

Conservation Collier

Initial Criteria Screening Report

Presented October 11, 2021



Property Name:
Dr. Robert H. Gore III Preserve area parcels
 5 Parcels - Folio Numbers inside

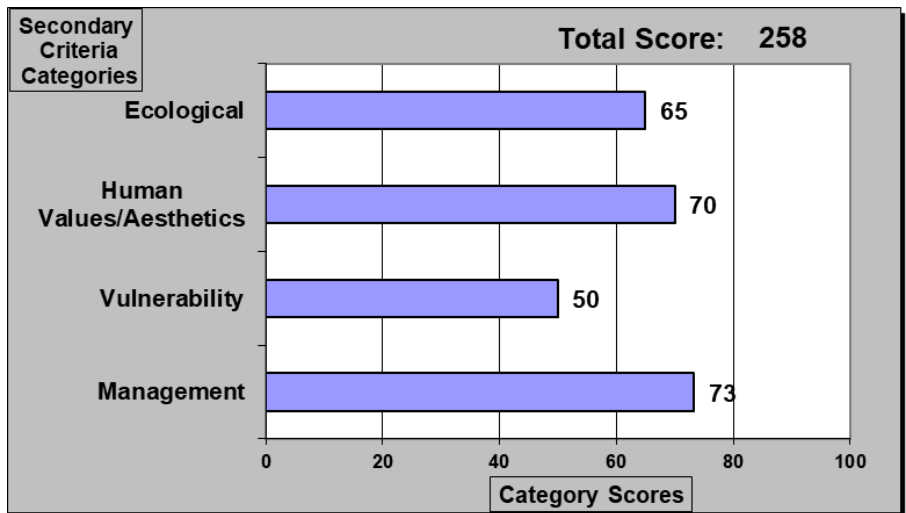


Table of Contents

I. Summary of Property Information	3
Table 1. Summary of Property Information	3
Figure 1. Location Map	4
Figure 2. Aerial Map	5
Figure 3. Surrounding Lands Map	6
Figure 4. Panther telemetry and mortality in area and surrounding lands	7
Summary of Assessed Value and Property Costs Estimates	8
Zoning, Growth Management and Conservation Overlays	10
II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics	11
III. Potential for Appropriate Use and Recommended Site Improvements	17
IV. Assessment of Management Needs and Costs	18
Table 2. Summary of Estimated Management Needs and Costs	19
V. Potential for Matching Funds	20
VI. Summary of Secondary Screening Criteria	21
Table 3. Tabulation of Secondary Screening Criteria	21
Figure 4. Secondary Screening Criteria Scoring	21
Exhibit A. FLUCCs Map	23
Exhibit B. Soils Map	24
Exhibit C. Species Richness Map	24
Exhibit E. Existing Preserve Amenities	25
Exhibit G. Parcel maps and Photographs	30

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		Dr. Robert H. Gore III preserve area parcels
Folio Number	5 parcels	See list below
Target Protection Area (TPA)	NGGE	North Golden Gate Estates
Size	5 parcels	Total 17.59 acres
STR	S33 T49 R28	All parcels in same section township range.
Zoning Category/TDRs	Estates	Transfer of Development Rights (TDRs) have not been removed as this is not an option within Estates Zoning
FEMA Flood Map Category	AH	The parcels are in Flood Zone AH; considered high risk flood zones and special flood hazard areas.
Existing structures	None	No structures on parcels in application
Adjoining properties and their Uses	Estates residential	Mostly undeveloped; 3 homes on 38th Ave SE and Cypress Cove Landkeepers Education Center on 40th Ave SE
Development Plans	None known	No permits applied for in County system
Known Property Irregularities	Access Issues	Properties can be accessed via Desoto Blvd., 36th Ave SE, 38th Ave SE, and 40th Ave SE. Desoto and 40th Ave SE are paved. The others are unpaved, but passable.
Other County Dept Interest	Departments notified	No interest from other County Departments

The five parcels would be an expansion of the existing Conservation Collier Dr. Robert H. Gore III preserve:

- Argay Estate – 7.05 acres (41560360003)**
- Kenneth Cedeno – 2.81 acres (41504760009)**
- Eugene D’Angelo – 5 acres (41661840008)**
- Charels Edwin Bailey – 1.14 acres (41618160003)**
- Carol Rudnick – 1.59 acres (41502560007) - DONATION**

Figure 1. Location Map

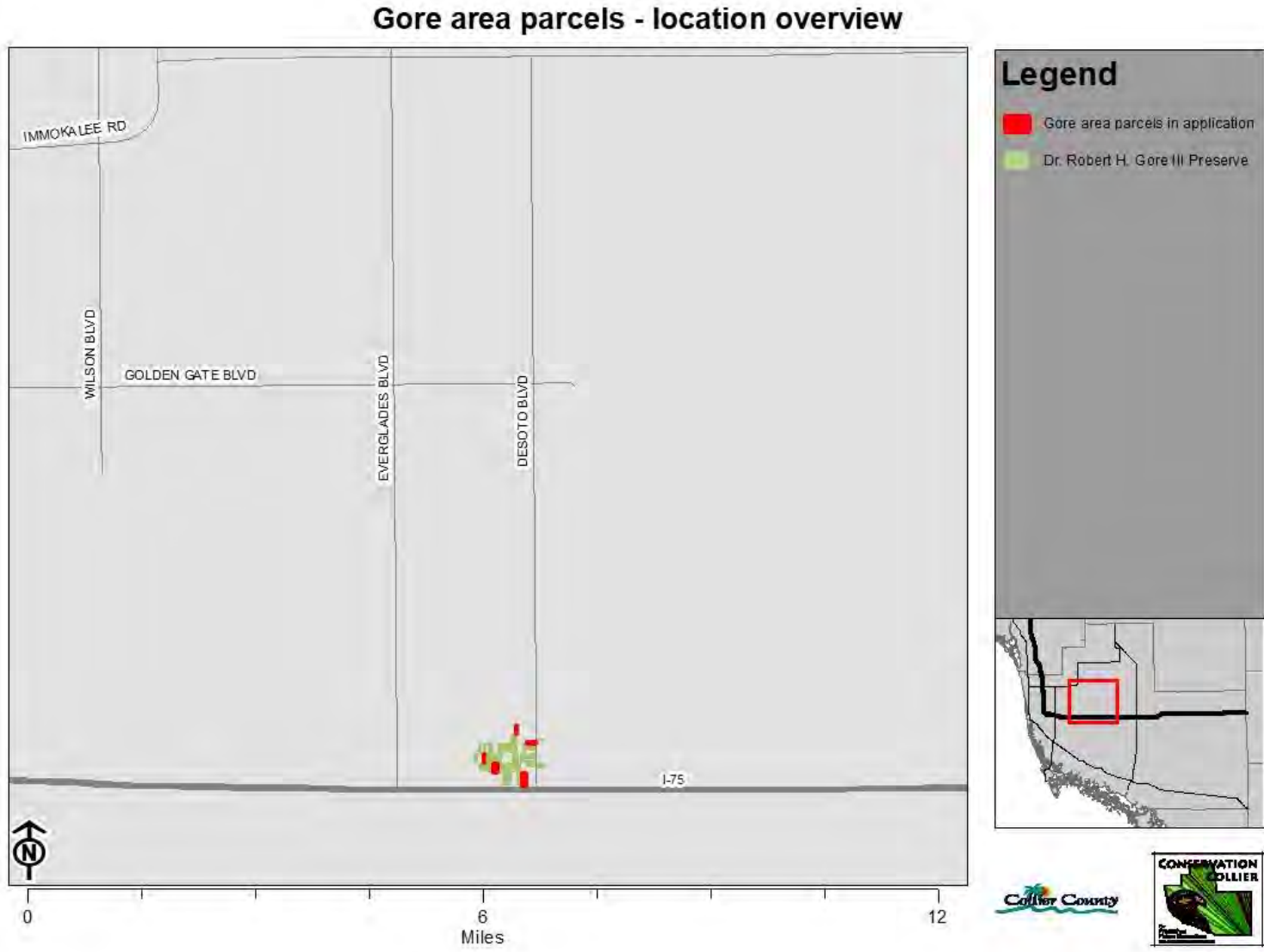
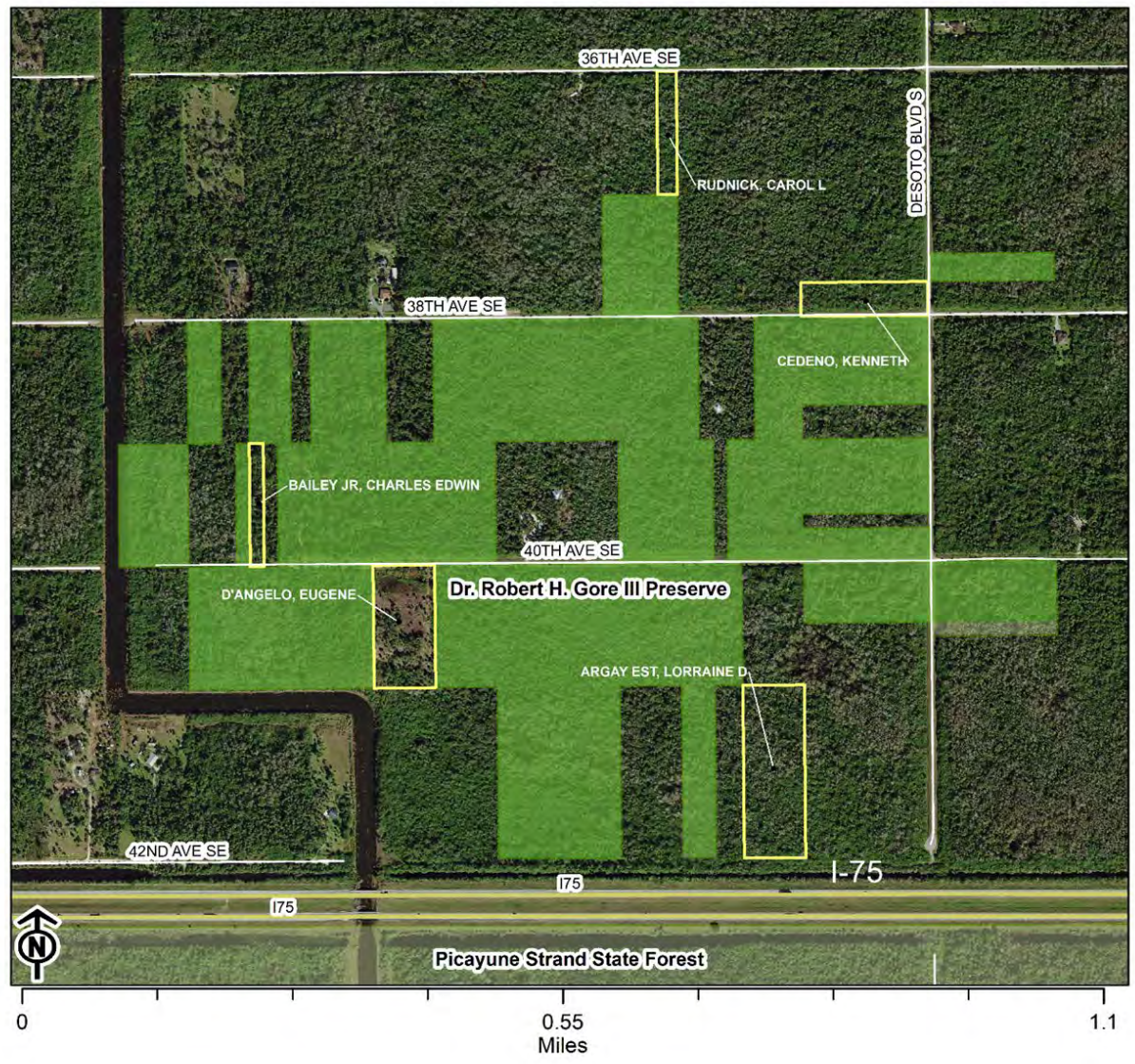


