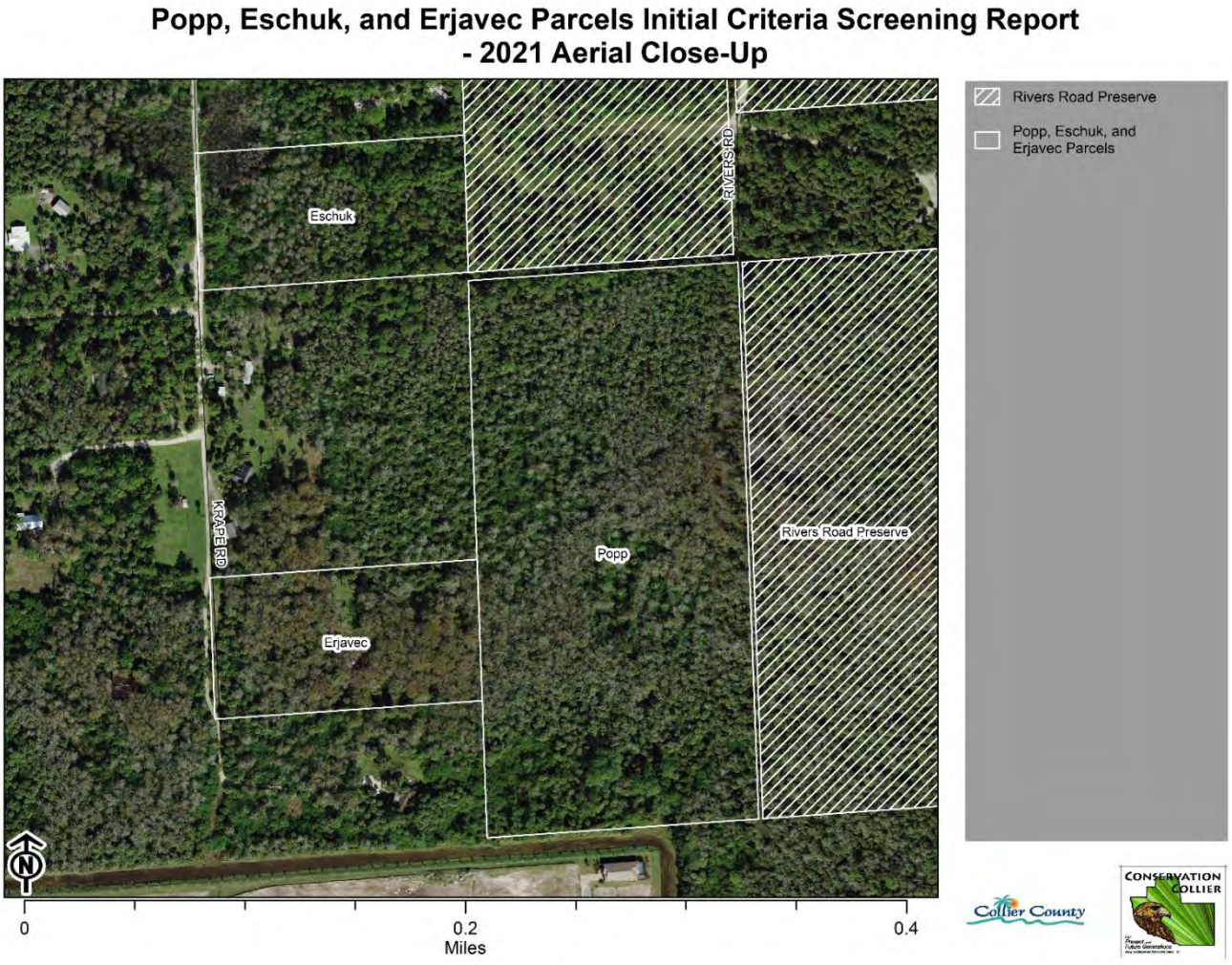
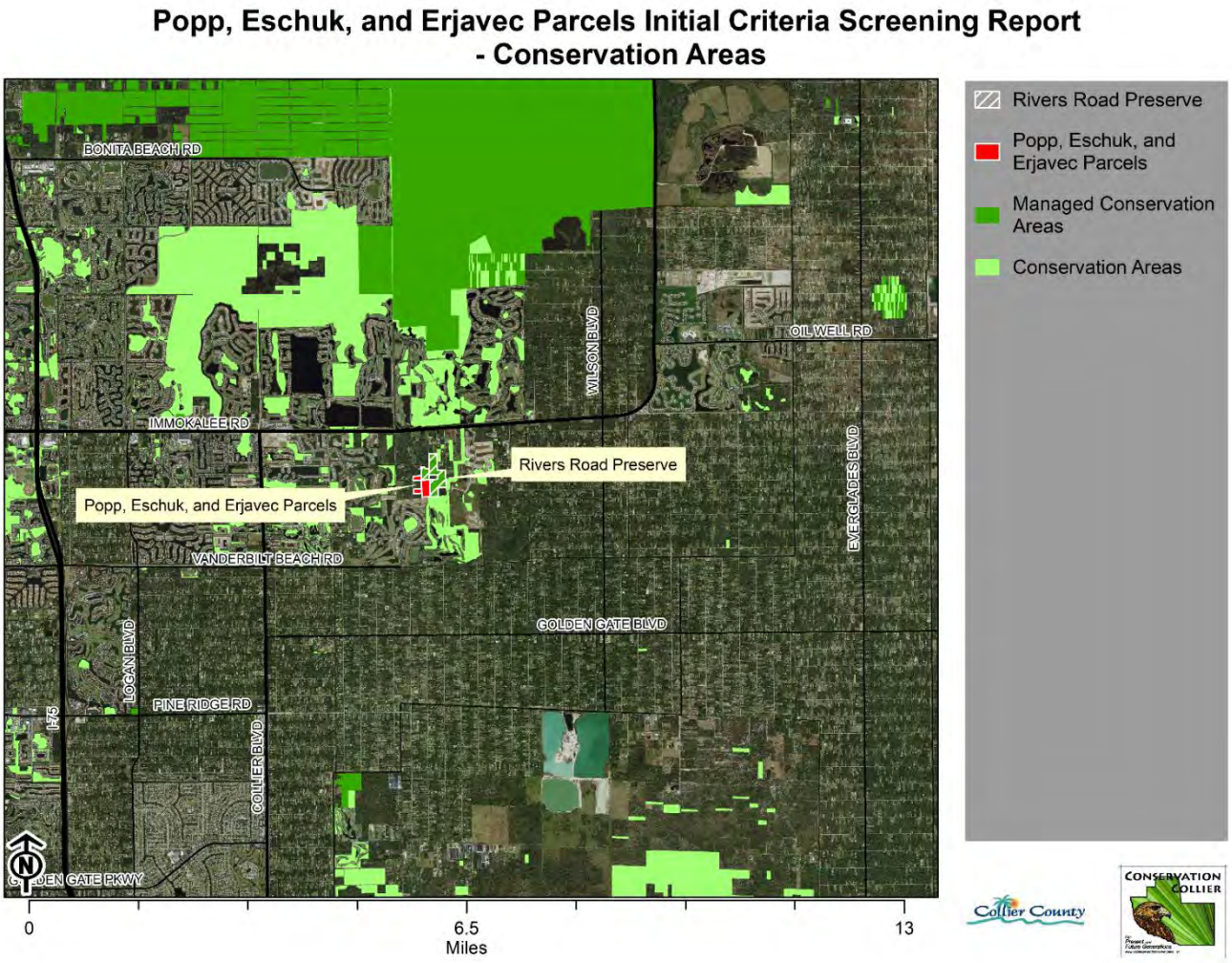


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised is fee simple " as is " for the purchase of the site(s). A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. Each is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties 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 this report and the Real Estate Services Department staff relied upon information solely provided by program staff. The valuation conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required.

Estimated Assessed Value: *

Property owner	Folio	Acreage	Assessed Value
Popp	00217520001	19.4	$970,000
Erjavec	00214880003	4.92	$246,000
Eschuk	00217160005	4.78	$239,000
Total		**29.1**	**$1,455,000**

* Property Appraiser's Website

The Assessed Value is based off the current use of the property.

The **Estimated Assessed Value** for these properties is from the recently updated 2021 values. These values have increased significantly over 2020 Property Appraiser values. The **Estimated Market Value** for Popp was obtained from the Collier County Real Estate Services Department in late May. Due to the significant increase in Assessed Value, staff will request updated Estimated Market Value for all three properties and report back at the next Advisory Committee meeting.

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. It is within an established growth management and/or overlay – the Rural Fringe Mixed Use Overlay (RFMUO). This parcel is zoned Agricultural, RFMUO - Receiving.

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

The purpose of this section is to provide a closer look at how the property meets initial criteria. Conservation Collier Program staff conducted a site visit on 7/14 (Popp), 8/6 (Erjavec), and 8/20 (Eschuk).

MEETS INITIAL SCREENING CRITERIA-

1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a) Yes

i.	*Hardwood hammocks*	*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***

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: Mixed wetland hardwoods, cypress, hydric pine flatwoods, cabbage palms, mixed shrubs, low-density single-family units
The following native plant communities were observed: Mixed cypress, cabbage palm, and pine forest, as well as disturbed areas

Characterization of Plant Communities present:
Ground Cover: Dense mats of air potato in many of the drier areas. Transitional areas were dominated by swamp ferns and sword ferns. In wetter areas the ground cover was sparse.
Midstory: Primarily Brazilian pepper and cabbage palm, myrsine, strangler fig, and wild coffee.
Canopy: Primarily bald cypress and cabbage palms with scattered live oak, Java plum, and some large slash pines. A stand of willow is located along the western edge of the Eschuk parcel.
*Invasive species were not a major component of the plant communities on the Erjavec parcel

Statement for satisfaction of criteria:
The vegetation present is like that of the adjoining Rivers Road Preserve during its pre-restoration state. These parcels contain habitat that is transitioning between wetland and upland and thus consists of species representative of both.

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)

Statement for satisfaction of criteria: These parcels may be accessed via Rivers Road or Krape Road. These properties offer 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.

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

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The mixture of wetland hardwoods on each parcel indicates that surface water is present for at least a portion of the year. There is a deeper willow pond present on the Eschuk parcel that may retain water year-round.

Table 2: Wetland Dependent Plant Species Observed

Common Name	Scientific Name	Wetland Status
beggar's tick	*Bidens alba*	OBL
pop ash	*Fraxinus caroliniana*	OBL
dahoon holly	*Ilex cassine*	OBL
swamp bay	*Persea palustris*	OBL
coastal plain willow	*Salix caroliniana*	OBL
bald cypress	*Taxodium distichum*	OBL
red maple	*Acer rubrum*	FACW
swamp fern	*Blechnum serrulatum*	FACW
strangler fig	*Ficus aurea*	FAC
wild coffee	*Psychotria nervosa*	FAC
cabbage palm	*Sabal palmetto*	FAC
elderberry	*Sambucus canadensis*	FAC

OBL = Obligate Species, FACW = Facultative Wet Species, FAC = Facultative Species

Wetland dependent wildlife species observed: None

Other Hydrologic indicators observed: A willow pond is located along Krape Rd on the west side of the Eschuk parcel. Mature cypress trees are found throughout all three parcels. Areas with sparse ground cover indicate the presence of standing water for a portion of the year. Staff have detected standing water in comparable habitat on Rivers Road Preserve.

