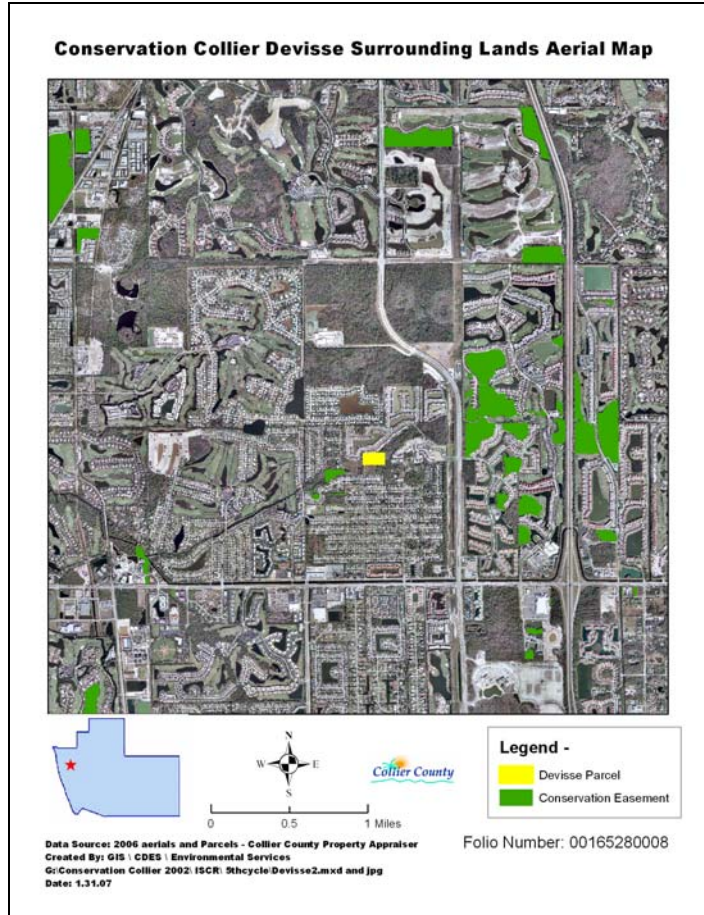
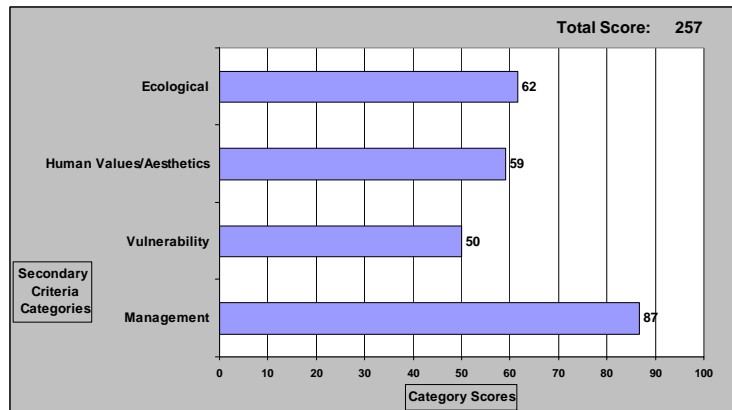


# Conservation Collier Initial Criteria Screening Report



**Property Name: Devisse  
Folio Number: 00164000001**

**Staff Report Date: July 9, 2007**



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## I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

**Table 1. Summary of Property Information**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Virginia Anne Devisse Trust</b>	<b>Local owner</b>
<b>Folio Number</b>	<b>00164000001</b>	
<b>Target Protection Area</b>	<b>Urban</b>	<b>Located north of Immokalee Road at the northern terminus of Euclid Avenue, north of the Majestic Pines subdivision, south of the Delasol Planned Unit Development, within a cypress slough that serves as the preserve area for the Delasol community.</b>
<b>Size</b>	<b>5 acres</b>	<b>Adjacent to preserve lands</b>
<b>STR</b>	<b>S24 T48 R25</b>	<b>n/a</b>
<b>Zoning Category/TDRs</b>	<b>RSF-3</b>	<b>Three (3) homes could be built here</b>
<b>FEMA Flood Map Category</b>	<b>X</b>	<b>This is an area of moderate to low flood hazard risk. Outside the 1% annual chance floodplain</b>
<b>Existing structures</b>	<b>none</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Residential, conservation</b>	<b>N- multi-family and single family residential in the Delasol community; S- single family residential (Majestic Pines, Willoughby Acres, Palm River Estates Unit 5); E- conservation area and residential single family (Delasol Phase III); W- conservation, single family (Falcon Ridge, Quail Crossing, Candlewood) and golf course (La Playa).</b>
<b>Development Plans Submitted</b>	<b>None known</b>	<b>Searched County Computer System</b>
<b>Known Property Irregularities</b>	<b>None known</b>	<b>2005 Civil case (Case No. 05-807-CA) provides legal access to the parcel from Euclid Drive.</b>
<b>Other County Dept Interest</b>	<b>Utilities, Facilities, Solid Waste, Transportation</b>	<b>No interest stated from other County Departments</b>