Figure 2. Aerial Map

Dr. Robert H. Gore III Preserve - Adjacent parcels



Legend

- Gore ISC Parcels
- Dr. Robert H. Gore III Preserve



Figure 3. Surrounding Lands Map

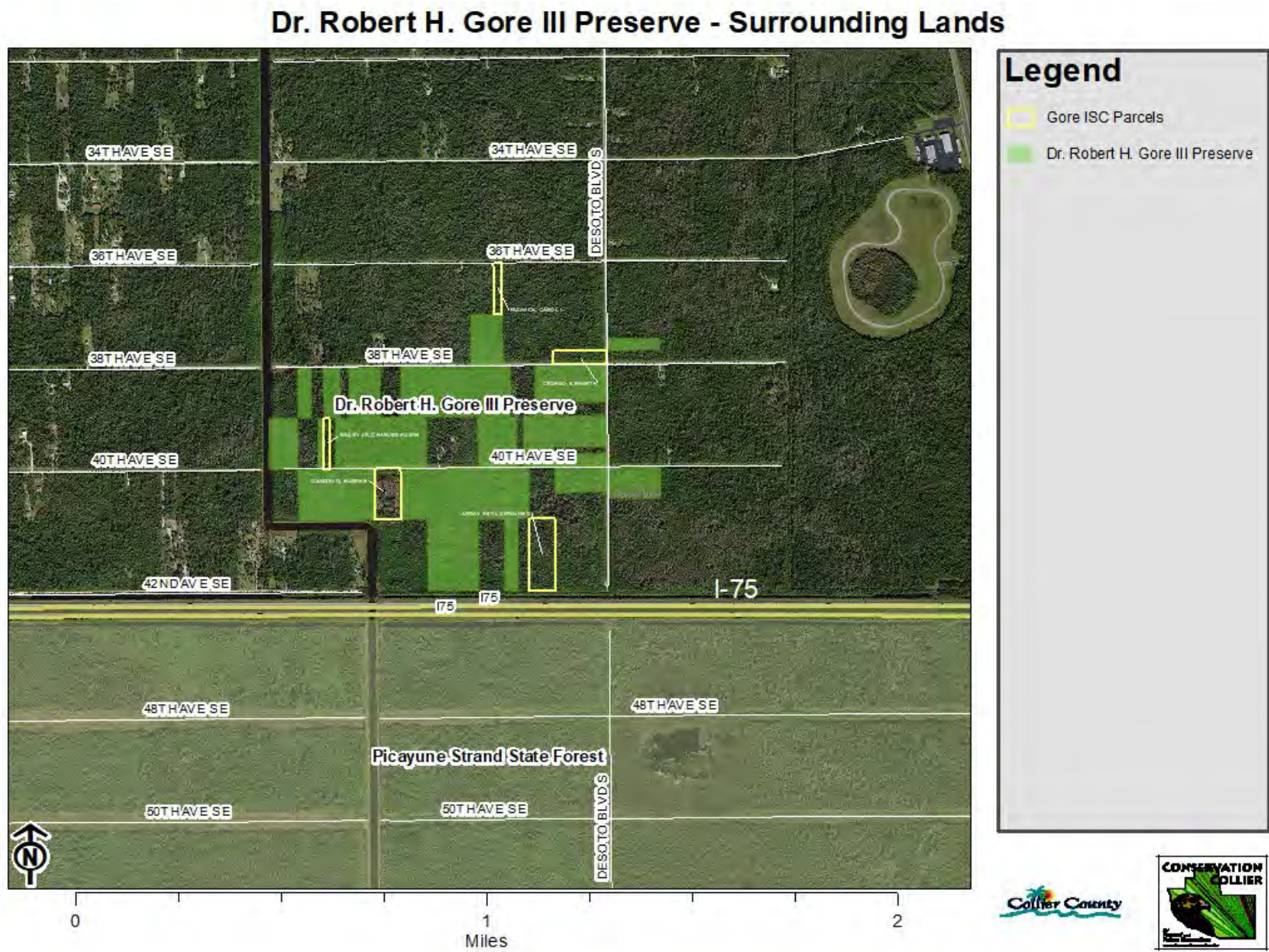


Figure 4. Panther telemetry and mortality in area and surrounding lands

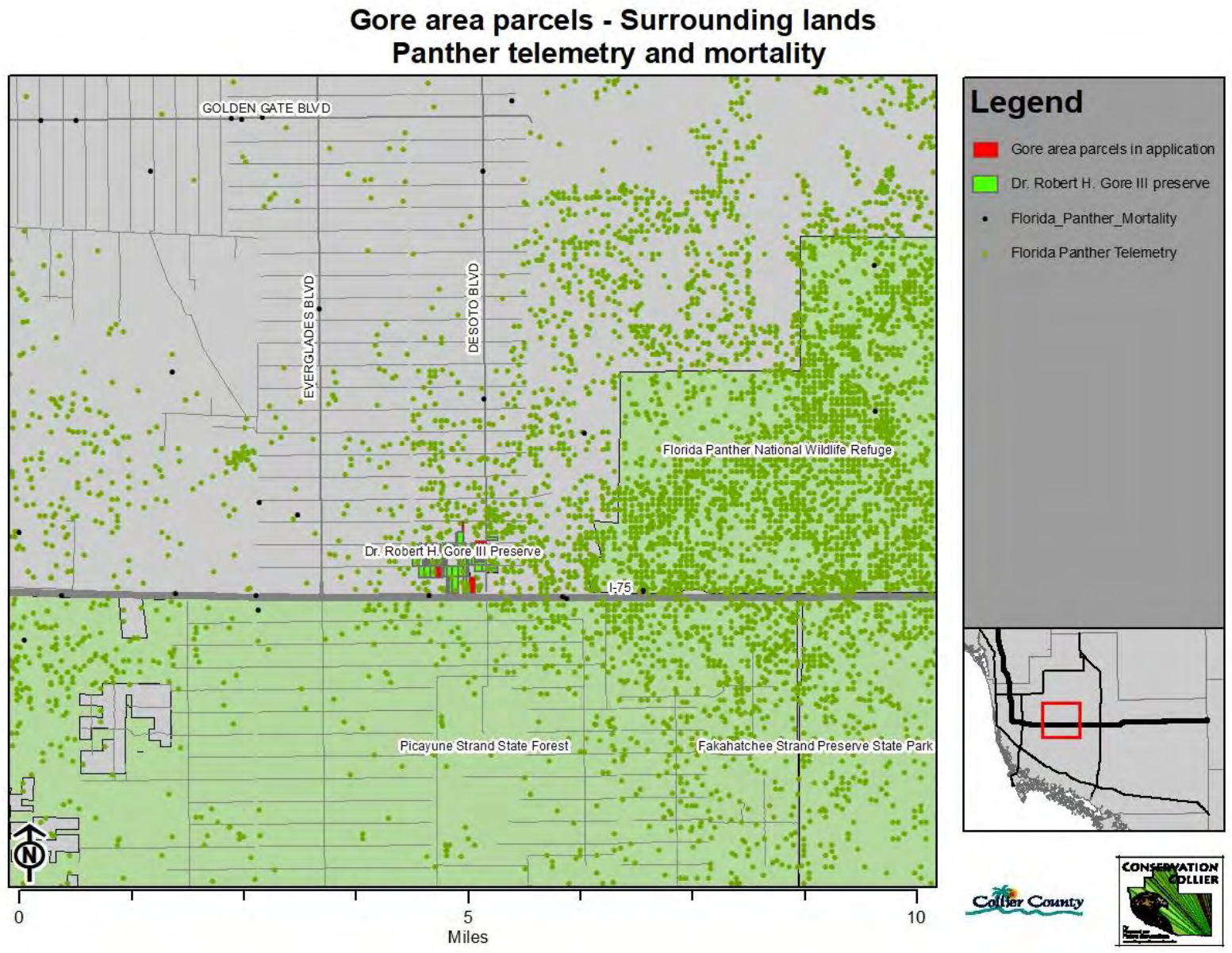
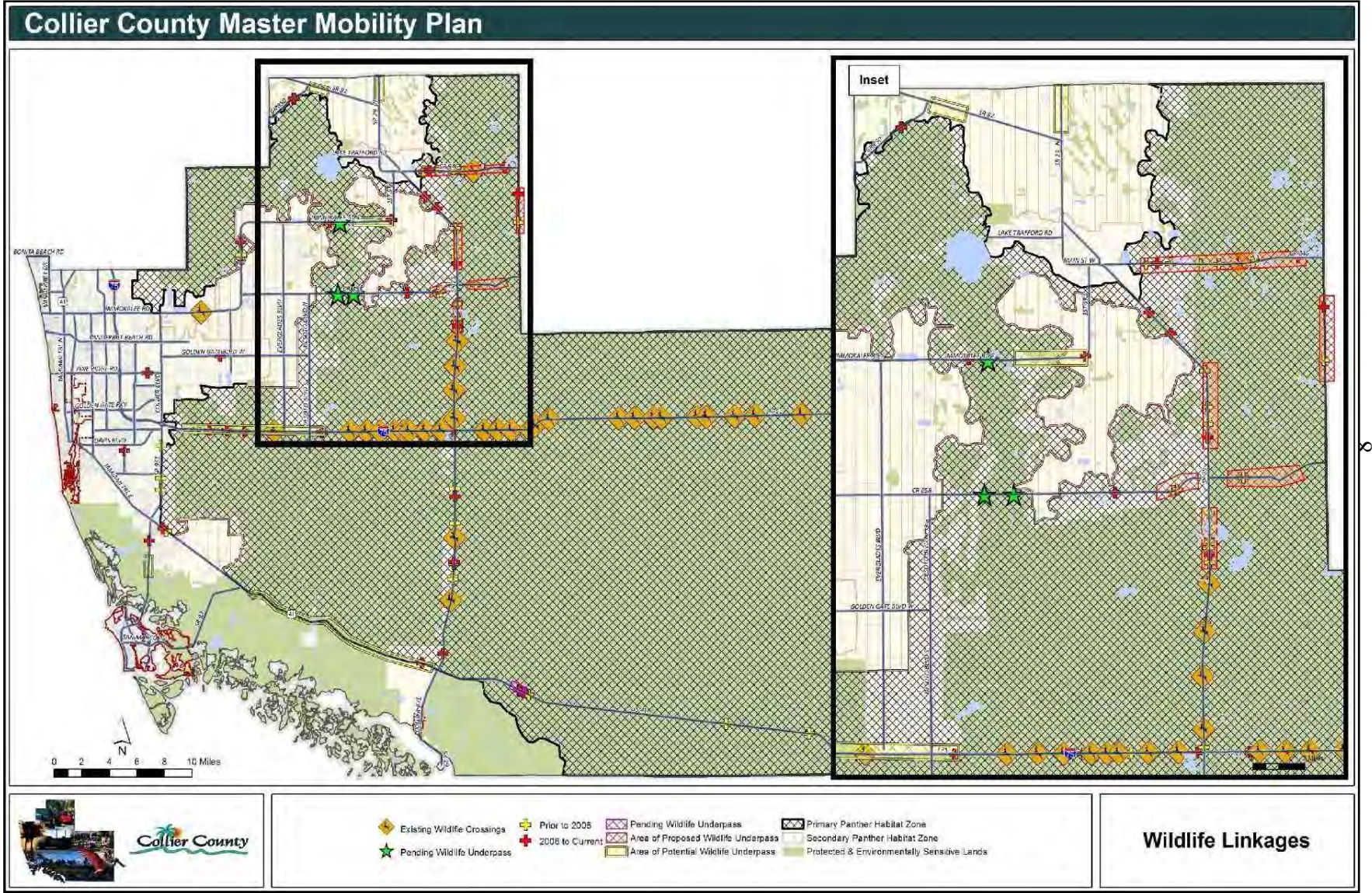


Figure 5. Collier County Master Mobility Plan 2011 Wildlife Linkages Map 4-2



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 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 one appraisal will be required.

Estimated Assessed Value*

Property owner	Folio	Acreage	Assessed Value
Lorraine D Argay Estate	41560360003	7.05	\$ 43,710
Kenneth Cedeno	41504760009	2.81	\$25,993
Eugene D’Angelo	41661840008	5	\$46,250
Charles Edwin Bailey	41618160003	1.14	\$10,545
Carol Rudnick (DONATION)	41502560007	1.59	\$13,237
Total		17.59	\$139,735

Estimated Market Value**

Property owner	Folio	Acreage	Estimated Value
Lorraine D Argay Estate	41560360003	7.05	\$83,200
Kenneth Cedeno	41504760009	2.81	\$36,500
Eugene D’Angelo	41661840008	5	\$59,000
Charles Edwin Bailey	41618160003	1.14	\$14,800
Carol Rudnick (DONATION)	41502560007	1.59	\$20,700
Total		17.59	\$214,200

ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

The market research indicates, there is a value difference between the various lot sizes in this market area. 1.14ac to 3.5ac parcels will have a higher per acre value and the parcels sizes greater than 3.5ac will have a slightly lower per acre value.

The sales data for 1.14ac to 3.5ac parcels is estimated to be \$13,000 per acre.

The sales data for 3.5ac to 7.05ac parcels is estimated to be \$11,800 per acre.

* Property Appraiser’s Website

** Collier County Real Estate Services Department

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcels are zoned Estates.

Land Development Code section 2.03.01.B. describes the Estate District (E):

The purpose and intent of the estates district (E) is to provide lands for low density residential development in a semi-rural to rural environment, with limited agricultural activities. In addition to low density residential development with limited agricultural activities, the E district is also designed to accommodate as conditional uses, development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E district. The E district corresponds to and implements the estates land use designation on the future land use map of the Collier County GMP, although, in limited instances, it may occur outside of the estates land use designation. The maximum density permissible in the E district shall be consistent with and not exceed the density permissible or permitted under the estates district of the future land use element of the Collier County GMP as provided under the Golden Gate Master Plan.

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

MEETS INITIAL SCREENING CRITERIA Yes