Soils: The property is dominated by Riviera fine sand, limestone substratum. This nearly level, poorly drained soil is in sloughs and broad, poorly defined drainageways. The permeability of this soil is moderate to moderately rapid. The available water capacity is low. Under natural conditions, the seasonal high water table is within a depth of 12 inches for 3 to 6 months during most years. During the other months, the water table is below a depth of 12 inches, and it recedes to a depth of more than 40 inches during

extended dry periods. During periods of high rainfall, the soil is covered by shallow, slowly moving water for about 7 days. The natural vegetation consists of scattered areas of South Florida slash pine, cypress, cabbage palm, wax myrtle, sand cordgrass, gulf muhly, blue maidencane, South Florida bluestem, and chalky bluestem. This soil is poorly suited to cultivated crops because of the wetness and droughtiness. This soil has severe limitations for most urban uses because of the high water table. It has severe limitations for septic tank absorption fields because of wetness and poor filtration. Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990).

Aquifer recharge Potential: Aquifer recharge map data was developed by Fairbank, P. and S. Hohner in 1995 and published as *Mapping recharge (infiltration and leakage) throughout the South Florida Water Management District,* Technical publication 95-20 (DRE # 327), South Florida Water Management District, West Palm Beach, Florida.

Lower Tamiami recharge Capacity: 21-102 inches

Surficial Aquifer Recharge Capacity: 56 to 67 inches

Wellfield Protection: No

FEMA Flood map designation: The property is currently within Flood Zone AH, which indicates that the area is subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet.

Statement for satisfaction of criteria: These parcels help protect wetland dependent vegetation, wildlife, and the underlying aquifer. The parcels lie in a flood zone and likely hold water that would be displaced if they were to be developed.

4. ***Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?***
   Ord. 2002-63, Sec. 10 (1)(d)

Listed Plant Species: The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (FWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at https://www.fws.gov/endangered/. The Florida state lists of protected plants are administered and maintained by the Florida Department of Agriculture and Consumer Services (FDACS) via chapter 5B-40, Florida Administrative Code (F.A.C.) and can be found on their website.

Table 3: Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Northern needleleaf airplant	*Tillandsia balbisiana*	ST	N
Cardinal airplant	*Tillandsia faciculata*	SE	N

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

Bird Rookery observed? No

GIS mapped species and habitats:

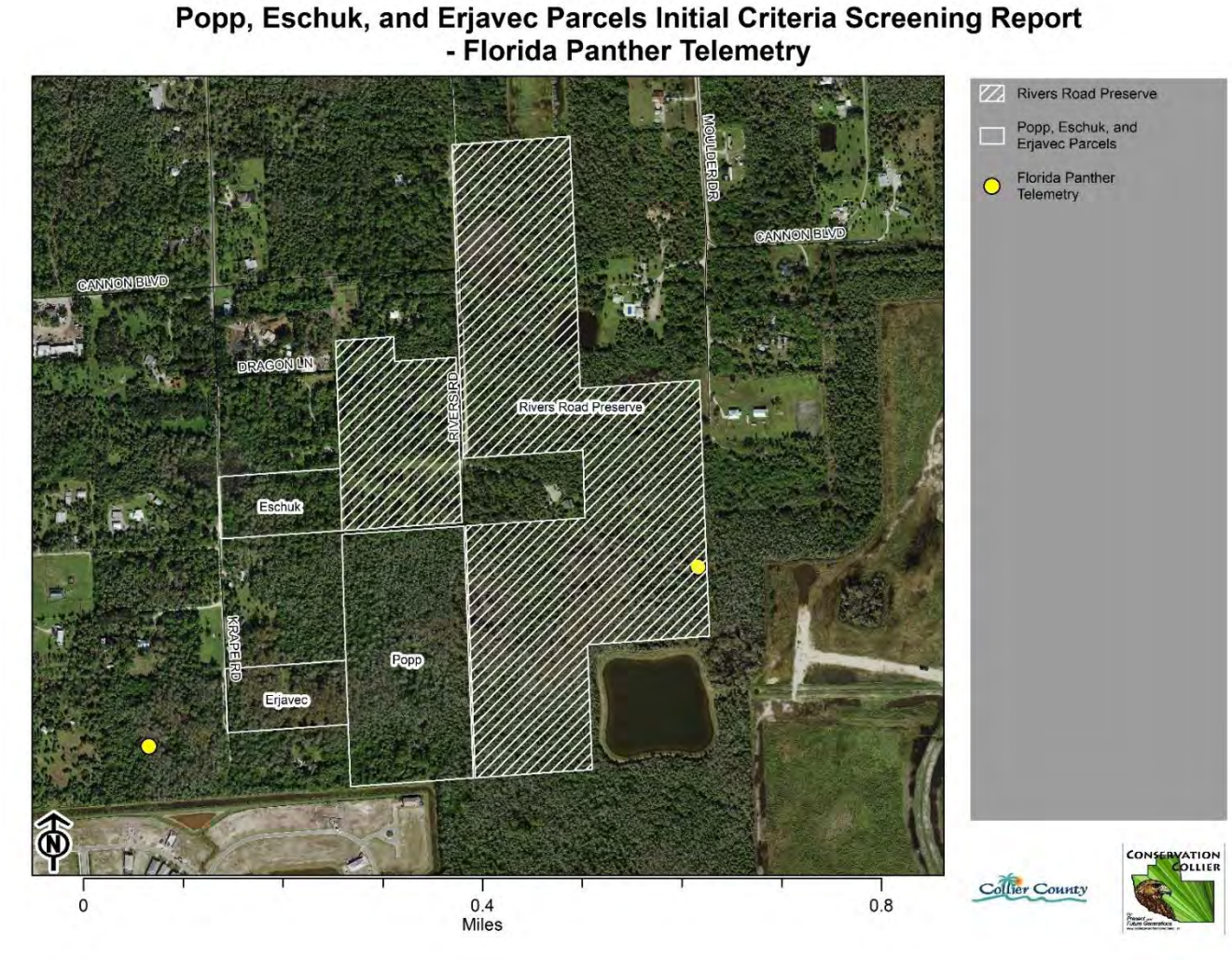

Table 4: Non-listed Wildlife Observed

Common Name	Scientific Name	Detected

red-bellied woodpecker	Melanerpes carolinus	Auditory
northern cardinal	*Cardinalis cardinalis*	Visual

Table 5: Potential Listed Wildlife Species

Common Name	Scientific Name	State Status	Federal Status
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST	N
Eastern indigo snake	*Drymarchon corais couperi*	FT	T
Everglades snail kite	*Rostrhamus sociabilis plumbeus*	FE	E
Florida bonneted bat	*Eumops floridanus*	FE	E
Florida panther	*Puma concolor coryi*	FE	E
Wood stork	*Mycteria americana*	FT	T

Statement for satisfaction of criteria: These parcels provide additional habitat for the many species that utilize the Rivers Road Preserve including the Florida panther. Numerous signs of black bear foraging and marking where found on the Popp parcel. Other listed species such as the wood stork and Florida bonneted bat likely forage in these parcels. A high density of epiphytic plants can be found on these parcels including two listed species of *Tillandsia.*

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)

Statement for satisfaction of criteria: These parcels enhance the adjacent Rivers Road Preserve as well as the corridor that connects the Golden Gate Estates to the Corkscrew Regional Ecosystem Water shed.

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?

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: These properties would provide opportunities for some hiking.

Nature Photography: These properties provide opportunities for nature photography.

Birdwatching: These properties provide opportunities for birdwatching,

Kayaking/Canoeing: These properties do not provide opportunities for kayaking or canoeing.

Swimming: These properties do not provide opportunities for swimming.

Hunting: These parcels do not provide opportunity for hunting.

Fishing: These properties do not provide opportunities for fishing.

Recommended Site Improvements: Remove infestations of invasive plants, primarily Brazilian pepper and air potato. Create hiking trails that connect to the existing trails of the Rivers Road Preserve. Remove dilapidated truck from the Eschuk parcel.

Access: The Popp and Eschuk parcels may be accessed via the Rivers Road preserve. The Erjavec and Eschuk parcels maybe accessed from Krape road. There is a driveway and mowed parking area on the Erjavec parcel.

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 No. 2002-67, as amended by Ordinance No. 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Exotic, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2016 List of Invasive Plant Species (Category I and Category II). FLEPPC is an independent incorporated advisory council created to support the management of invasive exotic plants in Florida's natural areas by providing a forum for exchanging scientific, educational and technical information. Its members come primarily from public educational institutions and governmental agencies. Annual lists of invasive plant species published by this organization are used widely in the state of Florida for regulatory purposes.

The current FLEPPC list (2019) can be viewed on-line at
http://bugwoodcloud.org/CDN/fleppc/plantlists/2019/2019_Plant_List_ABSOLUTE_FINAL.pdf
Category I plants are those which are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological

damage caused. **Category II** invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by **Category I** species. These species may become **Category I** if ecological damage is demonstrated.

Table 6: Non-native Plant Species

Common Name	Scientific Name	FLEPPC Category
air potato	*Dioscorea bulbifera*	I
Brazilian pepper	*Schinus terebinthifolius*	I
caesar weed	*Urena lobata*	I
carrotwood	*Cupaniopsis anacardioides*	I
Java plum	*Syzygium cumini*	I
lantana	*Lantana camara*	I
melaleuca	*Melaleuca quinquenervia*	I
arrowhead vine	*Syngonium podophyllum*	I
sword fern	*Nephrolepis sp.*	I
chinese ladder brake fern	*Pteris vittata*	II
elephant ear	*Xanthosoma sagittofolim*	II
citrus	*Citrus sp.*	
monk orchid	*Oeceoclades maculata*	
queen palm	*Syagrus romanzoffiana*	
royal poinciana	*Delonix regia*	

Exotic Vegetation Removal and Control

The cost for initial exotic treatment and follow-up maintenance treatments was estimated based on the cost of recent similar projects completed by companies under contract with Collier County and used frequently by Conservation Collier. Based on this estimate, costs for the level of infestation observed to treat exotics would be $15,000. Costs for follow-up maintenance, done annually have been estimated at $200 per acre, per year for a total of $6000 for 30 acres. These costs could decrease over time as the soil seed bank is depleted.

Public Parking Facility:

Additional parking is not required.

Public Access Trails: These parcels can accommodate approximately 1500ft trail which is estimated to cost $1500.

Security and General Maintenance: Debris removal is estimated to cost between $5000-8000. There are two gated driveways on the Erjavec parcel. These gates may need some renovations to prevent unwanted access. This is estimated to cost $500-1000.

Table 7. Summary of Estimated Management Needs and Costs

Management Element	**Initial Cost**	**Annual Recurring Costs**	**Comments**
Exotics Control	$15,000	$6000	
Parking Facility	NA		
Access Trails/ ADA	$1500		
Fencing	$500-1000		New gates for Erjavec driveway
Boardwalk **OPTIONAL / Grant funded**	NA		
Trash Removal	$5-8000		Rotting pickup truck on Eschuk parcel
Signs	NA		
Total	$22,000-25,500	$6,000	

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), and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust - Parks and Open Space Florida Forever grant program:
The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation.

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

VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit H. A total score of 250 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Tabulation of Secondary Screening Criteria

Total Score: 250 out of 400 possible points

Ecological: 79 out of 100 possible points
These parcels expand the Rivers Road Preserve which protects a wildlife corridor that connects the Golden Gate Estates to the Corkscrew Regional Ecosystem Watershed. This corridor is utilized by a variety of animals including umbrella species such Florida panther and black bear. The parcels lie in a transitional zone between upland and wetland and provide habitat for a mixture of plant and animal species dependent on both.

Human Values/Aesthetics: 62 out of 100 points
The mature canopy, high density of epiphytes, and sparse understory will make for a shady, aesthetically appealing hiking experience for visitors.