Figure 1. Location Map

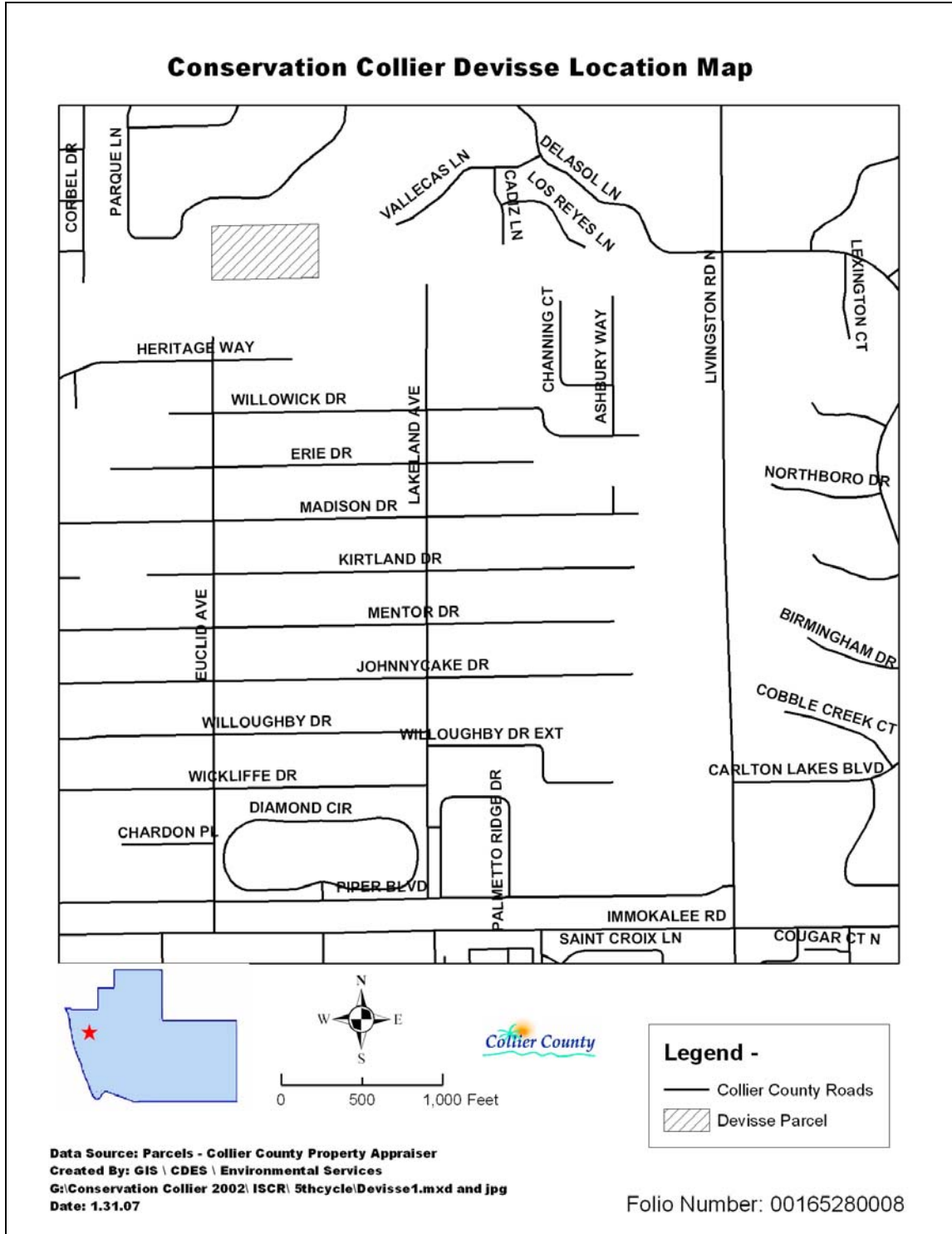
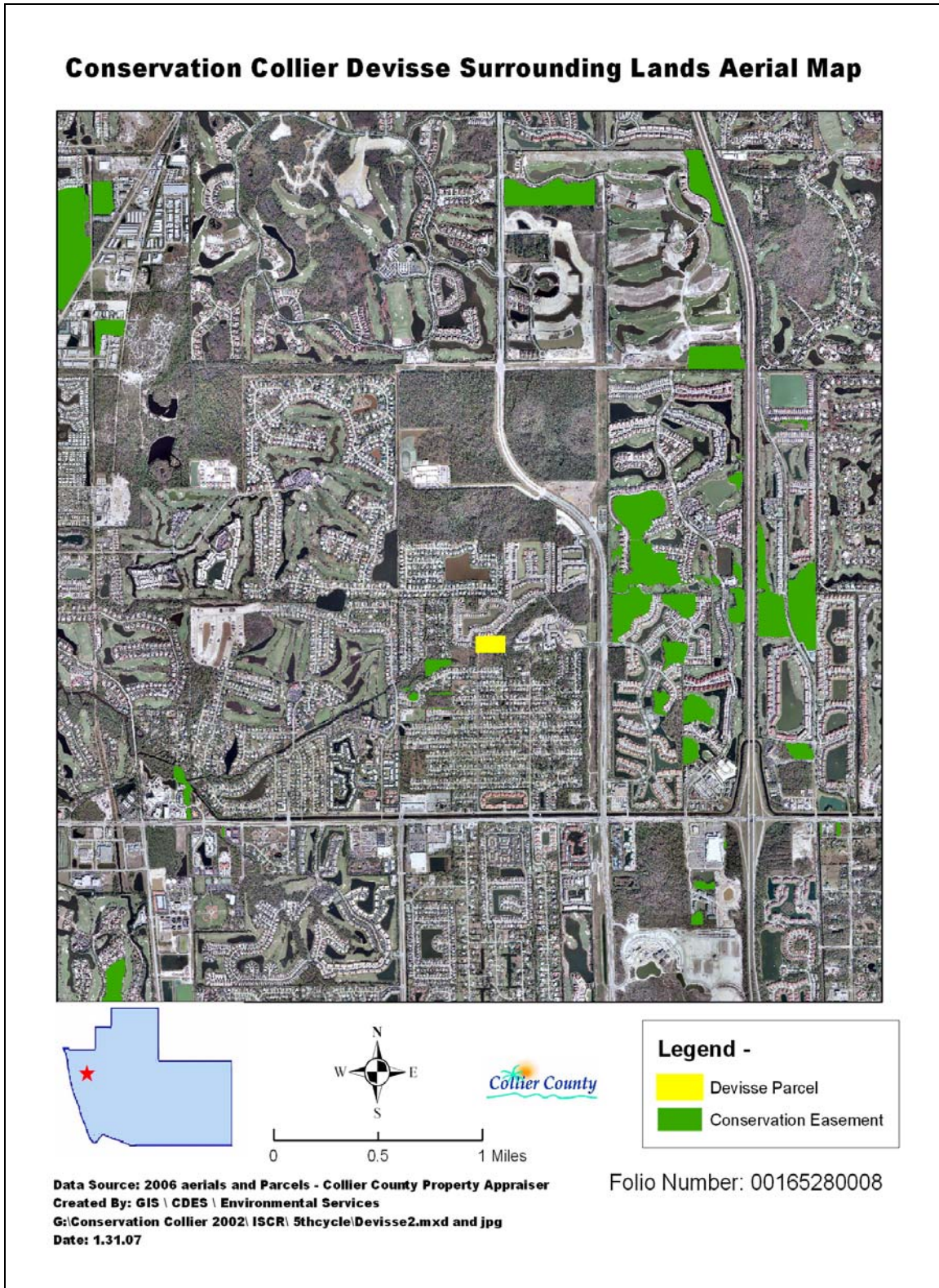