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

- | | |
|----------------------------------|--|
| i. Hardwood hammocks | No |
| ii. Xeric oak scrub | No |
| iii. Coastal strand | No |
| iv. Native beach | No |
| v. Xeric pine | No |
| vi. Riverine Oak | No |
| vii. High marsh (saline) | No |
| viii. Tidal freshwater marsh | No |
| ix. Other native habitats | Yes – 6170-Mixed
Wetland hardwoods; 6216-
Cypress-Mixed Hardwoods;
6172-Mixed shrubs; 6210-
Cypress. |

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) and field verification of same. Features were interpreted from the county-based aerial photography.

FLUCCS:

The electronic database identified: (in order of predominance)

- 6170- Mixed Wetland Hardwoods
- 6216 – Cypress – Mixed Hardwoods
- 6172 – Mixed Shrubs
- 6210- Cypress

The following native plant communities were directly observed:

- 6170 – Mixed Wetland Hardwoods
- 6216 – Cypress – Mixed hardwoods

Characterization of Plant Communities present:

Ground Cover: Ground cover species observed bidens (*Bidens alba*), winged sumac (*Rhus copallinum L.*), morning-glory (*Ipomoea sagittata Poir*), sweet acacia (*Vachellia farnesiana*) and various epiphytic ferns

Midstory: Midstory species included beautyberry (*Callicarpa americana*), marlberry (*Ardesia escallonioides*), wild coffee (*Psychotria nervosa* and *P. sulzneri*), myrsine (*Myrsine floridana*), Carolina willow (*Salix caroliniana*), pond apple (*Annona glabra*), and buttonbush (*Cephalanthus occidentalis*).

Canopy: The canopy for most of the parcels consists of, in order of abundance, a mix of cypress (*Taxodium distichum*) cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), bay (*Persea sp.*), and slash pine (*Pinus elliottii*). Laurel oak (*Quercus laurifolia*) were also observed in various areas. In depressional areas, pop ash (*Fraxinus caroliniana*) was observed.

Statement for satisfaction of criteria: These data indicate that while the Ordinance-identified endangered plant communities are not present on the parcel, intact native plant communities are present. Many of the plants observed are wetland species, with areas of upland species. This observation loosely corresponds to mapped soil types, indicating that the historic native plant communities are still present.

-
2. *Does the 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 group of parcels has access from four public roads: Desoto Blvd., 36th Ave SE, 38th Ave. SE, 40th Ave. SE. Desoto and 40th Ave. SE are paved road, both 36th and 38th Ave. SE are unpaved but passable by vehicle. Forty-second Ave. SE, which runs north of I-75, is not passable by vehicle. The southern-most Argay parcel abuts the I-75 canal and are within the Florida Department of Transportation (FDOT) I-75 right of way but are not visible from I-75. All properties could accommodate seasonal outdoor recreation with some clearing for trails.