Vulnerability: 45 out of 100 possible points
This area is rapidly developing, as the urban area expands eastward. These are highly desirable parcels as they are some of the last large plots near town. Although many species of plants and wildlife can thrive in low-density residential environments, undeveloped patches of habitat serve as crucial refugia.

Management: 65 out of 100 possible points
After initial debris and invasive plant removal these parcels should require minimal maintenance. The habitats on parcels do not require prescribed fire or hydrologic alterations. Annual maintenance will be the same as the adjoining preserve and include invasive treatments and trail mowing.

Figure 5. Secondary Screening Criteria Scoring

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	79	79%
Human Values/Aesthetics	100	62	62%
Vulnerability	100	45	45%
Management	100	65	65%
Total Score:	**400**	**250**	**63%**

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred.

Exhibit A. FLUCCs Map

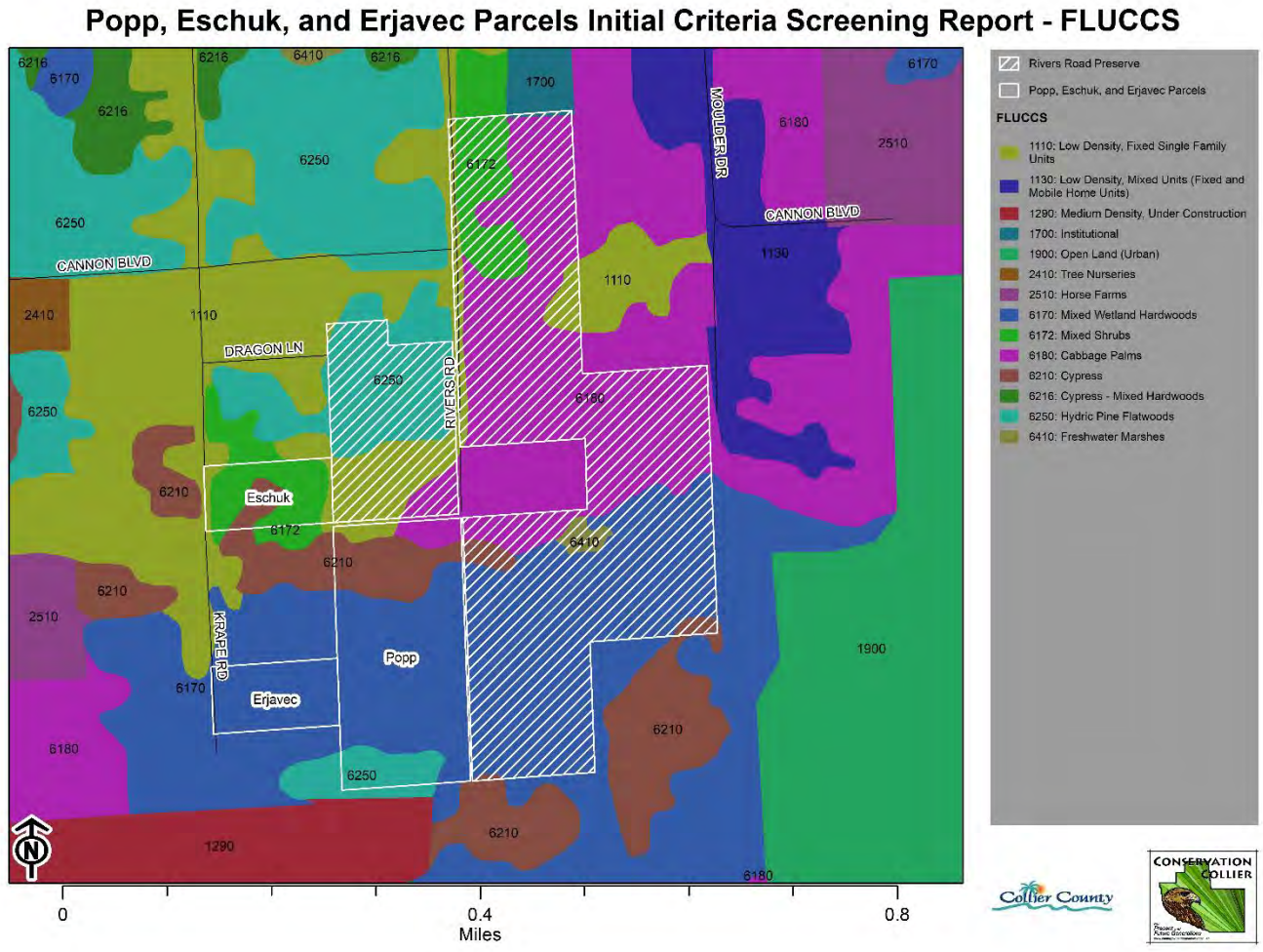

Exhibit B. Soils Map

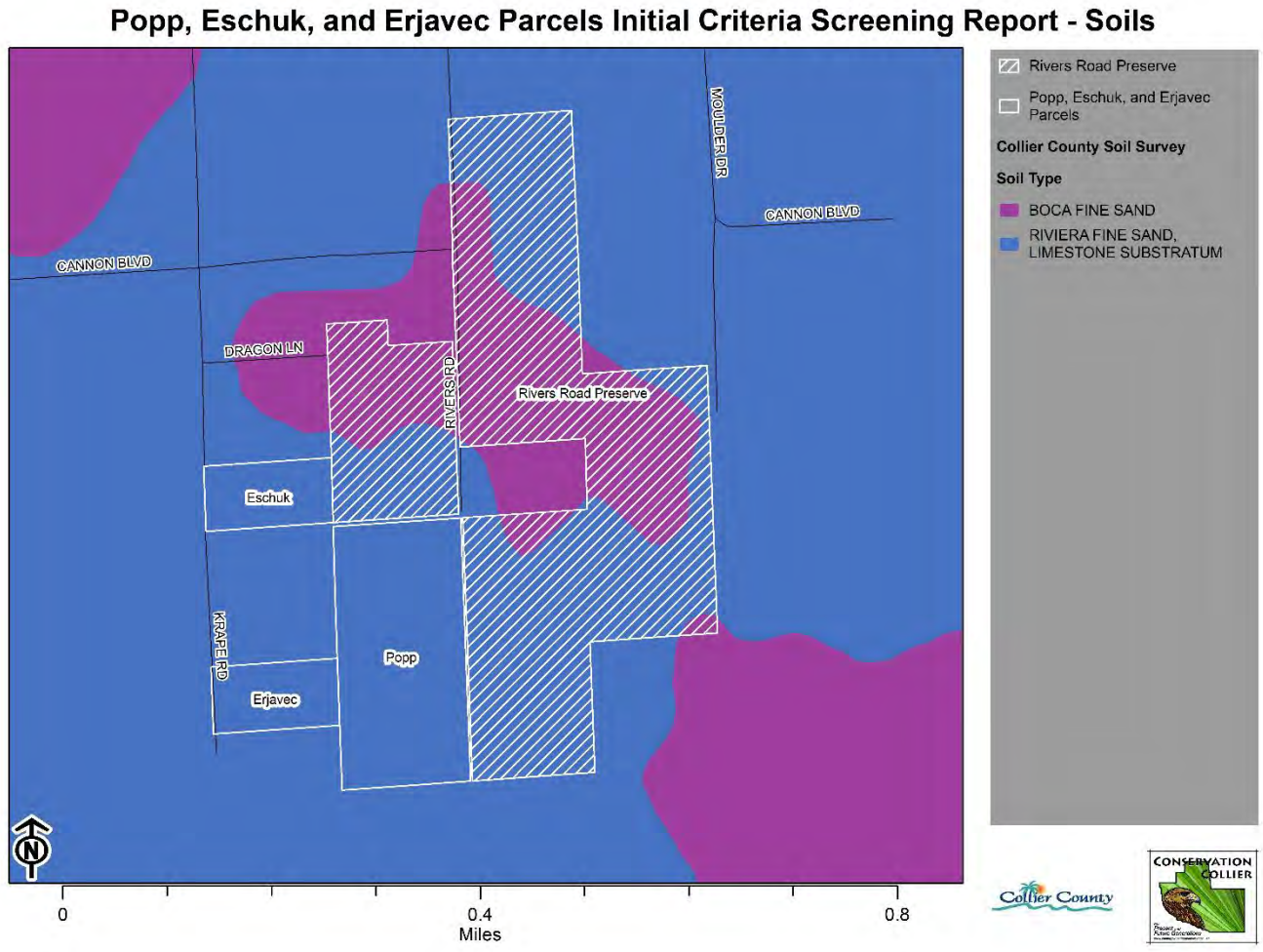

Exhibit C. Wellfield Protection and Aquifer Recharge Maps

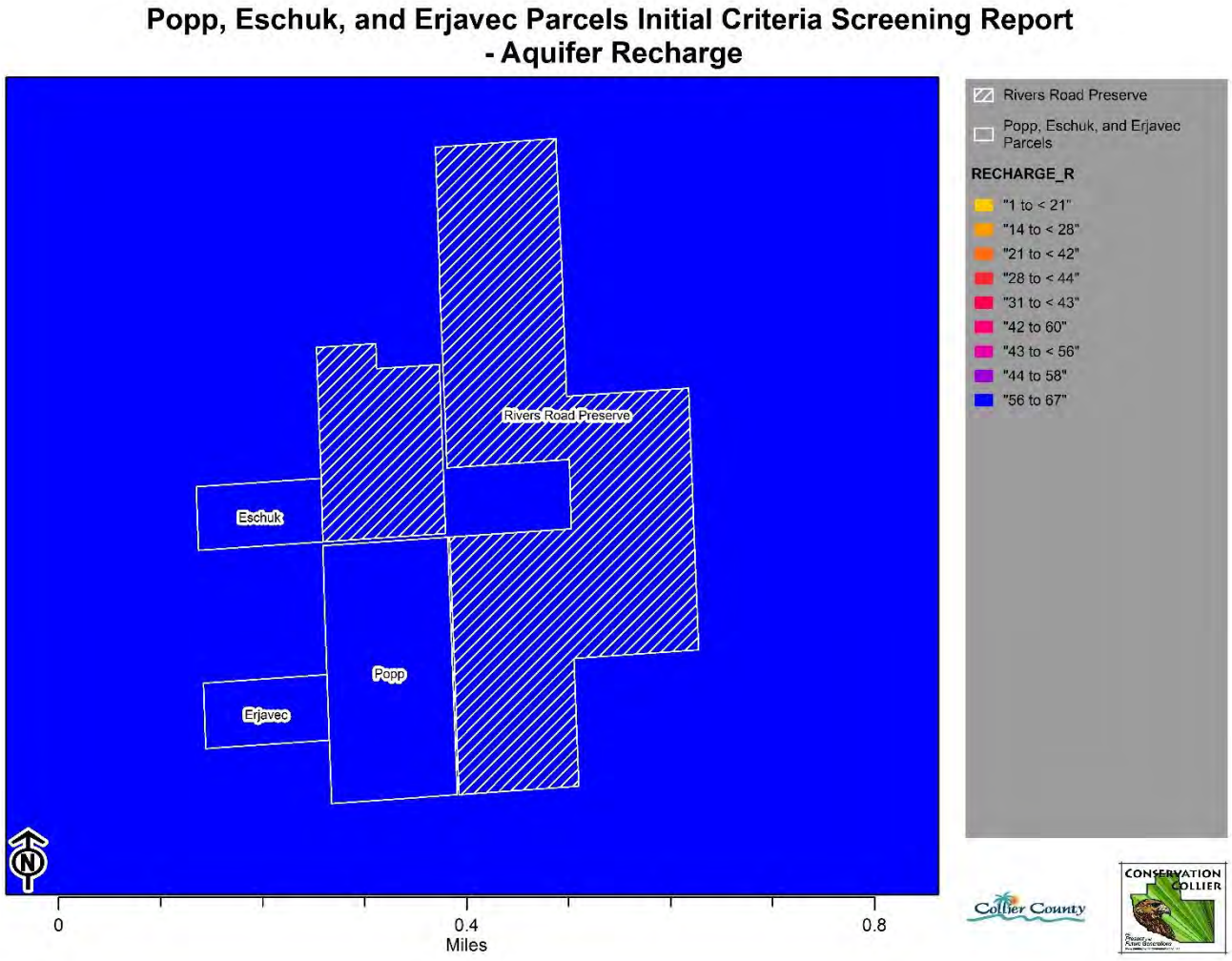

Exhibit D. Zoning Map

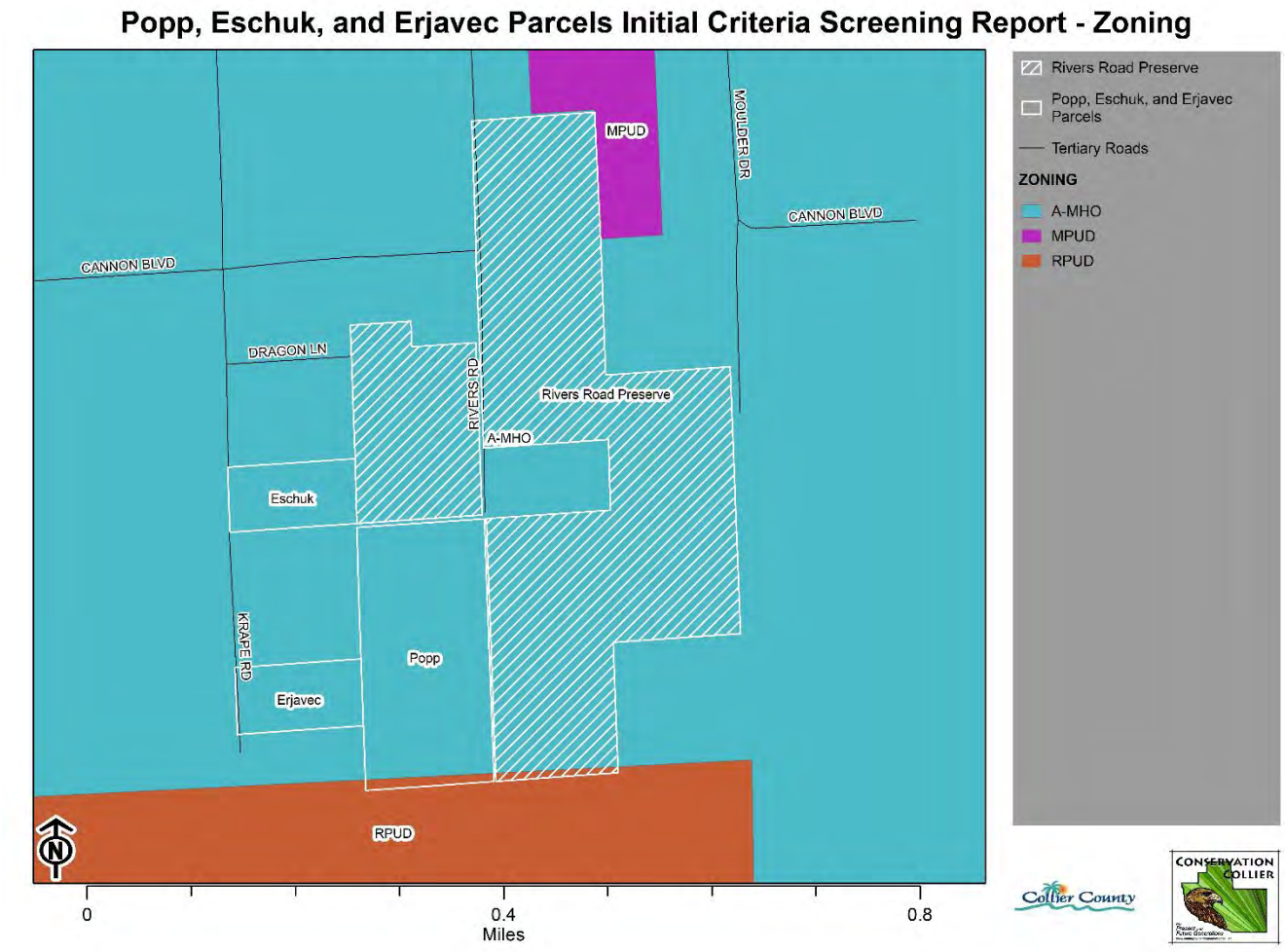

Exhibit E. Historical Aerial

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - Location Overview Aerial 2003

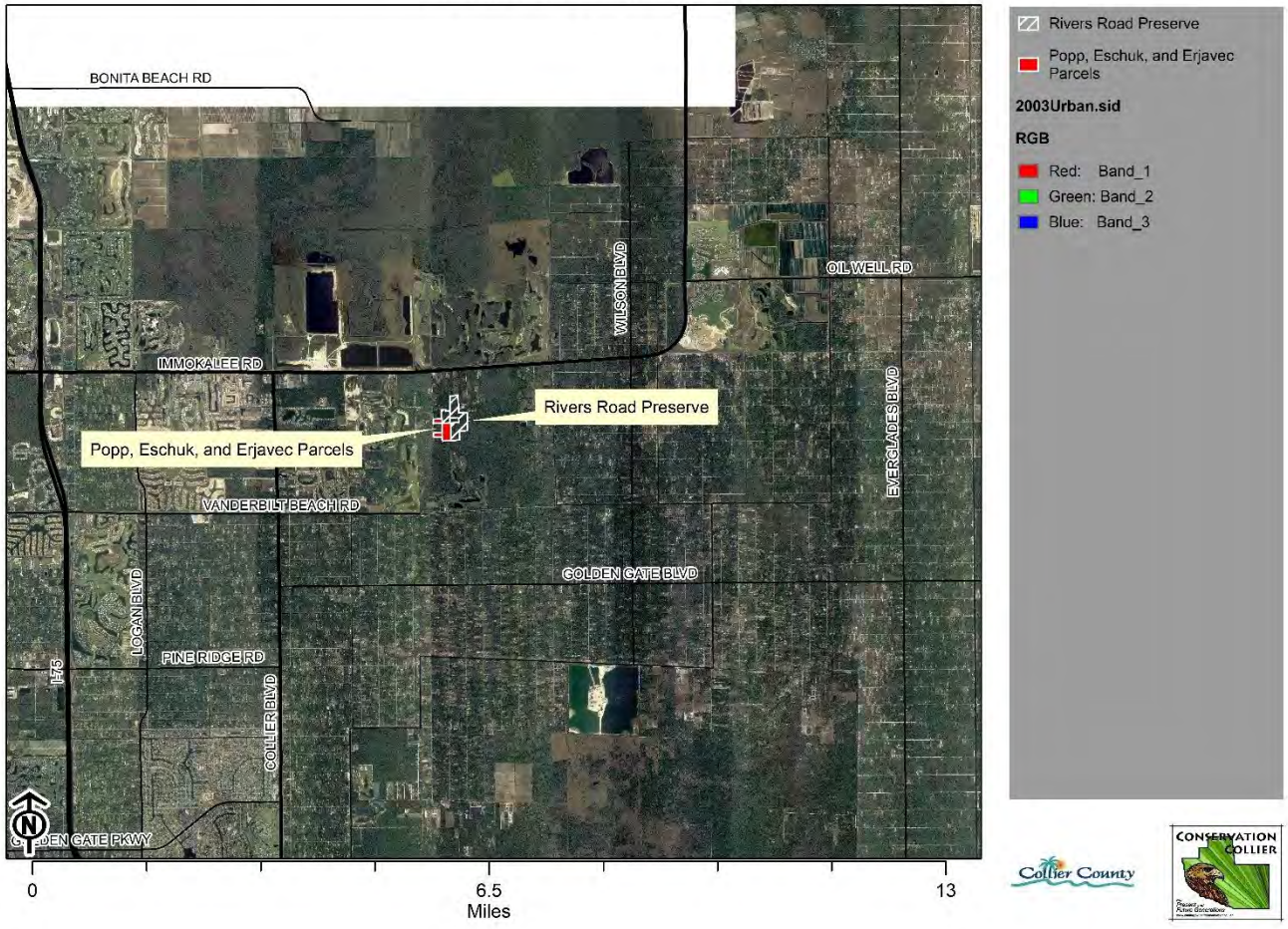

Exhibit F. FEMA Map

Data was extracted from the 2011 FEMA DFIRM to provide only the remaining regulated areas; the adjusted Special Flood Hazard Area. Excluded areas were removed from the original DFIRM map including Federal Lands and FEMA Approved Mass LOMAs, MREMs and PREMs. Incorporated areas, Lake Trafford and coastal waters excluded from the Physical County Boundary were also excluded.

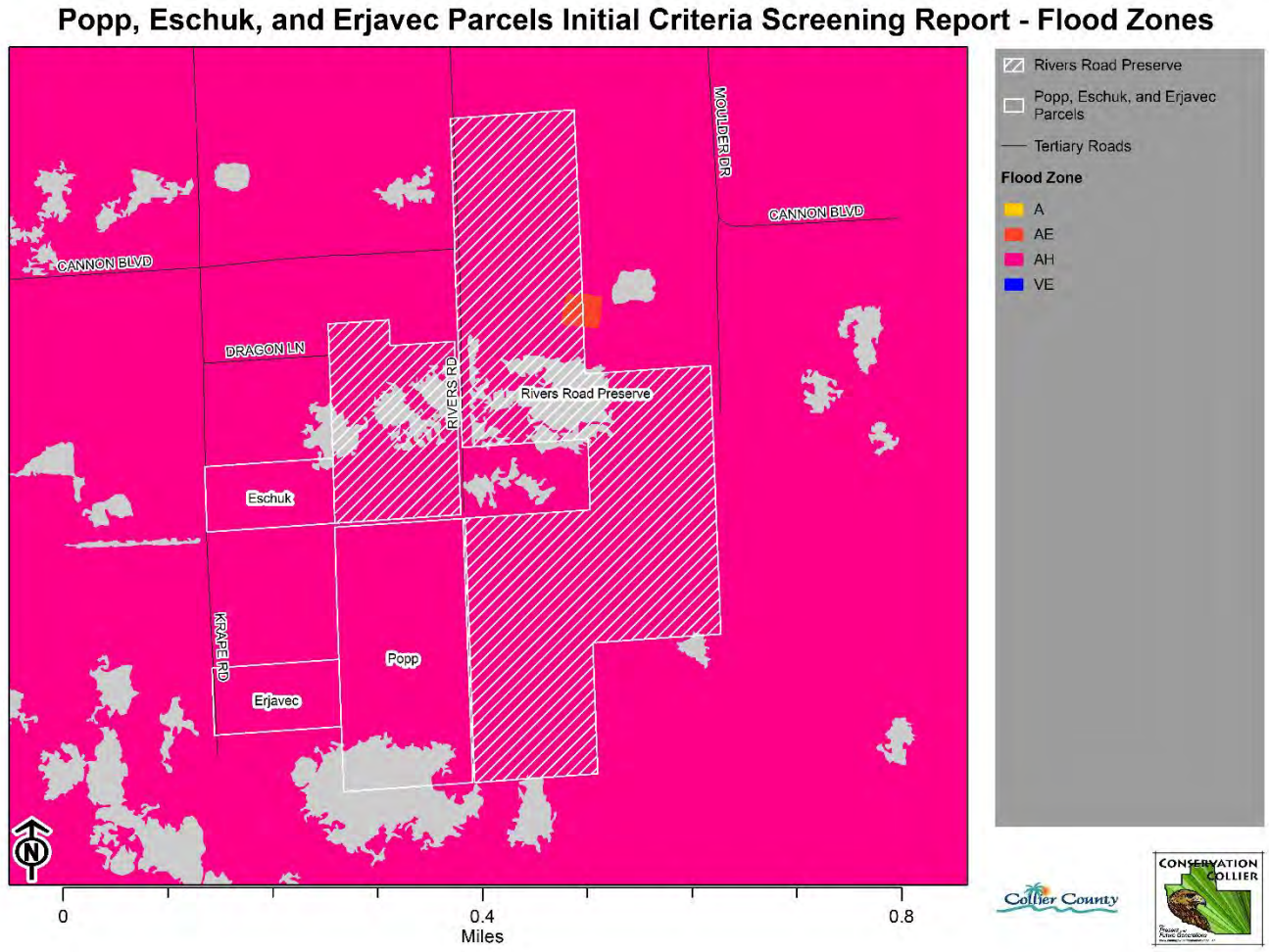

Exhibit G. LIDAR Map

2018 light detection and ranging surface elevation map.