Figure 2. Aerial Map



Figure 3. Surrounding Lands Aerial



**Summary of Assessed Value and Property Costs Estimates**

The interest being valued for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. A value of the parcel was **estimated** using three traditional approaches, cost, income capitalization and sales comparison. 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 from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the Real Estate Services Department staff relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required.

**Assessed Value:** \* \$700,000

**Estimated Market Value:** \*\* \$750,000

**“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.**

\* Property Appraiser’s Website

\*\* Collier County Real Estate Services Department – Projected to Dec. 1, 2007

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

Collier County Environmental Resources Department staff conducted a site visit on January 22, 2007.

### MEETS INITIAL SCREENING CRITERIA Yes – 5 out of 6

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    | <b>Yes, Cypress Slough, Pine Flatwood</b> |

### 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:

- 411- Pine flatwood
- 616 – Inland ponds and sloughs – cypress

The following native plant communities were observed:

- 411- Pine flatwood
- 616 – Inland ponds and sloughs - cypress

**Characterization of Plant Communities present:** The following plants were observed in the following relative order of abundance:

### Ground Cover:

*Cypress slough:* swamp fern (*Blechnum serrulatum*), smartweed (*Polygonum sp.*) false nettle (*Boehmeria cylindrica*), alligator flag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*) and strap fern (*Campyloneurum sp.*).



*Pine flatwood:* Muscadine grape vine (*Vitis rotundifolia*), swamp fern (*Blechnum serrulatum*), bracken fern (*Pteridium aquilinum*), palmetto (*Serenoa repens*), passion flower (*Passiflora sp.*).

Midstory:

*Cypress slough:* Saltbush (*Baccharis halimifolia*), dahoon holly (*Ilex cassine*), cabbage palm (*Sabal palmetto*), buttonbush (*Cephalanthus occidentalis*), and hog plum (*Ximenia Americana*).

*Pine flatwood:* Myrsine (*Myrsine floridana*), wild coffee (both *Psychotria nervosa* and *P. sulzneri*), gallberry (*Ilex glabra*), beautyberry (*Callicarpa americana*), shining sumac (*Rhus copallina*), wax myrtle (*Myrica cerifera*), and dahoon holly (*Ilex cassine*).

Canopy:

*Cypress slough:* cypress (*Taxodium distichum*), red maple (*Acer rubrum*), bay (*Persea sp.*), pop ash (*Fraxinus caroliniana*), willow (*Salix sp.*), and strangler fig (*Ficus aurea*).

*Pine flatwood:* slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*).

Scattered throughout both the pine flatwood and wetland areas were the epiphytic *Tillandsias* (*T. fasciculata*, *T. balbisiana*, and *T. valenzuelana*), shoe string fern (*Vittaria lineata*), resurrection fern (*Polypodium polypodioides*), and whisk fern (*Psilotum nudum*). In the wetland area, the epiphytic orchids *Encyclia tampensis*, and *Harisella filiformis* were observed. Vines observed include: muscadine grape (*Vitis rotundifolia*), greenbriars (*Smilax spp.*), and poison ivy (*Toxicodendron radicans*).

**Statement for satisfaction of criteria:**

These data indicate that intact native plant communities do exist on the parcels. Most of the parcel is in very good ecological shape. The edges of the cypress slough were impacted the most severely with *Melaleuca*.

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2. *Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?* Ord. 2002-63, Sec. 10 (1)(b) **Yes - minimally**

**Statement for satisfaction of criteria:** The property meets this criterion by having legal and physical access from Euclid Ave., a paved public road; however, it is not visible from main county roads and so does not enhance the aesthetic setting of the county. There is potential for nature based recreation, though only on this portion of the slough and not on surrounding private conservation lands.