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) **Yes**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:

Wetland dependent plant species (OBL/ FACW) present within the area:

OBL	FACW
buttonbush (<i>Cephalanthus occidentalis</i>)	swamp fern (<i>Blechnum serrulatum</i>)
Carolina willow (<i>Salix caroliniana</i>)	red maple (<i>Acer rubrum</i>)
cypress (<i>Taxodium distichum</i>)	
pond apple (<i>Annona glabra</i>)	
pop ash (<i>Fraxinus caroliniana</i>)	
swamp bay (<i>Persea palustris</i>)	

Wetland dependent wildlife species observed: No wetland-dependent wildlife species were observed.

Other hydrologic indicators observed: Mature cypress trees are present on the properties and cypress knees are commonly found. Surface water was observed at the time of the September 2021 site visit.

Soils: Soils data is from a digital soil survey and generally is the most detailed level of soil geographic data developed by the National Cooperative Soil Survey. Collier County soils data comes from the United States Department of Agriculture and Natural Resource Conservation Service 1990 Soil Survey of Collier County Area, Florida.

Except for the Rudnick parcel on 36th Ave SE, the four other parcels consist of Boca, Riviera, limestone substratum, and Copeland fine sands. These soils are hydric, very poorly drained and found in depressions, swamps, and marshes. Typical vegetation includes cypress, pickerel weed, and alligator flag. The Rudnick property is mapped as Hallandale fine sand, a slough soil. This soil type is nearly level, poorly drained and found in sloughs and drainageways. The natural vegetation consists of scrub cypress, sand cordgrass, wax myrtle and maidencane.

The vegetation observed on the properties is somewhat consistent, though more forested, with what is expected on these soils, with the difference that no scrub cypress was observed on the areas mapped as Hallandale and Boca fine sands. The size/age of some of the cypress trees indicates that the area has historically contained wetlands.

Karst, a formation of limestone, has been observed in the central and southern portions of the existing Dr. Robert H. Gore III preserve parcels. Karst is a wetland indicator.

Lower Tamiami recharge Capacity: Low, mapped in GIS at 0-7" annually. (0-7" is the lowest annual recharge rate. The highest recharge rate is 21"-102" annually)

Surficial Aquifer Recharge Capacity: Moderate - mapped at 43 to 56” annually. (Low recharge is 31” to <43” annually and High recharge is 56” to 76” annually.)

Federal Emergency Management Area (FEMA) Flood map designation: The property is primarily within Flood Zone AH. Zone AH indicates an area subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. This zone is considered a high-risk flood zone.

Statement for satisfaction of criteria: The plant communities found on the properties were mostly consistent with mapped soils, and the properties contain wetlands and wetland plant communities. As such, they provide habitat for wetland-dependent species. The properties are not mapped as contributing significantly to the Tamiami Aquifer, but they are mapped as contributing moderately to the Surficial Aquifer. Wetlands can serve as a buffer to filter contaminated water. Since surface water in this area flows towards the I-75 canal, and wetlands on the parcels may help to clean runoff before it enters the I-75 canal. The Rudnick and Cedeno parcels hold water during wet season and can be expected to contribute to flood control in the local area. The presence of hydrologic indicators such as cypress knees, karst and water marks on buttressed cypress trunks provides evidence of seasonal flooding.

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: 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. Some of the parcels were too wet or too dense with Brazilian Pepper along the roadside to traverse. However, we can provide information regarding plants observed on the immediately adjacent Dr. Robert H. Gore III preserve.

The following listed plant species have been observed on the Dr. Robert H. Gore III preserve:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		State	Federal
giant sword fern	<i>Nephrolepis biserrata</i>	T	n/a
common wild pine	<i>Tillandsia fasciculata</i>	T	n/a
reflexed wild pine	<i>Tillandsia balbisiana</i>	T	n/a
giant air plant	<i>Tillandsia utriculata</i>	E	n/a

E=Endangered; T=Threatened

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: <https://myfwc.com/wildlifehabitats/wildlife/>.

Listed Wildlife Observed: Listed wildlife species have been observed by staff during site visits and on wildlife cameras on the existing preserve. Florida Fish and Wildlife Conservation Commission panther telemetry data show panther presence on the parcels. Linda Weinland, neighbor, has personally seen 5 panthers on the property since 2012 and noted a sighting of a female with kittens in 2014. Ms. Weinland was told by FWC staff that the habitat is favorable for females with young. Although not currently listed in Florida, Ms. Weinland has seen dozens of black bears in the last 5 years, including females with cubs.

Bird Rookery observed? No bird rookery has been observed by staff; however, Ms. Weinland reported that she has observed nests of pileated woodpeckers (*Dryocopus pileatus*) and barred owls (*Strix varia*).

FWC-derived species richness score: The parcels scored range from 5 to eight species indicating potential for above average species diversity.

Non-listed species observed: A red-shouldered hawk was observed during the September 2021 site visit. In 2007 the previous owner of the preserve parcels (Robert H. Gore) had reported observations of bobcats, opossums, raccoons, deer, nine-banded armadillos, and ibis on the parcels. Neighbor Linda Weinland reports seeing bobcats, spotted skunks, raccoons, bats, mice, grey squirrels, yellow rat snakes, red rat snakes, black racers, scarlet king snakes, coral snakes, pigmy rattlesnakes, diamondback rattlesnakes, ringneck snakes and green anoles.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Florida panther (*Felis concolor coryii*), Everglades mink (*Mustela vison evergladensis*), Florida brown snake (*Storeria victa*), tricolor heron (*Egretta tricolor*), and little blue heron (*Egretta caerulea*).

Statement for satisfaction of criteria: These parcels are mapped as having above-average biodiversity. Wildlife monitoring cameras within the preserve area indicate high utilization by Florida panther, Florida black bear, white tailed deer, wild turkey, spotted skunk, and nesting birds. The parcels in application (with the exception of D'Angelo parcel) would need to have the Brazilian pepper (*Schinus terebinthifolius*) removed from the properties as was done with the existing preserve parcels. The D'Angelo parcel understory and Brazilian pepper infestation was mechanically removed in 2018, the property has had some exotic grasses come in that would need to be mowed. The 171.2-acre preserve has been entirely treated for exotic vegetation and is now under

maintenance. Adding onto the preserve will provide additional acreage that will not be developed and in turn will be available for wildlife utilization.

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 properties are within a historic wetland area that connects on the east side with the Florida Panther National Wildlife Refuge (FPNWR) via the vehicle test track, about a mile and a half away. The Gore properties would enhance or protect the FPNWR primarily by acting as a buffer and providing a reasonably large sized wild land addition north of I-75. There are Wildlife underpasses at the FakaUnion and Miller Canal.

Just south of FPNWR and the I-75 corridor, is the Fakahatchee Strand State Preserve, about 2.5 miles from the properties. Panthers who utilize the existing 2 underpasses under I-75 (the Faka Union and Miller canals) could access the preserve.

A little over 2 miles to the west are the North Belle Meade sending lands. In 2007, Florida Fish and Wildlife Conservation Commission (FWC) biologists did not encourage use of the area to corridor panthers farther west into North Belle Meade due to increasing development in that area. At present, FWC would support the acquisition of this property for panther habitat, but cautions about defining a westward corridor because there is no master plan that identifies it as such and there are developed lands west of Everglades Blvd. Potential for a future Everglades access to I-75 is also a noted obstacle in the way of a habitat corridor.

The Picayune Strand State Forest is directly to the south across I-75. Panthers could move south from the FakaUnion canal, just south of the properties, into the Picayune creating an ecological link and habitat corridor. The Gore properties are located within a Primary Panther Habitat Zone.

Is the property within the boundary of another agency's acquisition project? No

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? No

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:

The five parcels would be an expansion of the existing Conservation Collier Dr. Robert H. Gore III preserve. Overall, it is important to note that adding onto the preserve will provide additional acreage that will not be developed and in turn will be available for wildlife utilization. The addition of trails and site improvements to these parcels will be evaluated and reviewed with an update land management plan. See Exhibit E for preserve conceptual amenities.

Hiking: Some of the parcels could be incorporated into the trail system. Old trails exist on the parcels and a current tenant in the stilt home on the home site parcel is working to reopen them.

Nature Photography: These properties provide opportunities for nature photography.

Birdwatching: Parcels will provide opportunities for birdwatching after exotic vegetation removal is complete.

Kayaking/Canoeing: The parcels do not provide opportunities for kayaking or canoeing. However, the preserve as a whole may have such opportunities in the future along the canal as budgeting and permitting consideration allow.

Swimming: This property does not provide opportunities for swimming.

Hunting: Hunting is not permitted in Golden Gate Estates.

Fishing: The preserve as a whole may have such opportunities in the future along the canal as budgeting and permitting consideration allow.

Collaboration with Cypress Cove Landkeepers:

Please note that since acquisition of the original 171 acre preserve, the Cypress Cove Landkeepers (fka Cypress Cove Conservancy) has acquired the 10 acres with homesite on 40th Ave SE in the center of the preserve. The original Memorandum of Understanding reviewed by the CCLAAC and approved by the Board in 2020. Staff has been coordinating with the Landkeepers regarding signage and trail connections. The Landkeepers have been working on renovating the home to become the Gore Nature Education Center. For more information about Cypress Cove Landkeepers please go to their [website](#).

IV. Assessment of Management Needs and Costs

Management of the additional parcels will address the costs of exotic vegetation removal and control, signage, the construction of a trail system to allow the public to have access to selected portions of the property and a small public parking area. The following assessment provides estimates of both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 20027-63, as revised (Ordinance 2007-65), requires a formal land management plan be developed for each property acquired by Conservation Collier. See Exhibit E for preserve conceptual amenities.