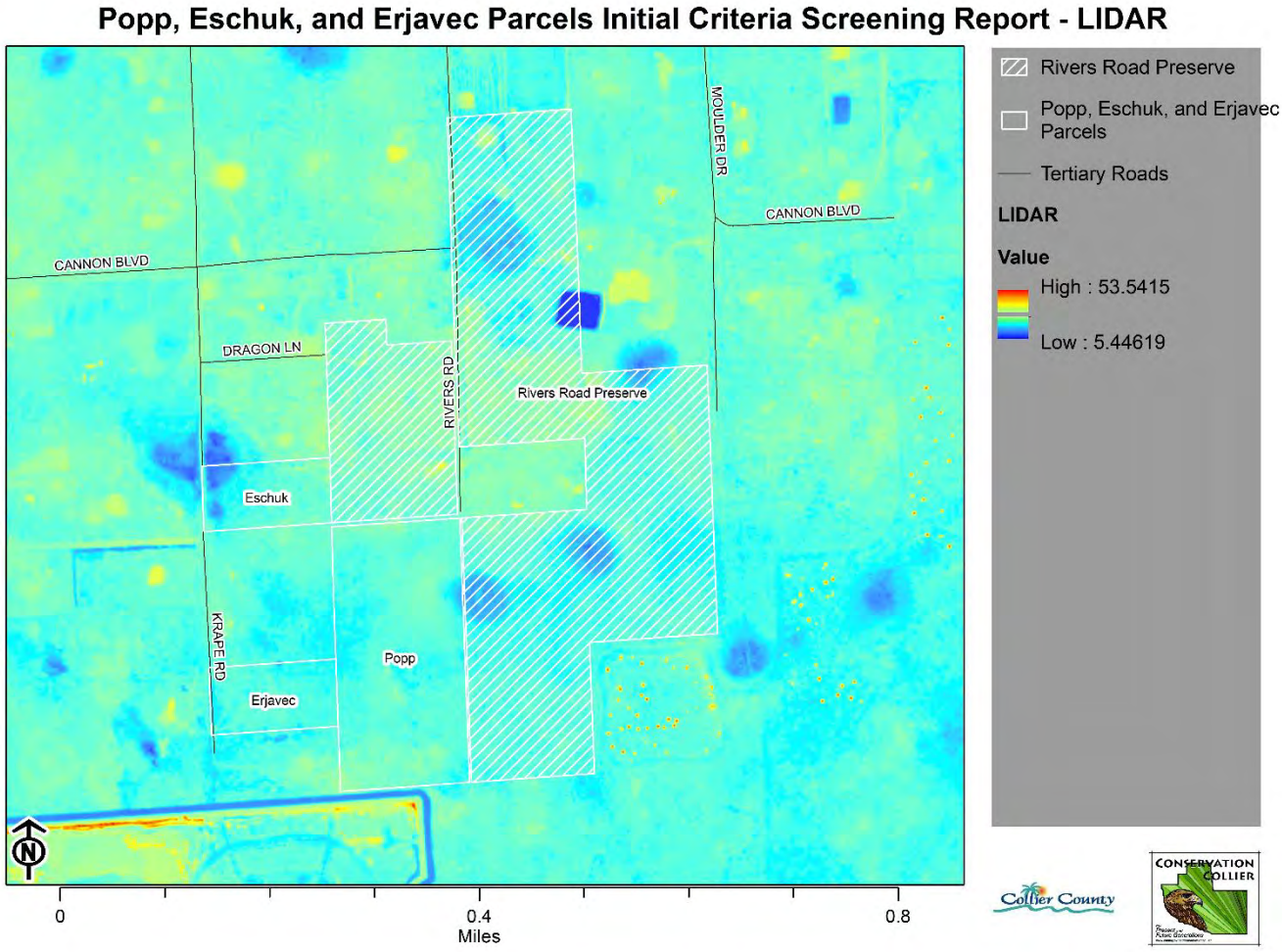

Exhibit H. Surface Water Priorities CLIP4 Map

Developed by FNAI in consultation with water resource experts from the water management districts, the Florida Department of Environmental Protection (DEP) Division of Water Resource Management, DEP Office of Coastal and Aquatic Managed Areas (CAMA), and Fish and Wildlife Conservation Commission we determined that this measure concerns the protection of surface waters that currently remain in good condition, as opposed to those in need of restoration. Restoration efforts are covered under other Florida Forever goals and measures. The types of surface water resources that are included as significant surface waters are shellfish harvesting areas, seagrass beds, Outstanding Florida Waters (OFWs), National Wild and Scenic Rivers, springs, estuaries included in the National Estuary Program, and water bodies important for imperiled fish (Hoehn 1998). For a complete description please refer to: Florida Forever Conservation Needs Assessment Technical Report, Version 4.1. Florida Natural Areas Inventory. Tallahassee, Florida (available online at www.fnai.org).

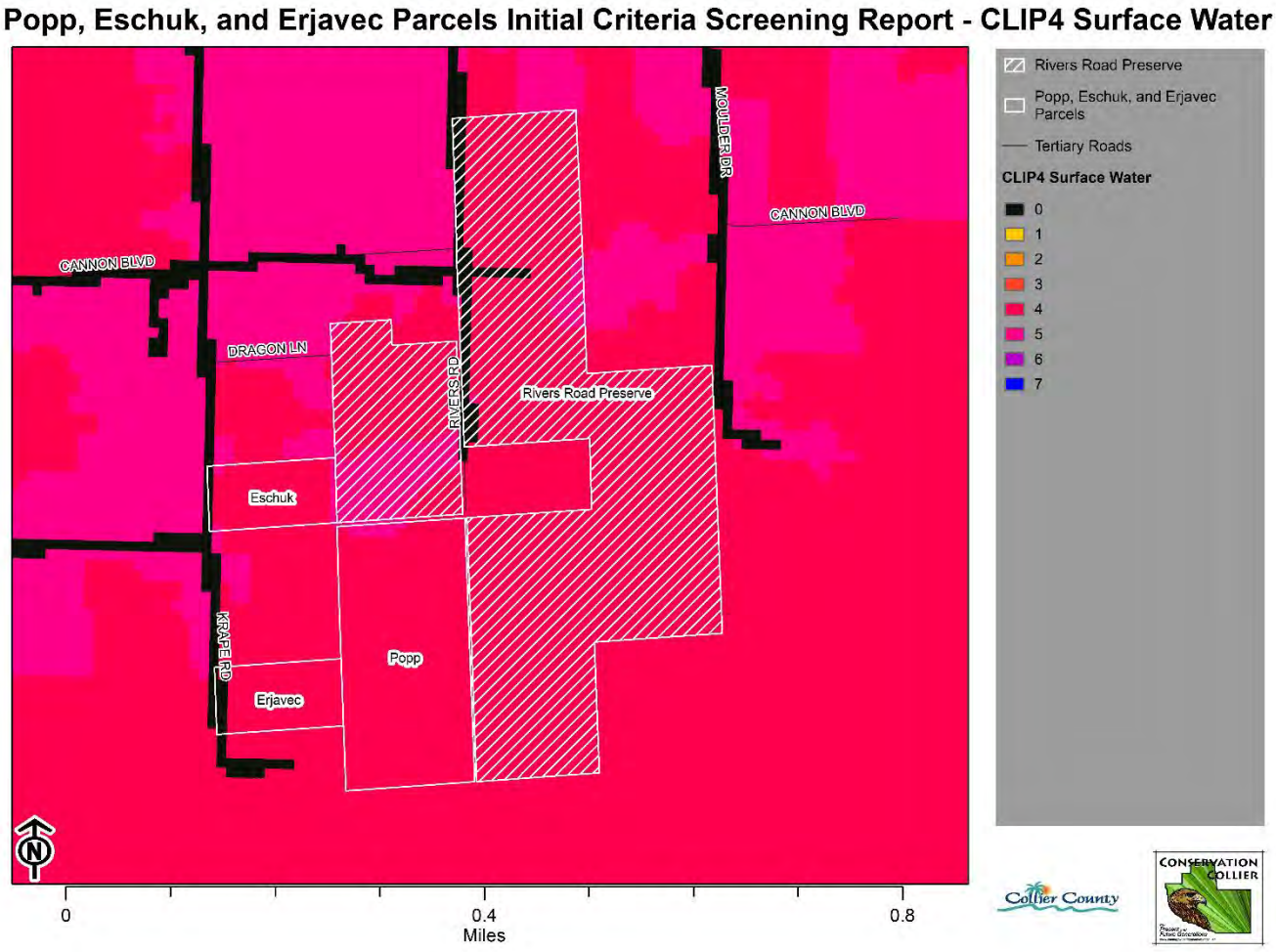

Exhibit I. Landscape Integrity CLIP4 Map

The landscape integrity layer is comprised of two related landscape indices assessing ecological integrity based on land use intensity and patch size of natural communities and semi-natural land uses. The land use intensity index characterizes the intensity of land use across the state based on five general categories of natural, semi-natural (such as rangelands and plantation silviculture), improved pasture, agricultural/low-intensity development, and high intensity development. The patch size index combines the land use data with major roads data (such as 4 land or wider roads and high traffic roads) to identify contiguous patches of natural and semi-natural land cover and ranks them based on area. The combination of the land use intensity and patch size indices was created by adding the two together and dividing by two to create a non-weighted average of the two indices. Values of 10 represent areas with the highest potential ecological integrity based on these landscape indices and 1 represents the lowest ecological integrity. Please note that this index is intended to primarily characterize terrestrial ecosystems and therefore values for large water bodies are not considered significant. CLIP version 4.0 of this data layer is updated based on latest land cover data - the Cooperative Land Cover version 3.1.