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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 dependant species habitat, and flood control?** Ord. 2002-63, Sec. 10 (1)(c) **Yes**

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

**Wetland dependent plant species (OBL/ FACW) observed:**

OBL	FACW
false nettle ( <i>Boehmeria cylindrical</i> )	swamp fern ( <i>Blechnum serrulatum</i> )
buttonbush ( <i>Cephalanthus occidentalis</i> )	
pop ash ( <i>Fraxinus caroliniana</i> )	
swamp bay ( <i>Persea palustris</i> )	
smartweed ( <i>Polygonum sp.</i> )	
pickerelweed ( <i>Pontederia cordata</i> )	
willow ( <i>Salix sp.</i> )	
alligator flag ( <i>Thalia geniculata</i> )	

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

**Other Hydrologic indicators observed:** Cypress knees ranging in height from 1 to 3 ½ feet, buttressed bases of cypress trees and algal mats, particularly on the west side of the parcel, were observed.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils include approximately 75% Boca, riviera, limestone substratum & copeland fine sands (25) and approximately 25% Hallandale fine sand (11). Boca, riviera, limestone substratum & Copeland fine sands is a depressional wetland soil type, typical of cypress swamps and marshes. Under natural conditions, these soils are ponded for 6 months of the year. Natural vegetation consists mostly of cypress, pickerelweed, rushes, alligator flag sawgrass and willow. The vegetation observed in the cypress slough corresponds with this description. Hallandale fine sands are upland soils, typical of pine flatwoods. The water table is typically 1-18 inches under the surface for up to 6 months of the year, receding to a depth of more than 40 inches during dry season conditions. Typical vegetation includes slash pine, palmetto, and native grasses. These plants were present in the area where this soil type is mapped.

**Lower Tamiami recharge Capacity:** Capacity for recharge to the Lower Tamiami aquifer is low, mapped at 0-7" annually.

**Surficial Aquifer Recharge Capacity:** Capacity for recharge into the surficial aquifer is moderate to low, at 31 to 43" annually.

**FEMA Flood map designation:**

The property is within Flood Zone X, indicating it is outside of the 100 year flood zone. This property may experience flooding once every 500 years.

**Statement for satisfaction of criteria:** Wetland dependent plant communities consistent with mapped soils were observed. Approximately 75% of the parcel contains habitat for wetlands dependent species, with the uplands providing a buffer from developed properties to the north. There is a berm separating this property from Delasol properties on the north side, which retains onsite water for Delasol and protects those properties from flooding. This parcel would hold water during flood conditions and could provide an area for surrounding surface water to drain to, if necessary. The parcel contributes minimally to aquifer recharge.

4. *Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?*

Ord. 2002-63, Sec. 10 (1)(d)

**Yes**

**Listed Plant Species:**

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

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
common wild pine	<i>Tillandsia fasciculata</i>	E	
soft-leaved wild pine	<i>Tillandsia valenzuelana</i>	T	
inflated wild pine	<i>Tillandsia balbisiana</i>	T	
butterfly orchid	<i>Encyclia tampensis</i>	CE	
jingle bell orchid	<i>Harrisella filiformis</i>	T	

E=Endangered, T=Threatened, C=Commercially Exploited

**Listed Wildlife Species:**

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

**The following listed species were observed:** No listed species were observed.

**Bird Rookery observed?** No bird rookery was observed.

**FWCC-derived species richness score:** Approximately half the property was mapped as 4 out of 10 and the other half at 5 out of 10, indicating moderate to low potential for species diversity.

**Non-listed species observed:** The following birds were observed or heard calling during the site visit: cedar waxwing, American robin, grey catbird, cardinal, and mourning dove. No mammals were observed. A zebra long wing butterfly was observed.

**Potential Listed Species:**

According to an environmental assessment done by a consultant in November 2006, the observed habitat and location would support the presence of the following listed species:  
**Bald eagle** (*Haliaeetus leucocephalus*) – No active eagle nests were observed; however, large pines typically used for nesting by eagles are on the property.

**Red-cockaded woodpecker** (*Picoides borealis*) – This property is within a U.S. Fish and Wildlife consultation area and has foraging habitat on site.

**Listed wading birds** – woodstork (*Mycteria americana*) – listed wading birds could be expected to use the site to forage throughout the year.

**Statement for satisfaction of criteria:** This property is relatively small and expectations of biodiversity are moderate, however, it does contain listed species habitat and likely provides foraging for listed wading birds. Most of the habitat is in good ecological condition. There are exotic plants, however, most are located at the edges or concentrated at the edges of the cypress slough. Restoration would not be difficult and would serve to enhance surrounding privately protected preserve lands.

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*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:**

Purchase of this property would enhance and protect the environmental value of surrounding private preserve lands owned and maintained by Quail Crossing, Falcon Ridge, Delasol and Pulte Homes homeowner's associations. This natural cypress slough contains approximately 52 acres, counting this parcel. Acquisition would permanently protect this corridor for wildlife through an urbanized area.

*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:**

Hiking: While a trail or boardwalk could be established, this parcel would not provide a significant hiking experience by itself. Adjoining preserve lands are private. At the current time of this report, the adjacent property owners are not interested in developing a hiking trail over the entire 53-acre slough.

Nature Photography: This property provides some opportunity for nature photography.

Bird-watching: This property provides opportunity for bird watching, though such opportunity would be limited due to size of the parcel and wet season conditions.

Kayaking/Canoeing: This property does not provide opportunities for kayaking or canoeing.

Swimming: This property does not provide opportunities for swimming.

Hunting: Hunting would not be permitted at this location.

Fishing: This property does not provide opportunities for fishing

**Recommended Site Improvements:** A trail would need to be created through the pine flatwood areas for public access to the property.

## IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control and the construction of a trail through selected areas to allow the public access to the property. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

**Exotic, Invasive Plants Present:** Melaleuca (*Melaleuca quinquinerva*), Brazilian pepper, (*Schinus terebinthifolius*) and Cesar weed (*Urena lobata*) are present in that order of abundance. The entire property has infestation of about 23%, with most being at the edges of the property and along the edges of the cypress slough.

### **Exotic Vegetation Removal and Control**

Cost estimates are based on those provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal. For an infestation level of approximately 25%, to treat exotics with herbicide in place or to cut and stack the debris onsite, the cost would be approximately \$1,700 per acre, or **\$8,500**. To cut, treat the stumps and remove the debris to a waste facility the cost would be approximately \$4,750 per acre, or **\$23,750**.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at \$450 per acre, per year for a total of **\$2,250** for 5 acres. These costs would likely decrease over time as the soil seed bank is depleted.

### **Public Parking Facility:**

There is 330 feet within a 60-foot right-of-way along the west side where cars can park. If a parking lot were to be developed, the cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$25,000. Associated costs would include:

- Design
- Permitting costs

### **Public Access Trails:**

A rough dirt trail could be cleared through the upland portion (pine flatwoods), however this would require a vegetation removal permit, as the understory vegetation in this area is very dense and has few exotics.

### **Security and General Maintenance:**

It would be necessary to evaluate the fencing needs in context of neighboring property security concerns. A sign identifying the property could be placed at the northern terminus of Euclid Ave. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

**Table 2. Summary of Estimated Management Needs and Costs**

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	\$8,500	\$2,250	<b>Treat exotics with herbicide in place or to cut and stack the debris onsite.</b>
Parking Facility	\$25,000*	t.b.d.	Parking could be accommodated within the 60' right-of way on the west side of the property.
Access Trails/ ADA	\$400		Vegetation clearing permit
Fencing	\$2,500	t.b.d.	Field fencing - \$3.00 per foot along 660 foot northern boundary
Trash Removal	n/a	t.b.d.	No existing solid waste; Routine trash barrel emptying would only be needed if there were a trail and can be done by contract.
Signs	\$200 each	0	3' X 1.5' metal on post – "Conservation Collier Preserve"
<b>Total</b>	<b>\$36,600</b>	<b>\$2,250</b>	

**t.b.d. To be determined; cost estimates have not been finalized.**

**\* Optional Cost**

## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

### **Florida Communities Trust:**

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2007 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2008. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of **85 out of a possible 320 points**. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be below the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

### **Florida Forever Program:**

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

### **Save Our Rivers Program / South Florida Water Management District:**

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

### **Other Potential Partner Funding Sources:**

None known at present.



## VI. Summary of Secondary Screening Criteria

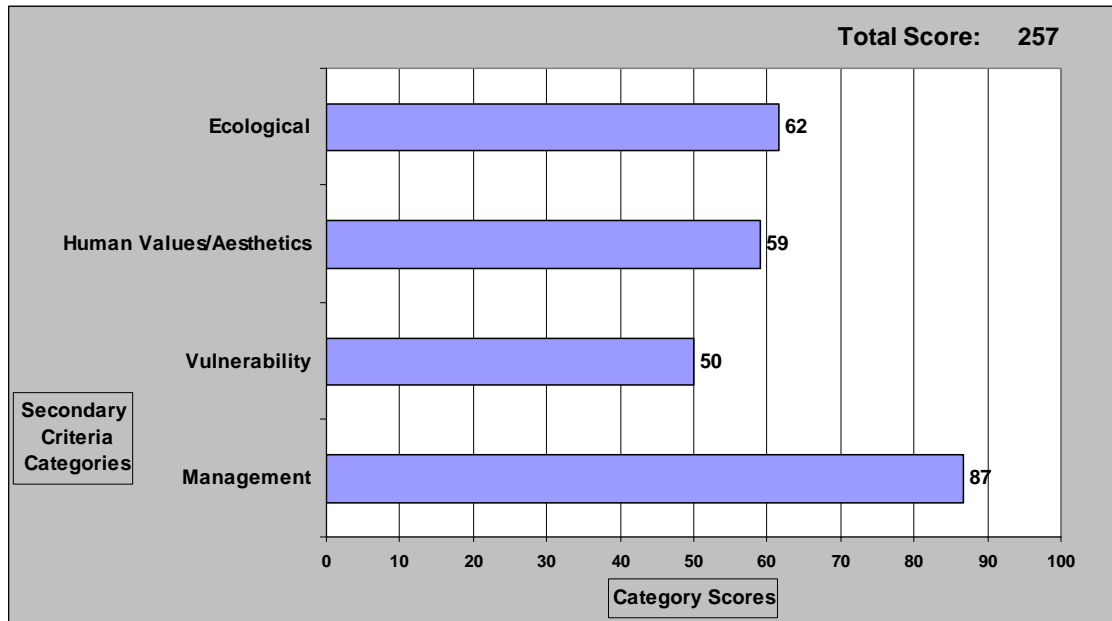
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 257 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

**Table 3. Tabulation of Secondary Screening Criteria**

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	62	62%
Human Values/Aesthetics	100	59	59%
Vulnerability	100	50	50%
Management	100	87	87%
<b>Total Score:</b>	<b>400</b>	<b>257</b>	<b>64%</b>

Percent of Maximum Score: 64%

**Figure 4. Secondary Screening Criteria Scoring**



### **Summary of factors contributing to score**

#### **Ecological:**

This score was achieved because the property contains good quality wetland slough/ponds and pine flatwood habitat but it does not contain any of the identified unique and endangered plant communities. The property does contain listed plant species and listed species habitat, it has very high restoration potential. It would also serve to enhance surrounding privately protected preserve lands.