Exotic, Invasive Plants Present: The properties are infested by significant amounts of invasive exotic plants. The interior areas are approximately 15-35% infested with mature Brazilian pepper (*Schinus terebinthifolius*). Along roadsides and at the home site parcel, the infestation is at approximately 95%, and includes air potato (*Dioscorea bulbifera*), Caesars weed (*Urena lobate*), lantana (*Lantana camara*), arrowhead (*Syngonium podophyllum*), and balsam apple (*Momordica charantia*). There are likely other exotic species in interior locations that were not directly observed.

Exotic Vegetation Removal and Control: The initial cost of exotic removal would be substantial due to the amount present, the density of the vegetation and the difficulty of accessing some areas. Based on costs for the level of infestation observed to treat with herbicide in place are estimated at approx. **\$427 per acre**. Considering this likely per-acre cost, exotic removal for these parcels (17.59 acres) could cost approximately **\$7,500**.

Costs for follow-up maintenance, done anywhere from quarterly to annually would be similar. Conventional understanding that these costs could decrease over time as the soil seed bank is depleted have not completely borne out. The current observed trend is for additional plant species to invade. This could keep management costs high for some time.

Public Parking Facility: Considering the size of the parcels, a preserve at this location could be a destination for hikers. The D'Angelo parcel may be a good site to consider for a parking lot for the existing preserve since it has already been cleared in the front and is higher than surrounding properties.

Public Access Trails: Trails exist on the preserve property. The addition of trails and site improvements to these parcels will be evaluated and reviewed with an update land management plan.

Security and General Maintenance: Field fencing, similar to that used by FL DOT along I-75 could be used on parcels as needed. However, fencing would not be recommended for the majority of parcels to allow for wildlife utilization. Signage and wildlife monitoring cameras have been installed at the existing preserve.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$7,500-\$10,000	\$5,000	Kill in place at \$427 per acre for 18 acres.
Parking Facility	\$20,000 for existing preserve	t.b.d.	A parking lot has not been constructed on the existing preserve. Current estimates are \$20,000 minimum for a small parking lot. Additional costs would include engineering, permits and clearing.
Access Trails/ ADA	t.b.d.	t.b.d.	Expanding existing trails could be done for minimal cost. ADA trails would cost significantly more.
Fencing	To be determined if fencing will be needed. May need in parking area.	t.b.d.	Field fencing - \$6.27 per foot Gates - \$800 ea. Considers fencing approx.
Trash Removal	\$5,000	t.b.d.	No solid waste observed on parcels, but dumping is chronic in this area. Estimate is placeholder value.
Signs	n/a	n/a	Preserve signs exist.
Total (excludes parking lot as that should be considered as a cost for the existing preserve)	\$15,000	\$5,000	

t.b.d. To be determined; costs are unknown at this point.

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 (FCT) - 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 previously advised that the Florida Forever Program 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

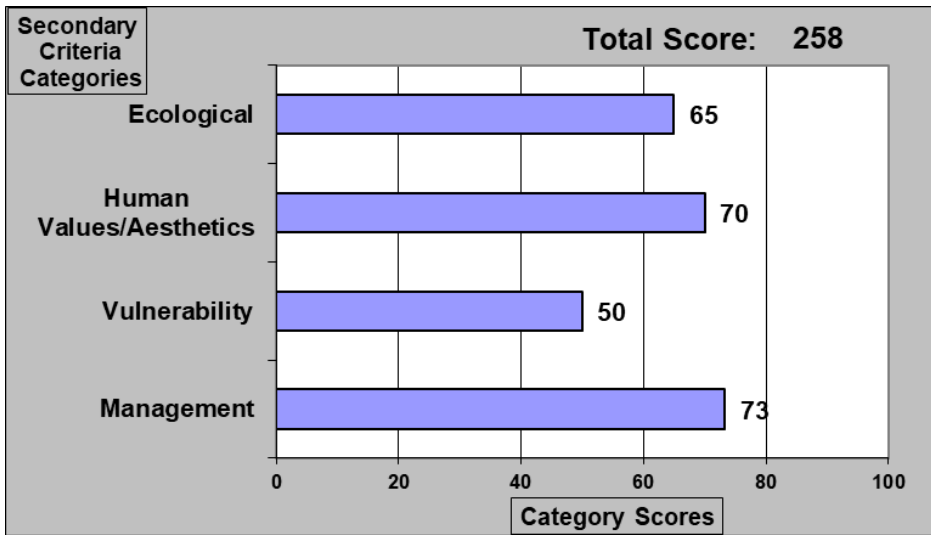
Staff has scored this property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit F.

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	65	65%
Human Values/Aesthetics	100	70	70%
Vulnerability	100	50	50%
Management	100	73	73%
Total Score:	400	258	65%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 258 out of 400

Ecological – 65 out of 100:

The property scored average in the ecological section. Hydrological indicators and soil type indicate that area is part of a wetland system and native wetlands plant communities were observed on the site. The site contributes minimally to the Lower Tamiami Aquifer and moderately to the Surficial Aquifer. Biodiversity on the site is scored by FWC as above average. However, it would need significant work to remove exotics and restore it to a high level of ecological function. It is approximately 1.5 miles from the FPNWR, 2.5 miles from the Fakahatchee Strand State Preserve and just north of the Picayune Strand State Forest across I-75. There are 2 known connections to Picayune and Fakahatchee lands, south of I-75; at the FakaUnion and Miller canal crossings. There is a landscape ecological link with FPNWR across the Ford Test Track.

Human Values/Aesthetics – 70 out of 100:

The property scored average in this category primarily due to access from a paved road (Desoto Blvd.), because its size would accommodate hiking and because area roads (38th, 40th and 42nd Aves SE) make a large portion visible from a public thoroughfare. The properties are also accessible on foot via 42nd Ave. SE, which is an unimproved gravel road traversing the FDOT I-75 right of way. An historic agreement between the State Department of Transportation and the original NGGE developer grants legal access to property owners along 42nd Ave. SE, although this access is not maintained by the County Road Department.

Vulnerability – 50 out of 100: The parcels include 5 separate lots that could be developed.

Management –73 out of 100:

The slightly above-average score for this section is a result of the lack of alterations necessary to sustain the area's hydrologic functions. The score was depressed, however, by the need to remove the severe Brazilian pepper infestation. Adjacent properties would serve as seed banks, and any trails created on the parcels would need to be maintained regularly through mechanical removal of exotics, as burning is not appropriate to the area because of the presence of wetland hardwoods and difficulties due to proximity to I-75.

Parcel Size:

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar property size to the existing preserve is preferred. Therefore, addition to the existing preserve is significant in size and is comparable with other multi-parcel projects within the North Golden Gate Estates, such as Winchester Head and NGGE Unit 53.