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - CLIP4 Landscape Integrity

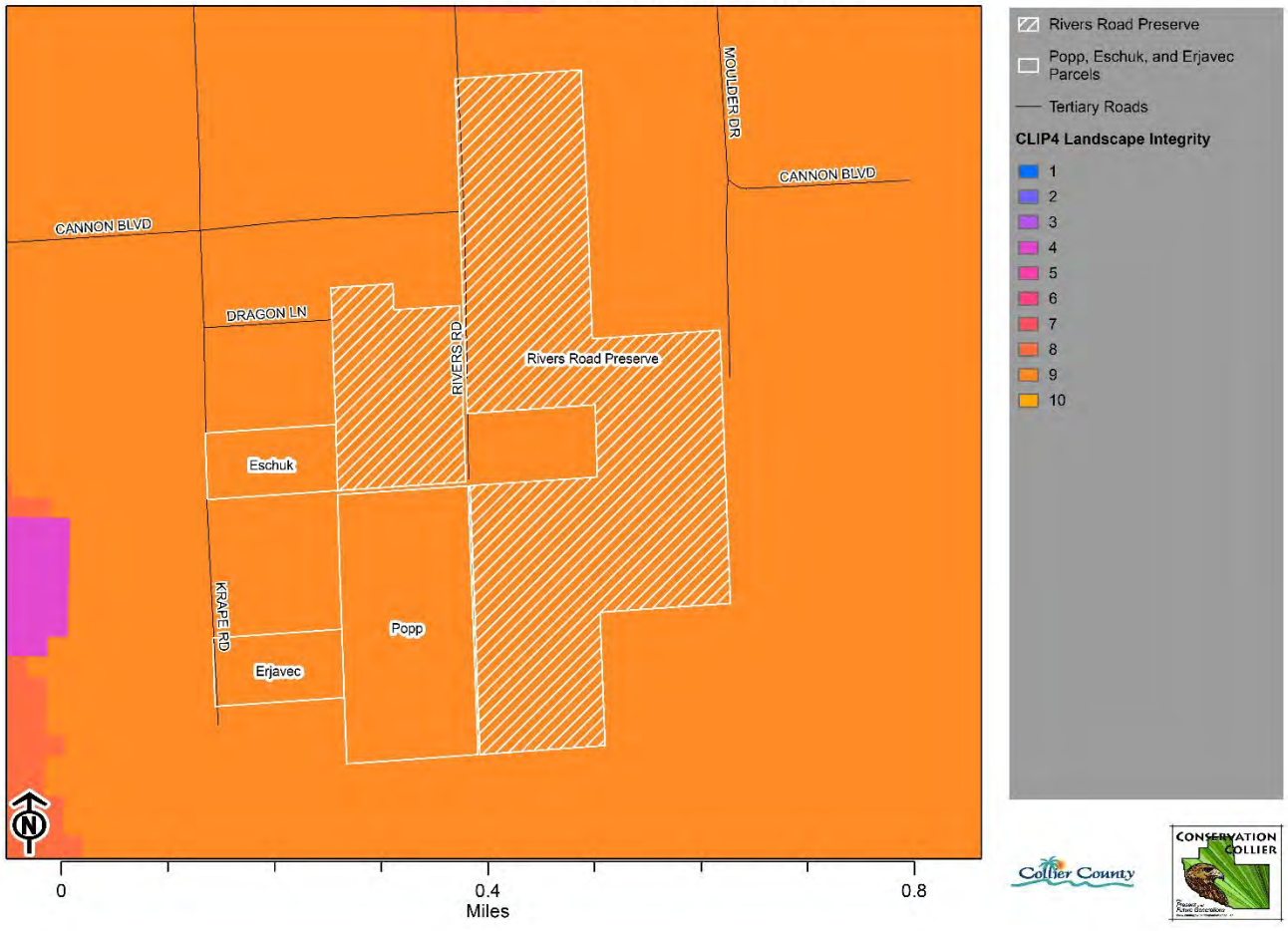

Exhibit J. Priority Natural Communities CLIP4 Map

This data layer was created by FNAI specifically for the Florida Forever statewide environmental land acquisition program. It is intended to map natural communities that are under-represented on existing conservation lands. FNAI mapped the statewide range of 13 natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lake, upland pine, tropical hardwood hammock, upland hardwood forest, pine flatwoods, dry prairie, coastal uplands, and coastal wetlands. The CLIP 4.0 version of this data layer further prioritizes areas within each community type based on land use intensity and FNAI Potential Natural Areas priorities.

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - CLIP4 Underrepresented Natural Communities In Conservation Areas

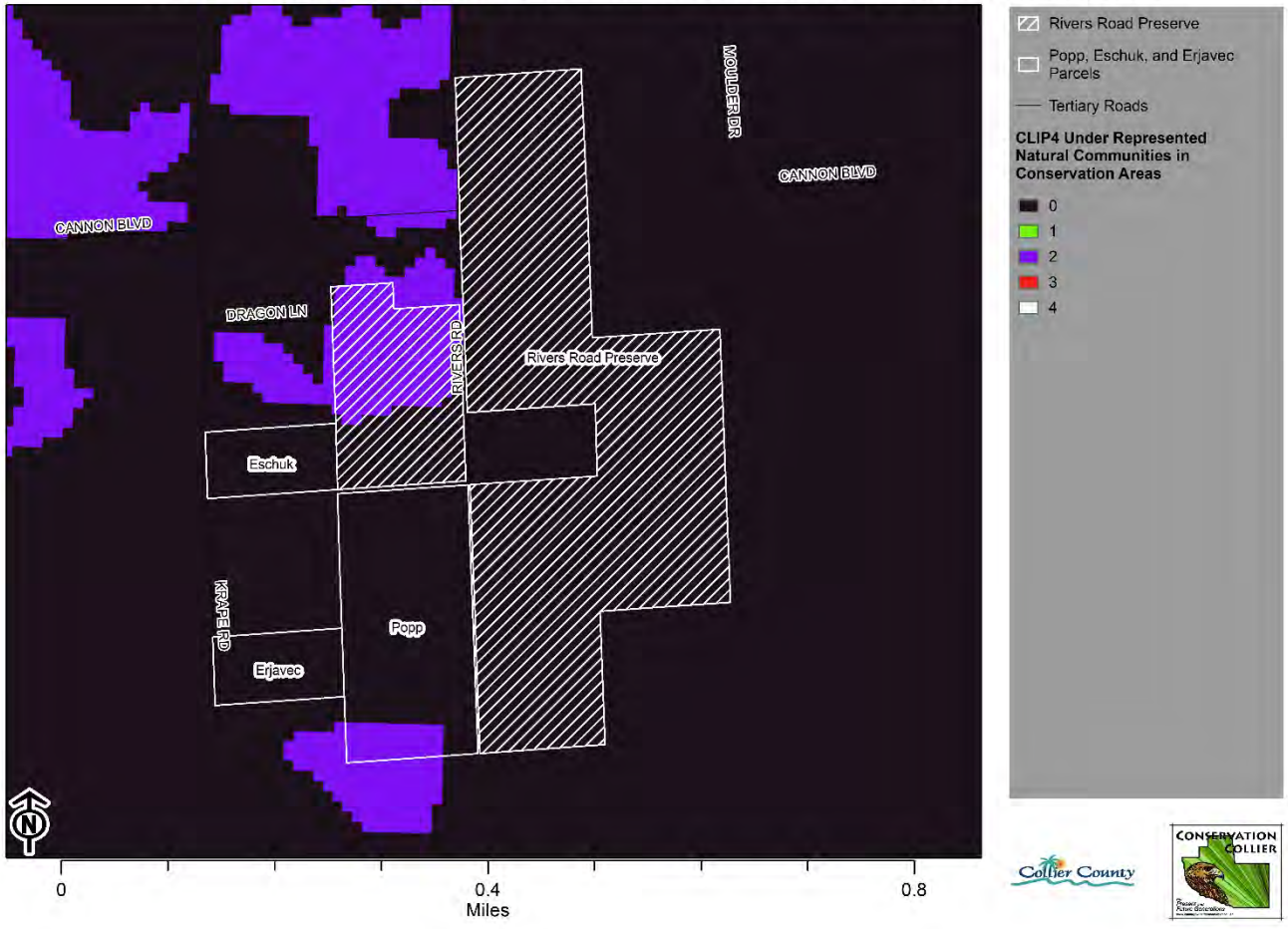

Exhibit K. Biodiversity CLIP4 Map

This is the CLIP version 4.0 Biodiversity Resource Priorities model, which combines conservation priorities from the SHCA, Vertebrate Richness, FNAIHAB, and Priority Natural Communities Core Data layers. Grid Value 5 = Priority 1 (highest conservation priority), 4 = Priority 2, 3 = Priority 3, 2 = Priority 4, 1 = Priority 5 (lowest), and 0 = no resource value identified.

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - CLIP4 Biodiversity Resource Priority