#### **Human Values/Aesthetics:**

This score was achieved because it is accessible, though by an unpaved road that extends off of Euclid Ave. The property also contains outstanding aesthetic characteristics (mature pine and cypress trees and native orchids). The property did score slightly lower because it is not visible from main county roads and so does not enhance the aesthetic setting of the County. There is potential for nature based recreation, though only on this portion of the slough and not on surrounding private conservation lands.

#### **Vulnerability:**

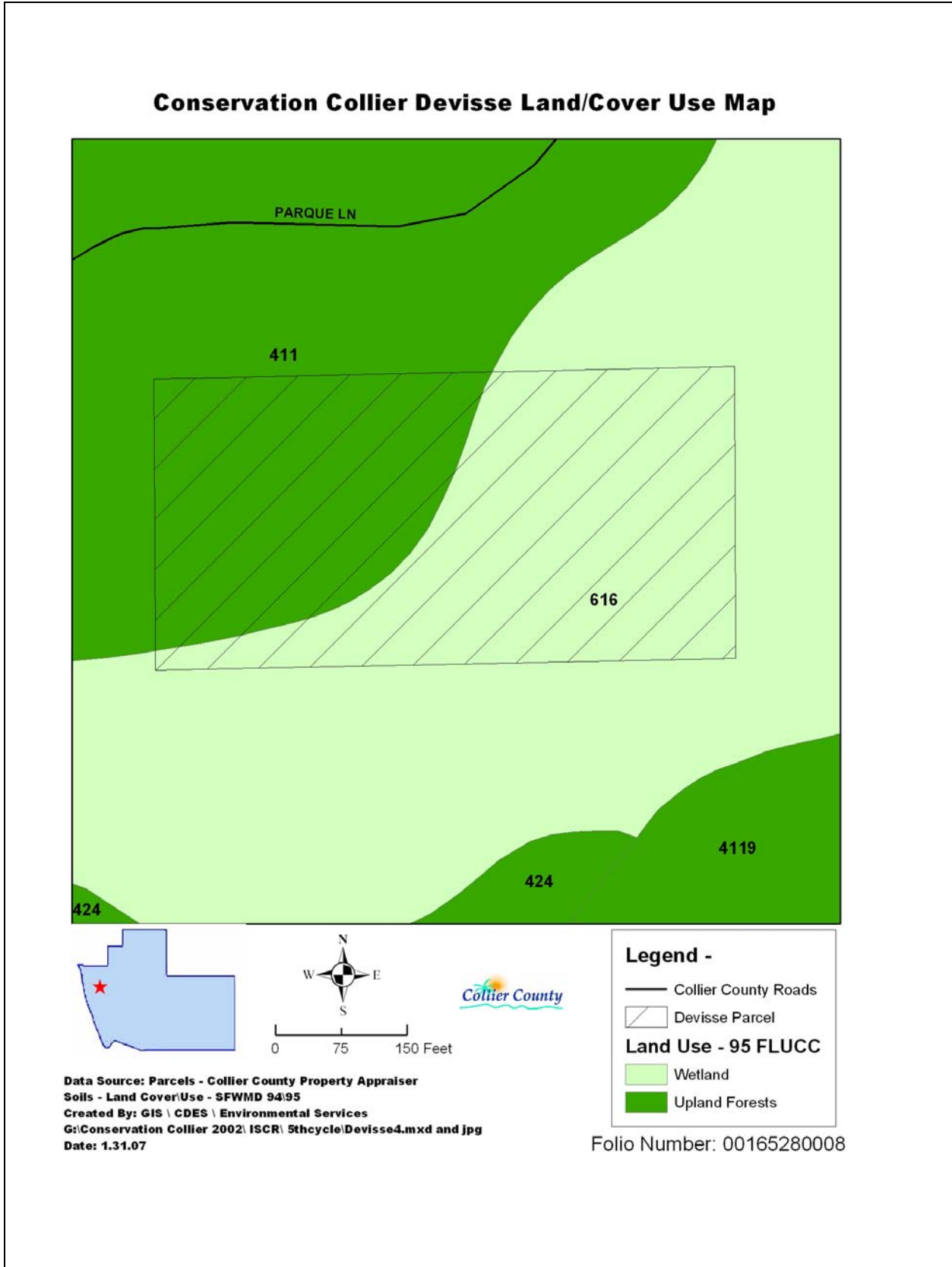
This parcel is zoned Residential Single Family-3. This allows up to three single family homes to be built on the property.