Exhibit A. FLUCCs Map

Gore area parcels - FLUCCS codes

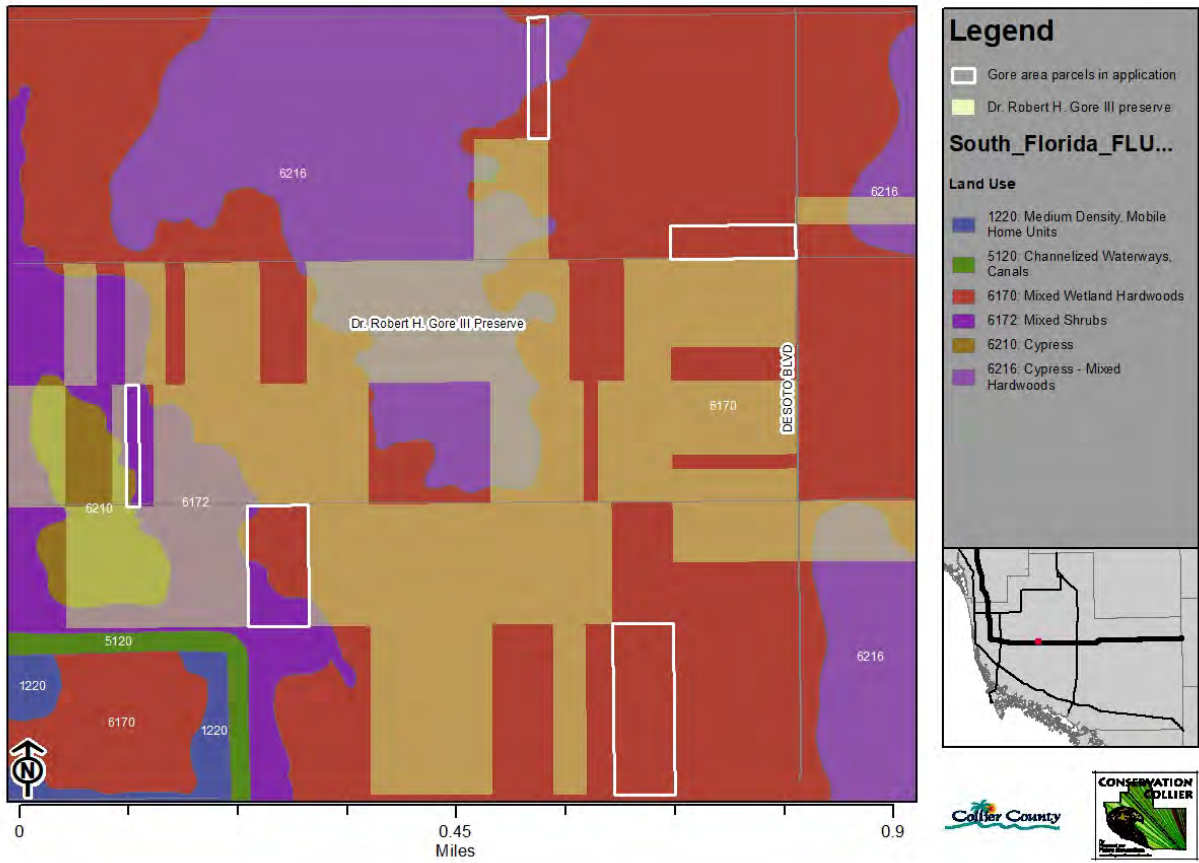


Exhibit B. Soils Map

Gore area parcels - Soils map

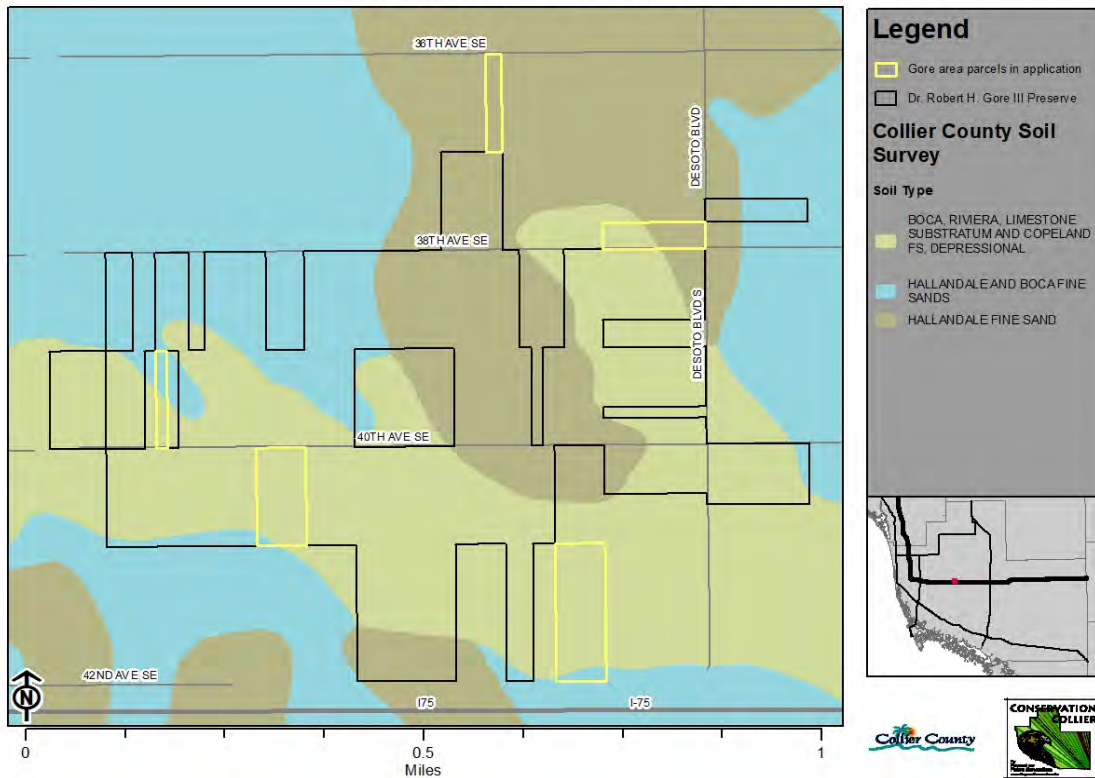


Exhibit C. Species Richness Map

Gore area parcels - Species Richness

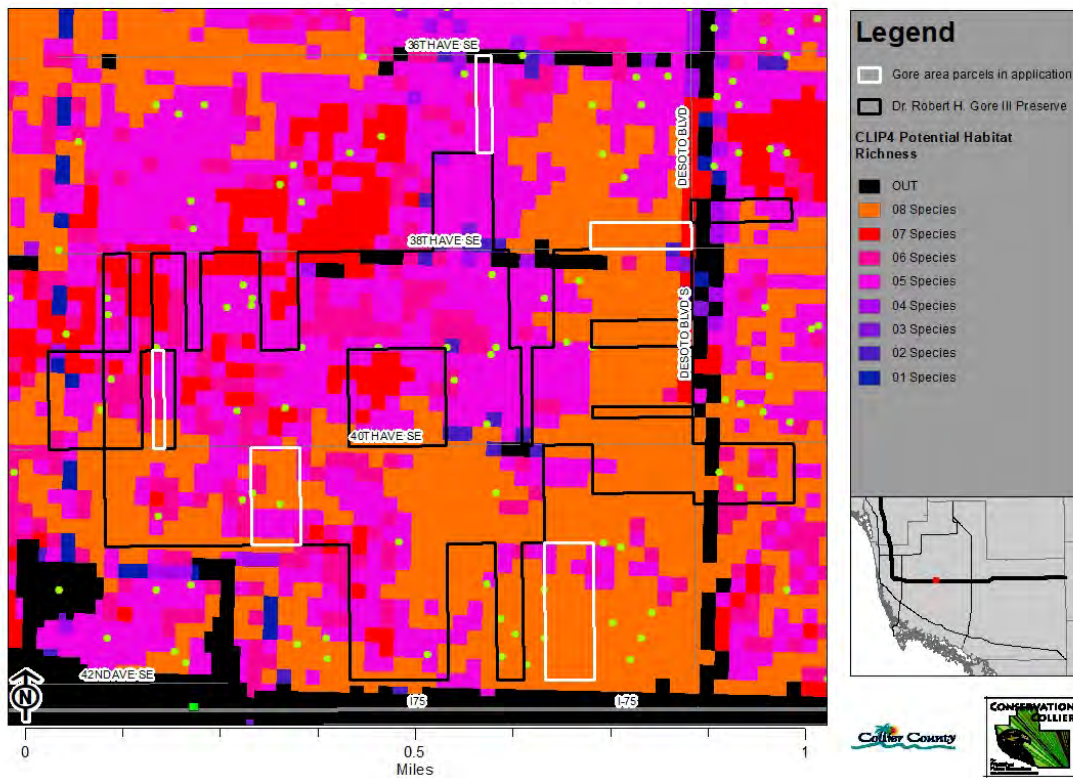


Exhibit D. Aquifer Recharge Maps

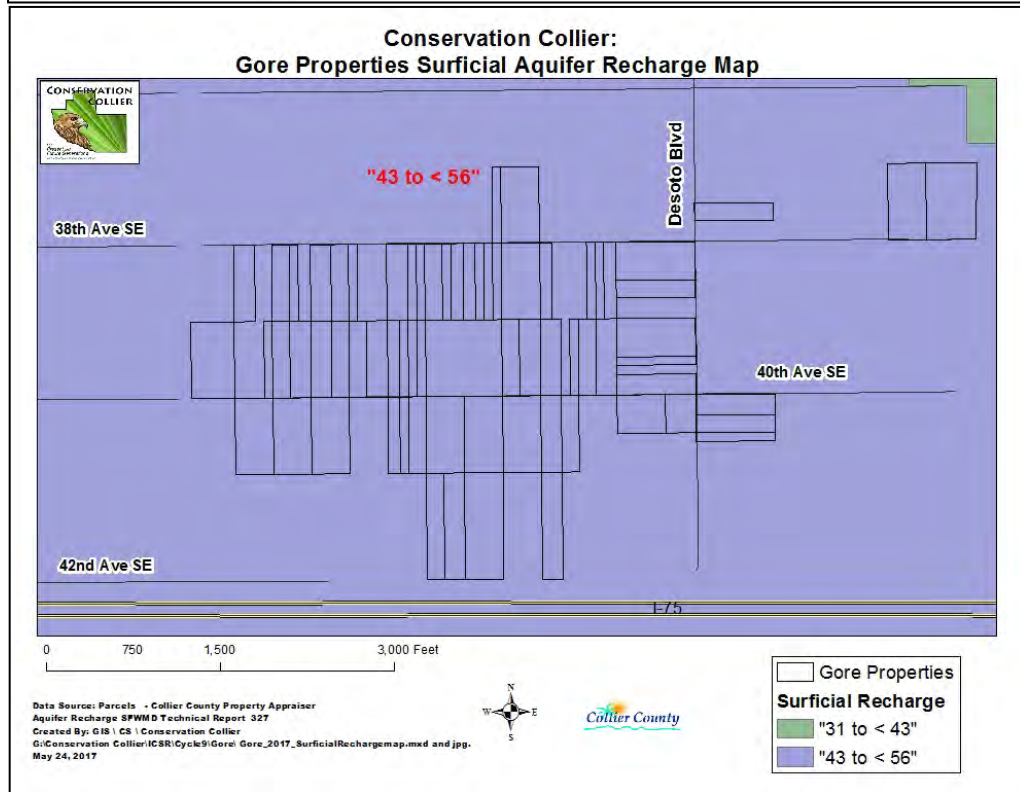
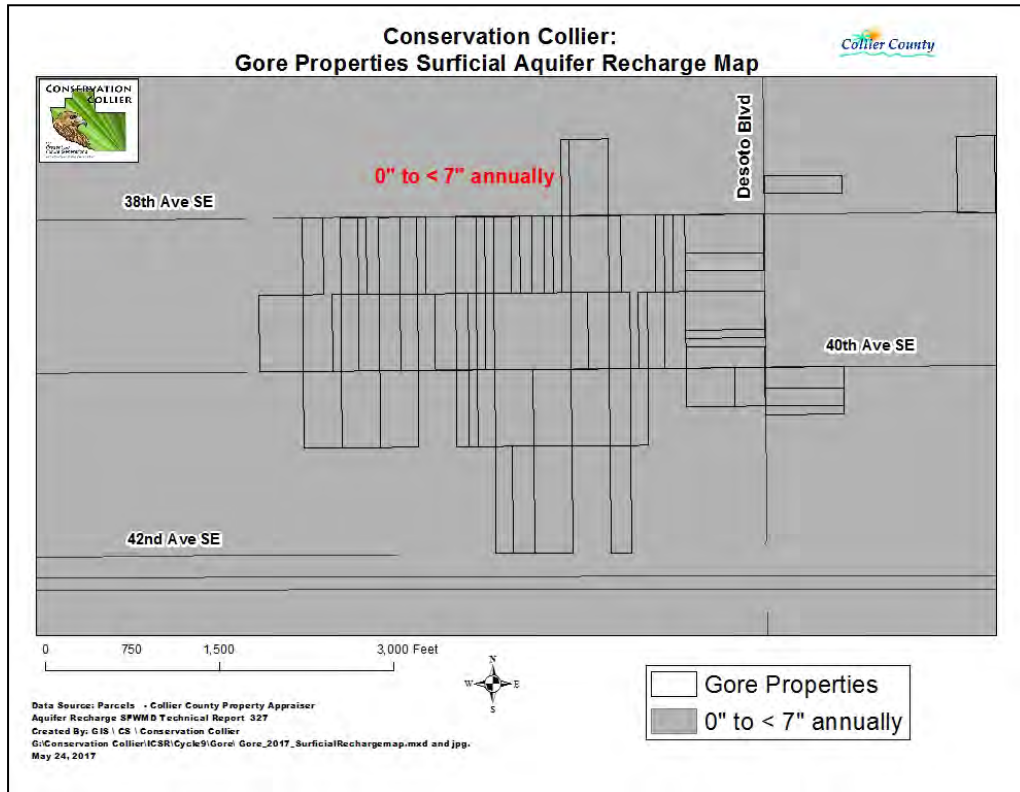