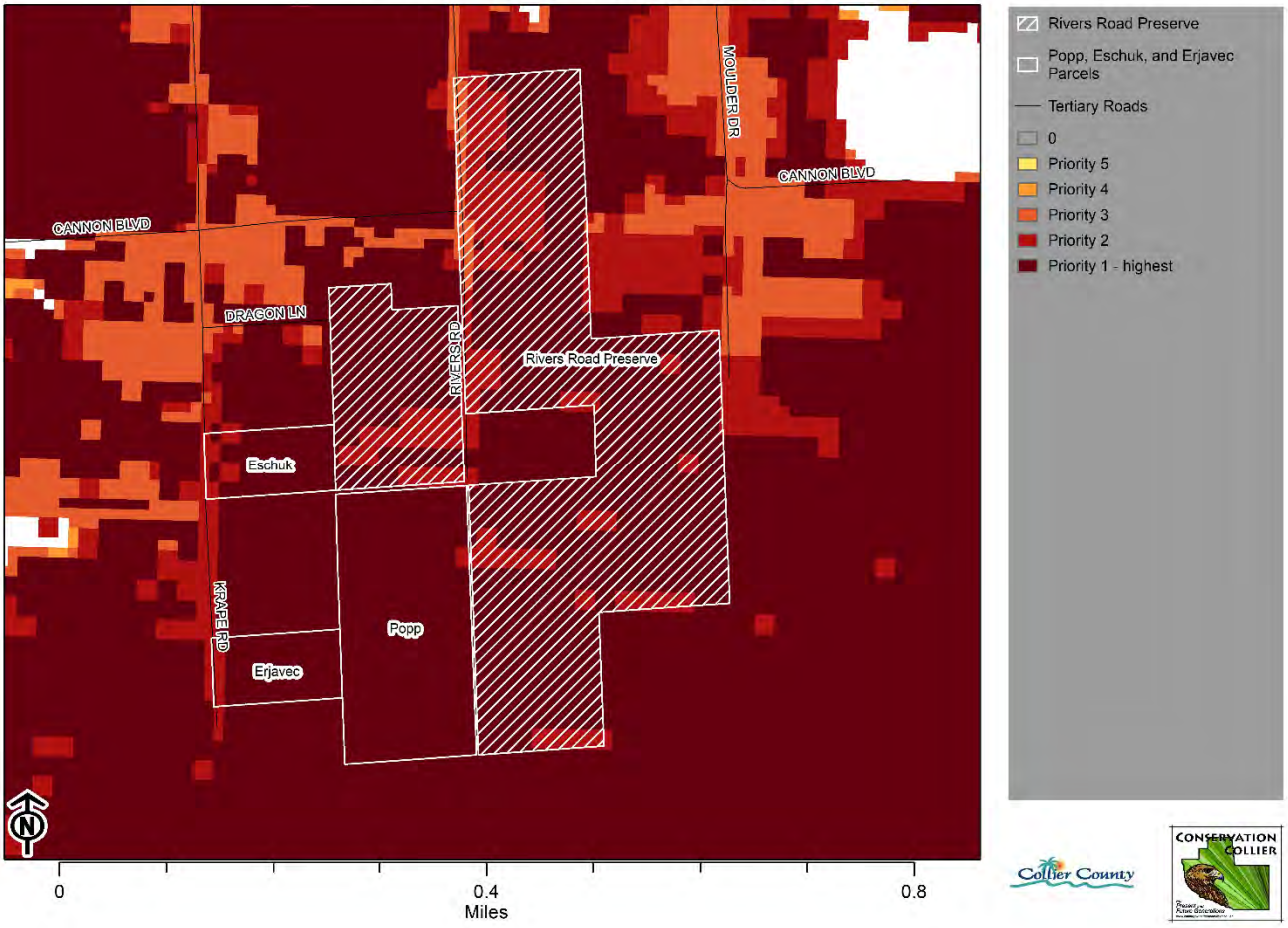

Exhibit L. Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

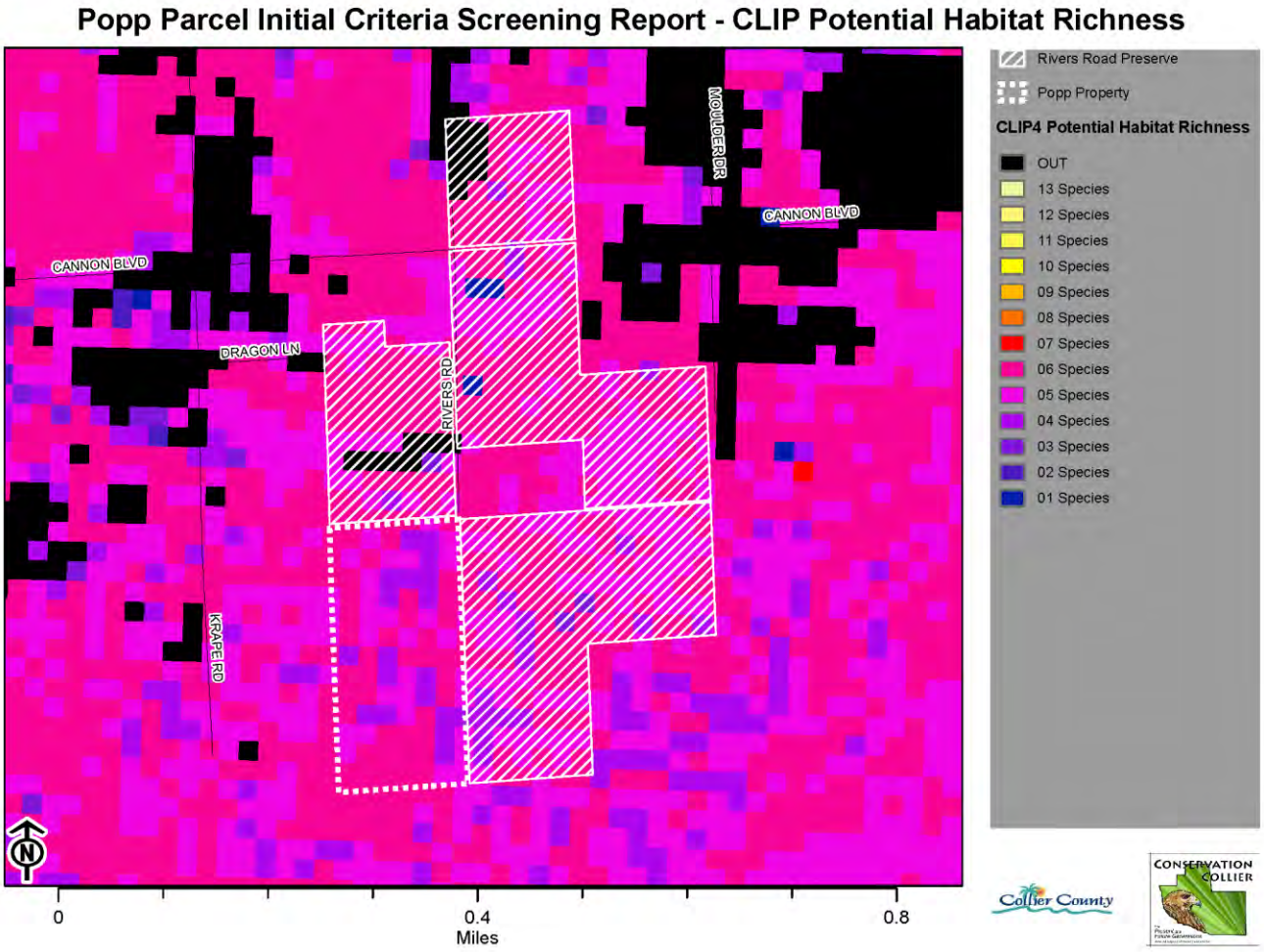

Exhibit M: Strategic Habitat Conservation Areas CLIP4 Map

For CLIP 4.0, the species priorities were updated based on current Global and State Ranks. The Florida Fish and Wildlife Conservation Commission originally identified strategic habitat conservation areas (SHCA) in the Commission report, "Closing the Gaps in Florida's Wildlife Habitat Conservation System" (Cox et al. 1994). The goal of the SHCA is to identify the minimum amount of land needed in Florida to ensure long-term survival of key components to Florida's biological diversity. In 2009, the SHCA underwent a significant revision based on a new suite of species, updated datasets, new datasets that did not exist when the original analysis was conducted, and improved analytical techniques including spatially explicit population viability analyses. A population risk assessment was conducted for 62 focal vertebrate species, of which 34 were shown to have additional protection needs in Florida. The SHCA identify important remaining habitat conservation needs on private lands for these 34 terrestrial vertebrates. The SHCA are prioritized based on global and state natural heritage ranks. Value 1 = Priority 1 (Highest): State Rank 1 and Global Rank 1-3 Value 2 = Priority 2: State Rank 1 and Global Rank 4-5 or State Rank 2 and Global Rank 2-3 Value 3 = Priority 3: State Rank 2 and Global Rank 4-5 or State Rank 3 and Global Rank 3 Value 4 = Priority 4: State Rank 3 and Global Rank 4 Value 5 = Priority 5: State Rank 3 and Global Rank 5 or State Rank 4 and Global Rank 4

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - CLIP4 Strategic Habitat Conservation Areas

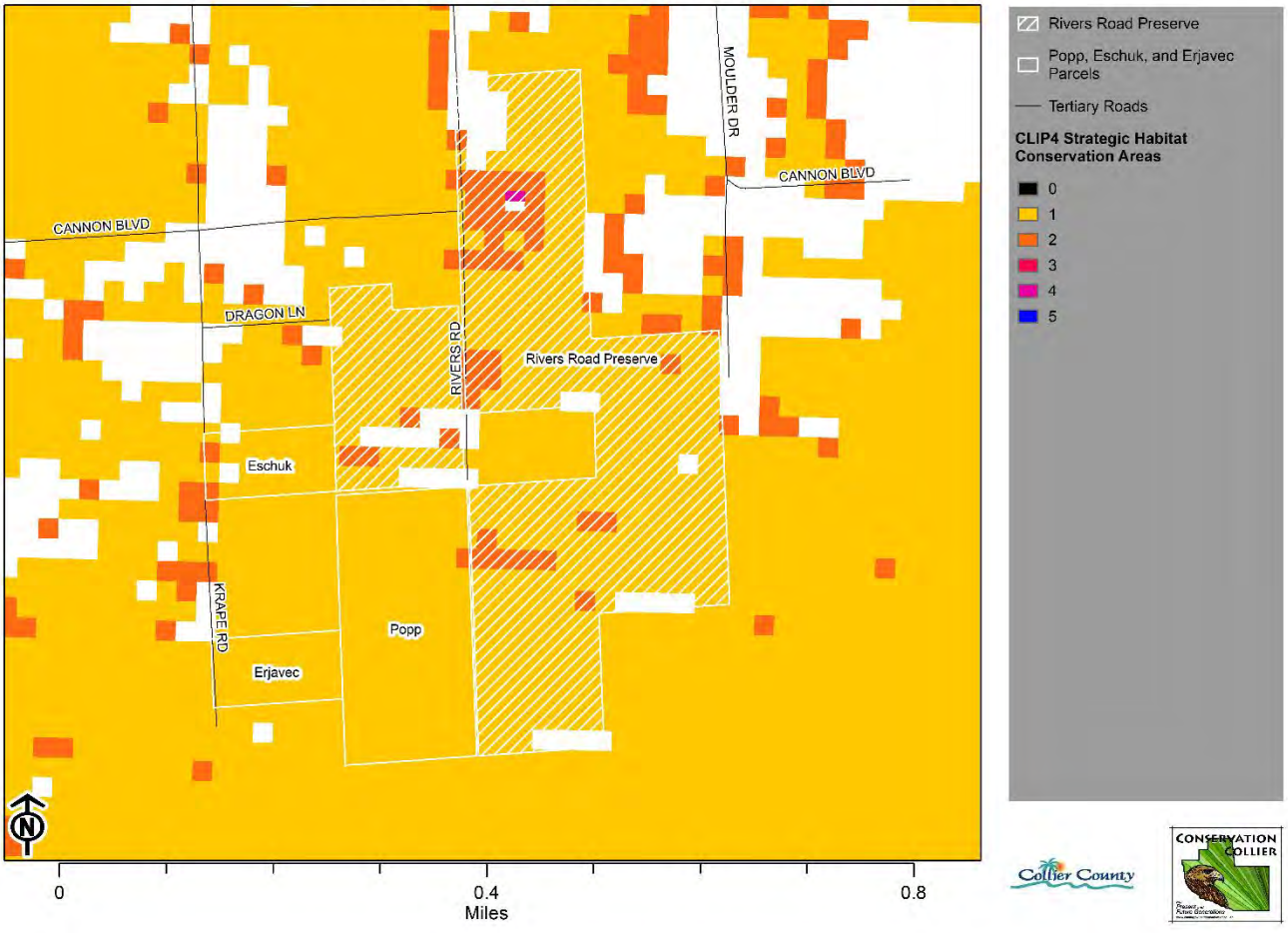

Exhibit N. Aggregated Conservation Priorities CLIP4 Map

This is the CLIP version 4.0 Aggregated Priorities model, which combines conservation priorities from the Biodiversity, Landscapes, and Surface Waters Resource Priority models, and the underlying CLIP Core Data layers. Grid Value 5 = Priority 1 (highest conservation priority), 4 = Priority 2, 3 = Priority 3, 2 = Priority 4, 1 = Priority 5 (lowest), and 0 = no resource value identified.

Popp, Eschuk, and Erjavec Parcels Initial Criteria Screening Report - CLIP4 Aggregated Conservation Priority