#### **Management:**

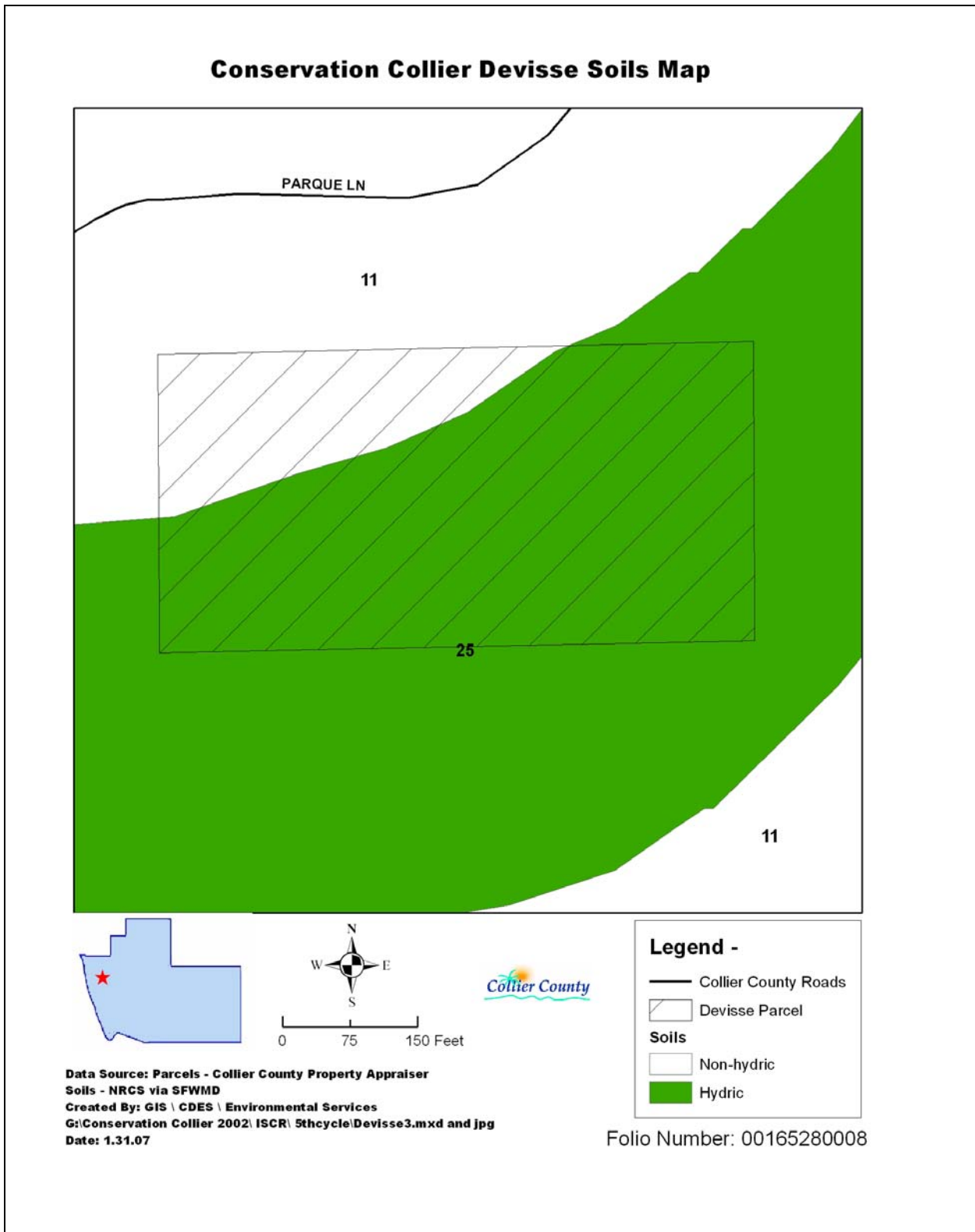
The parcel scored very well in the management section because no hydrologic changes are necessary to sustain the qualities of the site, very few invasive exotic plants are present on the site and surrounding sites and management needs would be minimal.

**Parcel Size:** The parcel size is 5 acres. While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar in size to the Conservation Collier Logan Woods Preserve; however it would have more ecological significance due to its connectivity to adjacent wetland preserve lands. If purchased it would fill in the missing link to create 53 acres of contiguous conservation lands.