Exhibit E. Existing Preserve Amenities

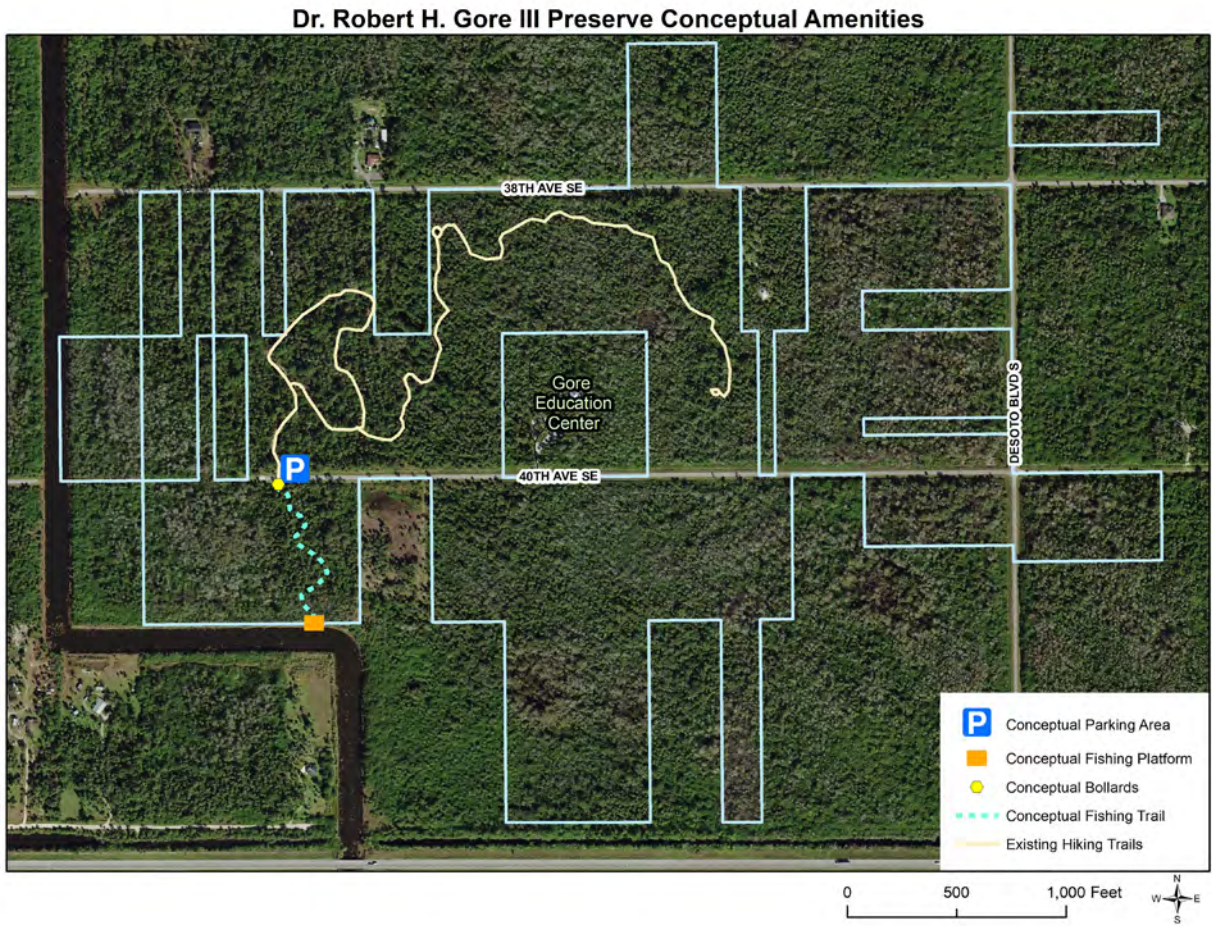


Exhibit F. Completed and Scored Secondary Criteria Screening Form

1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<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	6170-Mixed Wetland hardwoods; 6216-Cypress-Mixed Hardwoods; 6172-Mixed shrubs; 6210-Cypress
10. Add additional 5 points for each additional FNAI critically imperilled to rare listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		Not within a wellfield protection zone
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	0-7" Lower Tamiami aquifer; 43-56" surficial aquifer
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal local	0		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	soils are 100% hydric
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80	80	4 of 5 parcels consist of depressional soils - Boca
b. Slough Soils	40		Riviera Copeland FS (25)
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	1 parcel - Hallandale Fine Sand (49)
			watermarks on cypress indicate approx. 2'
Subtotal	300	175	
1.B Total	100	58	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	6170-Mixed Wetland hardwoods; 6216-Cypress-Mixed Hardwoods; 6172-Mixed shrubs; 6210-Cypress.
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		
b. Listed wildlife species have been documented on the parcel by wildlife professionals	70	70	Florida panther
c. Species Richness score ranging from 10 to 70	70		
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	Tillandsia fasciculata, Tillandsia utriculata observed in area
<i>3. Restoration Potential</i>			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	significant amount of Brazilian pepper and other invasive exotic plants exist at edges and scattered throughout similar to the existing Gore preserve parcels were before acquisition
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		
Subtotal	300	215	
1.C Total	100	72	<i>Divide the subtotal by 3</i>

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

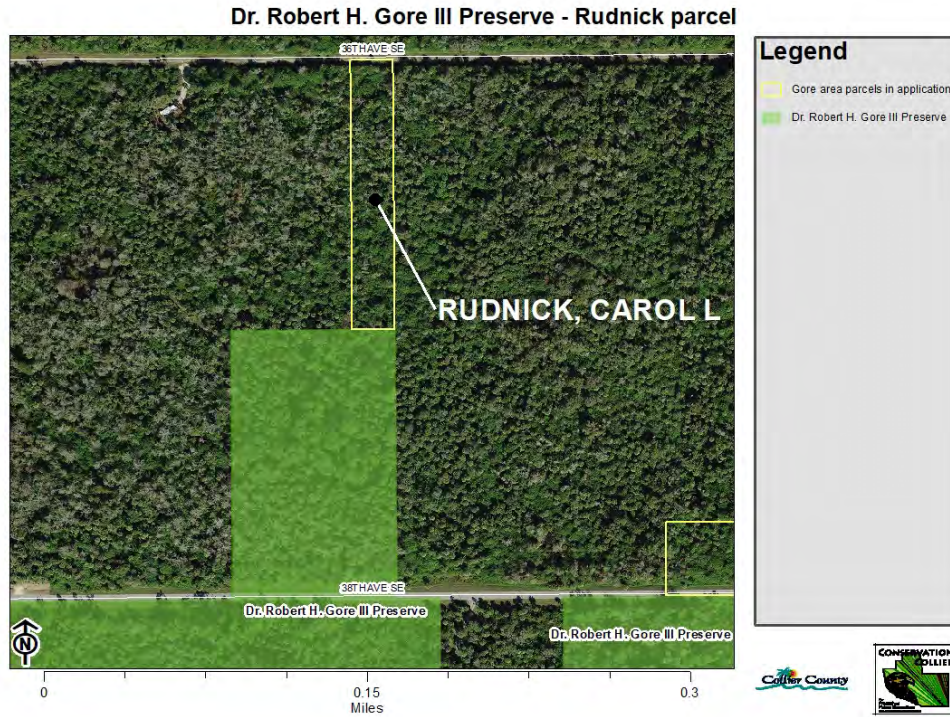
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Conservation Collier Dr. Robert H. Gore III preserve
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		Florida Panther National Wildlife Refuge located approx 1.5 miles to the east.
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	20	
1.D Total	100	120	
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 (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100	100	Desoto Blvd.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		15
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	hiking and wildlife observation /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	80	15	<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. Approximately 19% of the frontage can be seen 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>mature cypress</i>
Subtotal	300	210	
2. Human Social Values/Aesthetics Total Score	100	70	<i>Obtained by dividing the subtotal by 3.</i>
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	single family - Estates
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit per acre	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
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	50	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	No hydrologic changes anticipated to sustain site characteristics
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	60	Approx. 15-35% Brazilian pepper in interior areas; 75% Brazillian pepper and other exotics along roadways
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	adjacent undeveloped lots contain significant seed source
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	80	Minimal maintenance required beyond exotics control
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 mainenance 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	73	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	258	