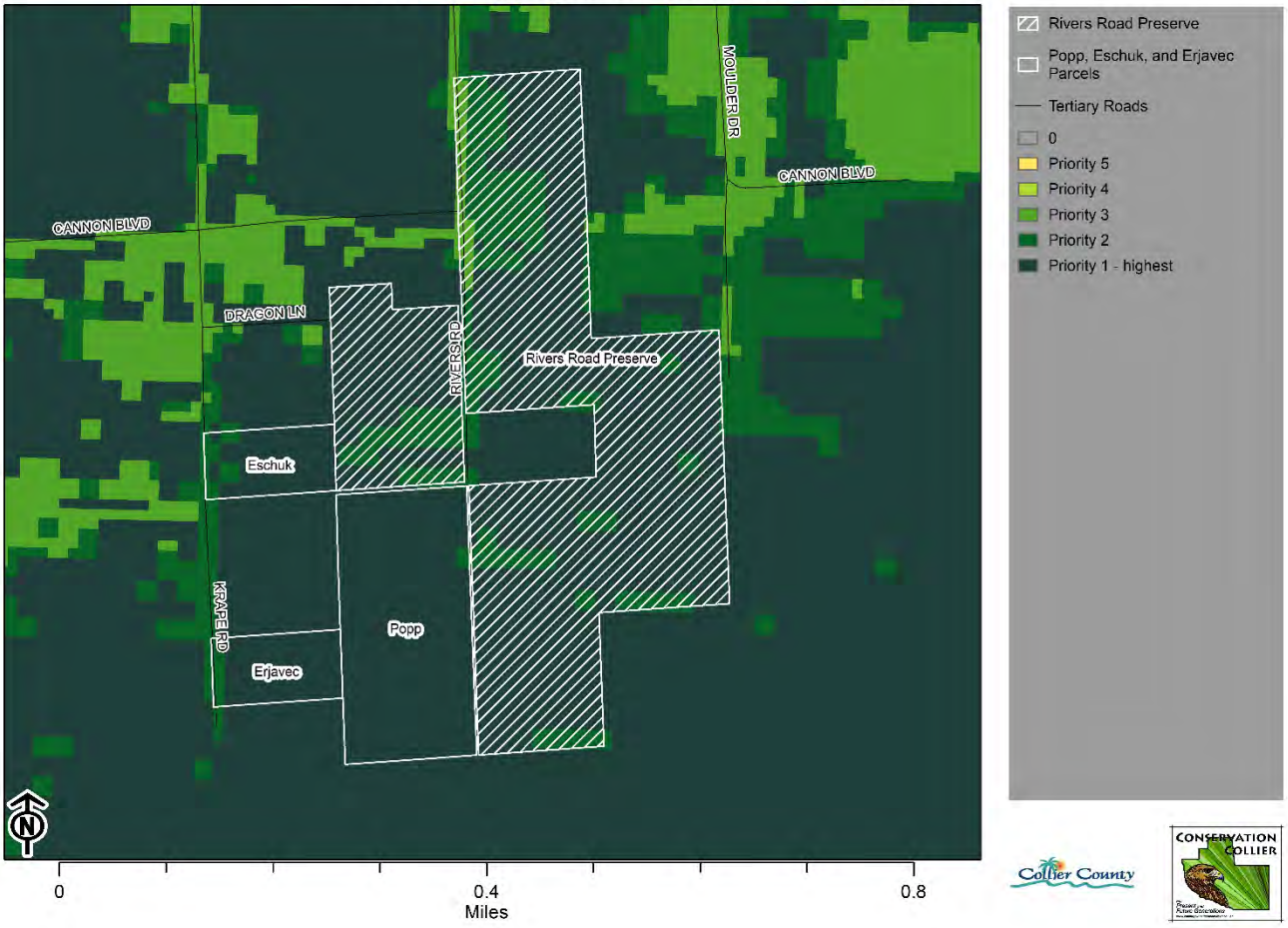

Exhibit O. USFWS Listed Species Focal and Consultation Areas Maps

2019 Florida bonneted bat consultation area

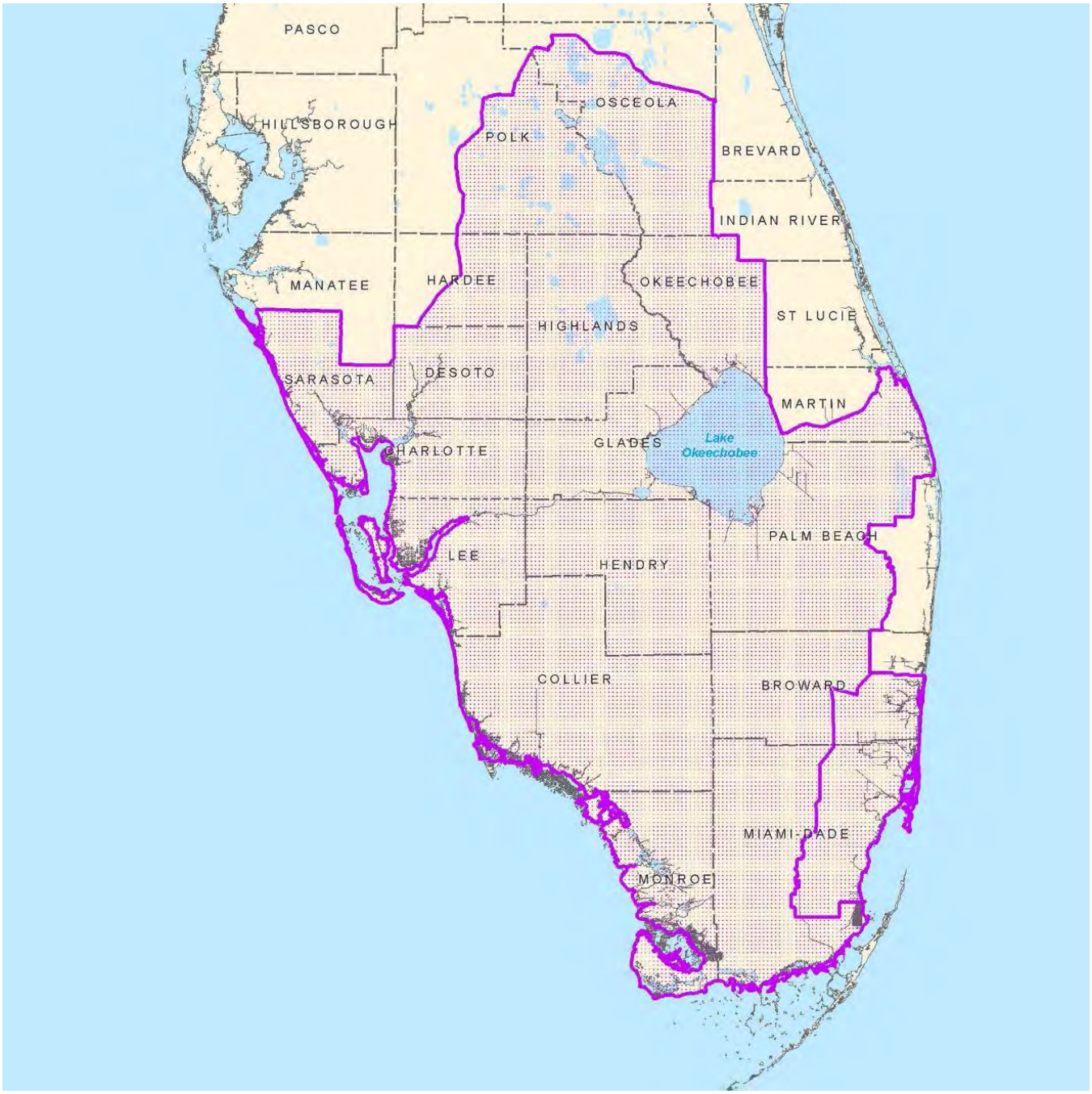

Exhibit P. Completed and Scored Secondary Criteria Screening Form

1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	**Possible points**	**Scored points**	**Comments**
Select the highest Score: 1. Tropical Hardwood Hammock 2. Xeric Oak Scrub 3. Coastal Strand 4. Native Beach 5. Xeric Pine 6. Riverine Oak 7. High Marsh (Saline) 8. Tidal Freshwater Marsh 9. Other Native Habitats	 90 80 70 60 50 40 30 20 10	 10	 Mixed Wetland Hardwoods, Cypress, Hydric Pine Flatwoods, Cabbage Palms, Mixed Shrubs
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) listed plant community found on the parcel	5 each	30	
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	Numerous large (>18in DBH) bald cypress. Mature cabbage palms with a diverse assemblage of epiphytic ferns.
1.A. Total	***100***	***45***	
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 b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge c. Parcel would contribute minimally to aquifer recharge	 100 50 25	 50 	 Precipitation/Recharge Rate "56 to 67", CLIP4 Aquifer Recharge priority class 6,

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	75	Canal runs along southern border of Popp parcel
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Cypress and mixed wetland hardwoods onsite, small willow pond on west side of Eschuk parcel
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management *(Calculate for a and b; score c if applicable)* a. Depressional soils	80		
b. Slough Soils	40	40	Riviera fine sand, limestome substratum
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	210	
1.B Total	***100***	**70**	*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	100	Mixed Wetland Hardwoods, Cypress, Hydric Pine Flatwoods, Cabbage Palms, Mixed Shrubs
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or 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	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 professionals	70		*Provide documentation source -*
c. Habitat Richness score 5 categories	70		*Score is prorated from 14 to 70 based on the highest of the 5 CLIP4 Potential Habitat Richness categories, each category provides 14 points-* This parcel scored 4 out of 5. 4X14=56
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	*Tillandsia fasciculata and T. balbisiana*
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Removal of exotics would be primary restorative work
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		*explain limiting conditions*
Subtotal	300	300	
1.C Total	***100***	**100**	*Divide the subtotal by 3*

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	Adjacent on 2 sides with the

b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped. c. Property not immediately contiguous, parcels in-between it and conservation land are developed d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	50 0 20		Rivers Road Preserve
1.D Total	***100***	100	
1. Ecological Total Score	**100**	**79**	*Sum of 1A, 1B, 1C, 1D then divided by 4*
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	**Possible points**	**Scored points**	**Comments**
1. Access *(Select the Highest Score)* a. Parcel has access from a paved road b. Parcel has access from an unpaved road c. Parcel has seasonal access only or unimproved access easement d. Parcel does not have physical or known legal access	 100 75 50 0	75	
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. 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. c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it d. Parcel does not offer opportunities for natural-resource based recreation	 100 75 50 0	 75	 F All land based natural resource-based recreational and educational opportunities exist.
3. Enhancement of Aesthetic Setting			

a. Percent of perimeter that can me seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	15	*Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.* The entire perimeter is 5 miles. The portion along roads is 1.12 miles =22%
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	*Site is dominated by large bald cypress (>18in DBH) and mature cabbage palms which host a diverse assemblage of epiphytes. These trees create a closed canopy and open midstory that provides an uncluttered view from a future hiking trail.*
Subtotal	300	185	
2. Human Social Values/Aesthetics Total Score	**100**	**62**	*Obtained by dividing the subtotal by 3.*
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	FLU - Agricultural / Rural Designation, Zoning - Agricultural/mobile home
3. Zoning allows for agricultural use /density of no greater than 1 unit per 40 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		
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75	75	
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikley	0		
5.A Total	***100***	***75***	
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. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle) g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20 -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 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning 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	80 60 40	80	
4. Add 20 points if the mainenance by another entity is likely 5. Subtract 10 points if chronic dumping or trespass issues exist	20 -10	0	
5.C Total	***100***	***80***	
4. Feasibility and Management Total Score	**100**	**65**	*Sum of 5A, 5B, 5C, then divided by 3*
Total Score	**400**	**250**	

Exhibit Q. Photographs

Photo 1. Driveway to the Erjavec parcel from Krape Rd

Photo 2. Cleared area in center of Erjavec parcel

Photo 3. Long strap fern (*Campyloneurum phyllitidis*) growing on the Popp parcel

Photo 4. Catchbird Tree (*Pisonia aculeata*), a tropical hardwood hammock native, growing on the Popp parcel

Photo 5. Large slash pines growing in upland area of Eschuk parcel

Photo 6. Greenhouse with various non-native ornamental plants at the Erjavec parcel

Photo 7. Open understory at Erjavec parcel

Photo 9. Hydrologic indicators

Mature cypress (*Taxodium distichum*) with bear claw marks and sparse ground cover

Photo 10. Wildlife indicators

A cypress tree used as a scratch post and a cabbage palm depredated by a Florida black bear (*Ursus americana floridanus)* on the Popp parcel.

Photo 11. Exotics

Dense air potato (*Dioscorea bulbifera*) groundcover on the northern end of the Popp parcel

Caesarweed (*Urena lobata*) and Brazilian pepper (*Schinus terebinthifolius*) growing around an abandoned truck located on the Eschuk parcel

Elephant ear (*Xanthosoma sagittofolium*) growing on the Erjavec parcel.

Chinese brake fern (*Pteris vittata*) growing on the Popp parcel

Photo 12. Listed plants

Northern Needleleaf (*Tillandsia balbisiana*) growing on the Popp parcel

Cardinal airplant (*Tillandsia faciculata*) growing on the Popp parcel