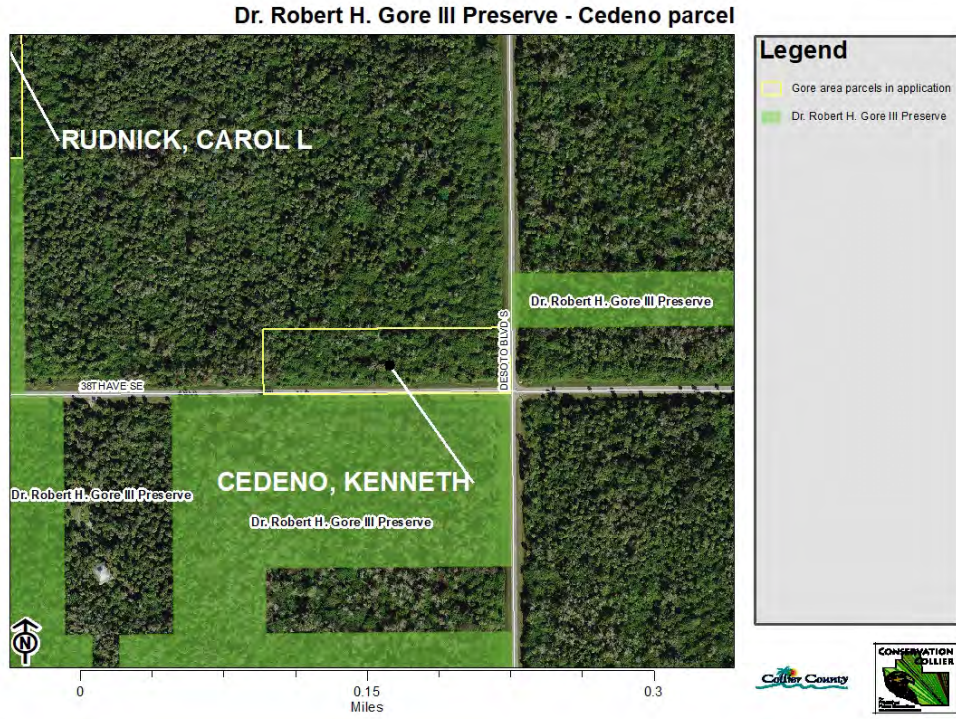
Exhibit G. Parcel maps and Photographs

The following are maps of the individual parcels with pictures related to that parcel after the map.



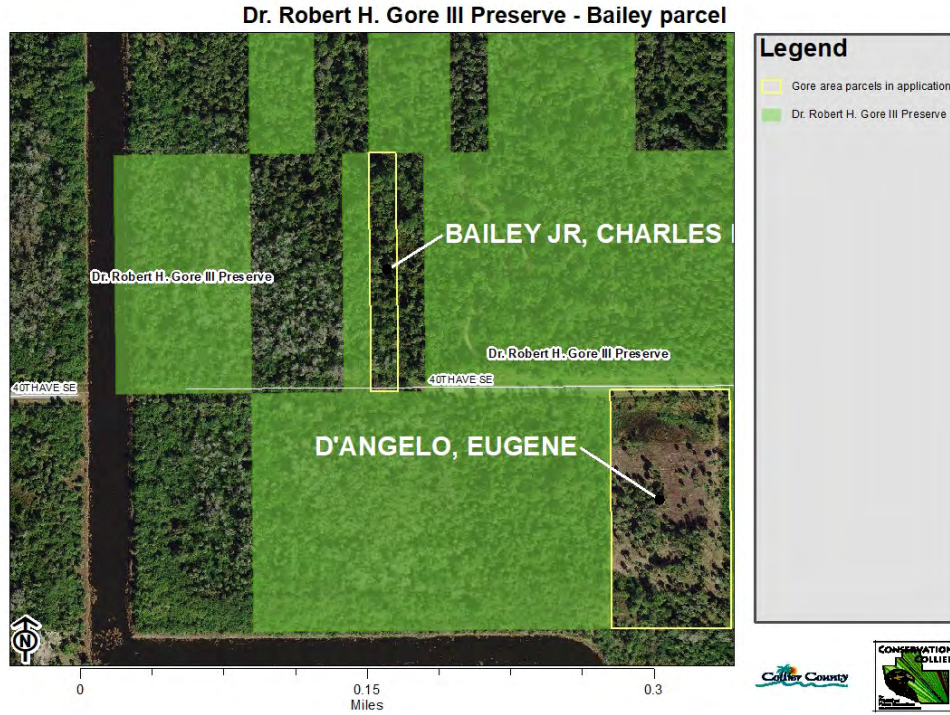
Maple trees and cabbage palms visible from the road.





Cypress, Cabbage Palm, and Bidens visible from roadway.





Brazilian Pepper along edge with Tall Cypress and Cabbage Palm on the interior.
Other native vegetation observed: myrsine, winged sumac, Slash Pine

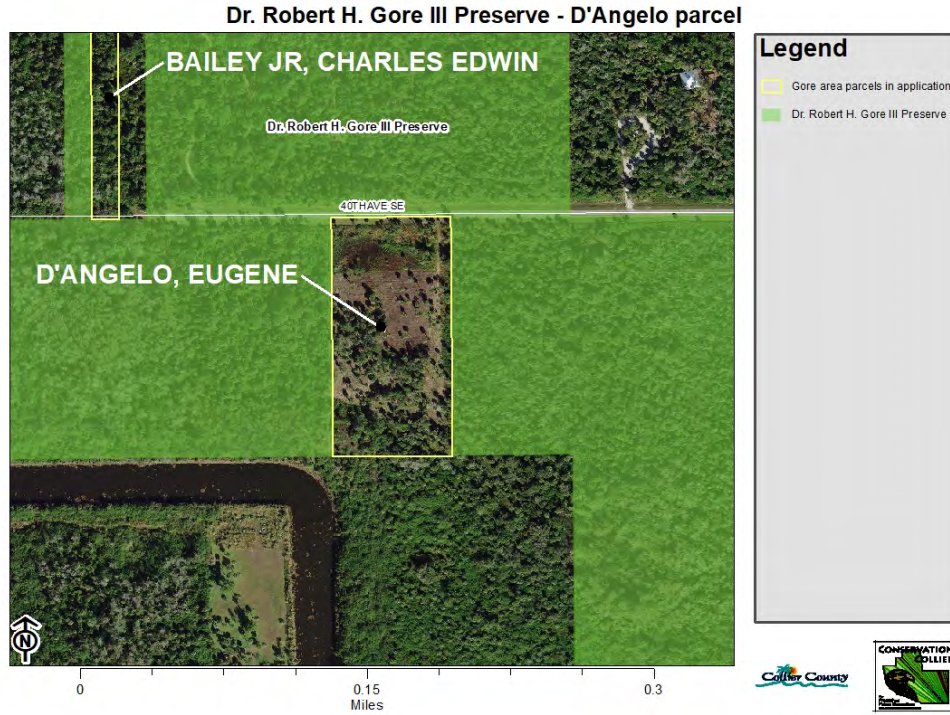


Beautyberry and bidens



Preserve Trailhead approximately 200 feet to the east of the Bailey parcel.





Entry road onto parcel. Cabbage palms, oaks, and slash pine visible



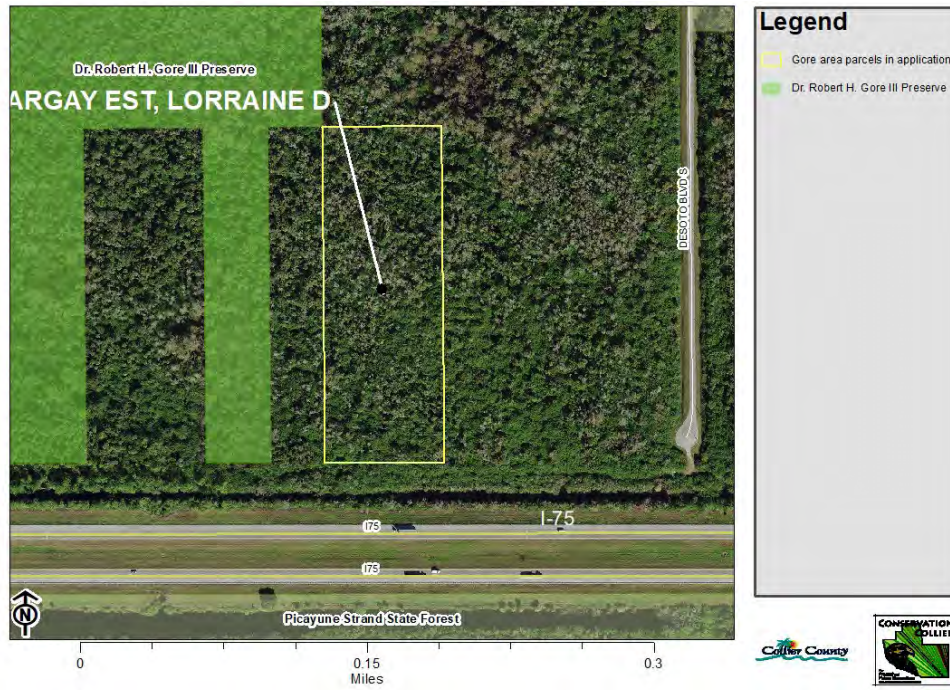
Exotic grasses on parcel



View of parcel from the roadway



Argay parcel



The Argay parcel is 650 feet to the east of this picture. The parcel vegetation is known to include Brazilian Pepper, Red Maple, Oak, Cabbage Palm, and a few Cypress.



Cypress Cove Landkeepers entrance to the Gore Education Center