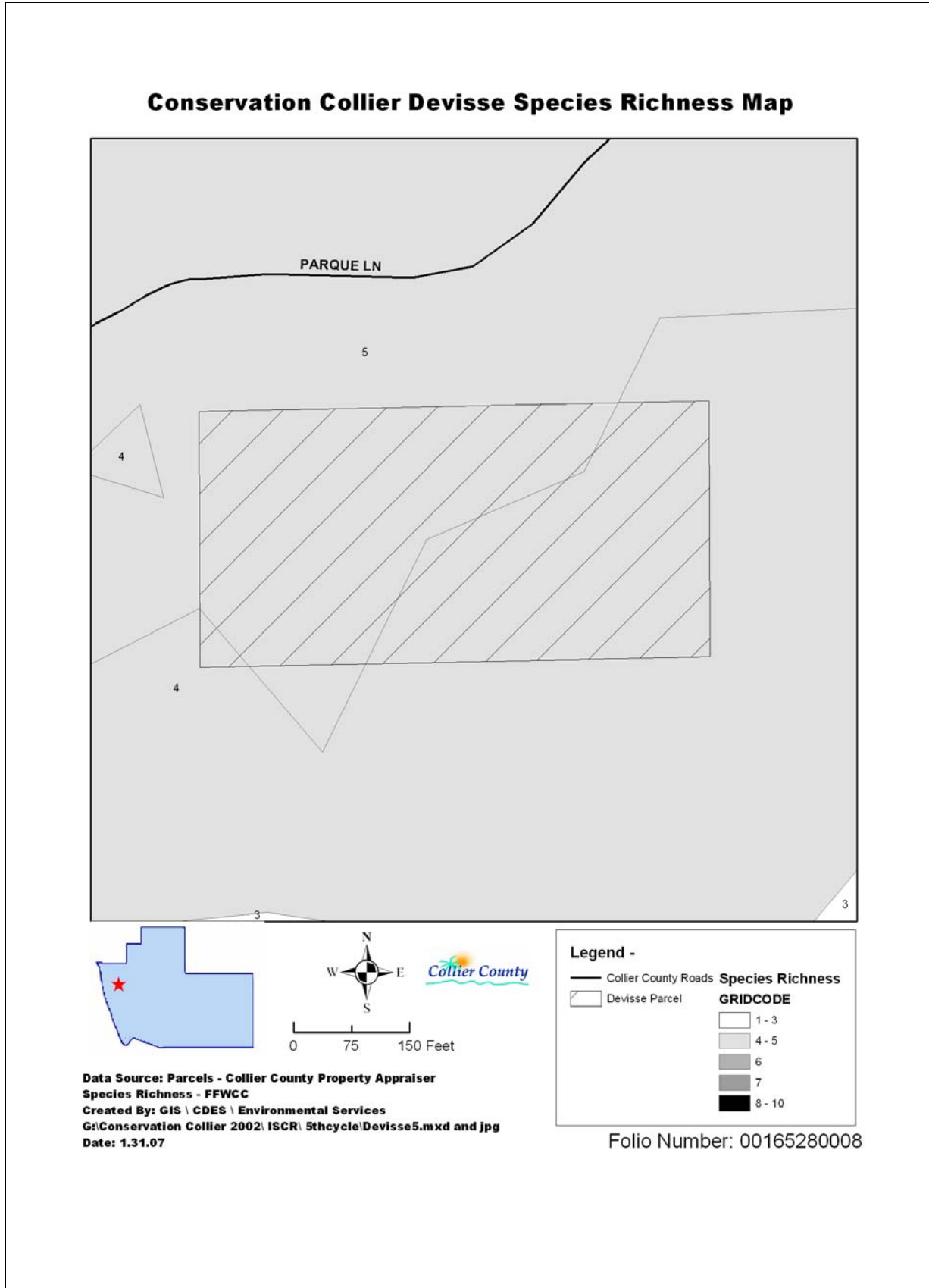
### Exhibit A. FLUCCs Map



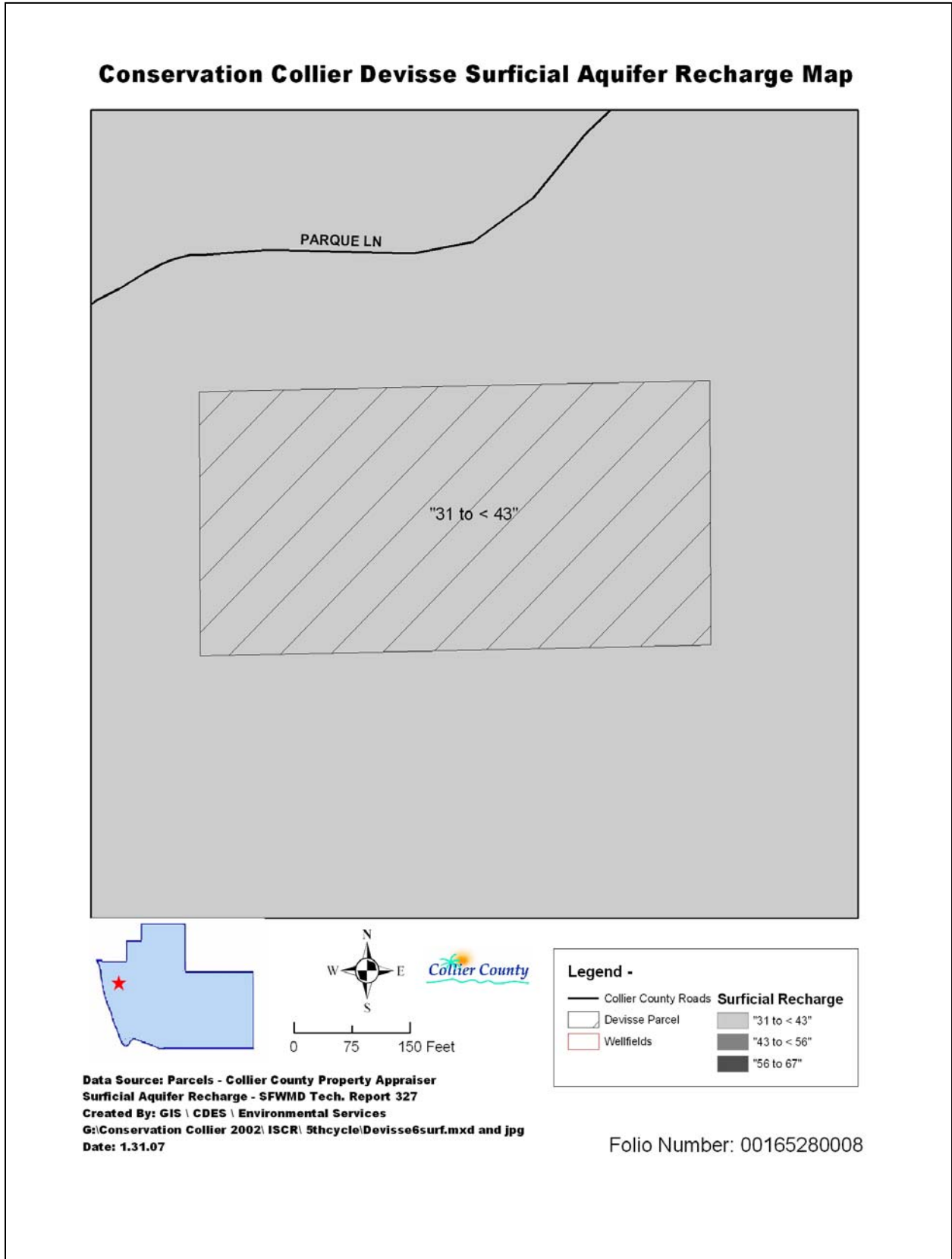
### Exhibit B. Soils Map



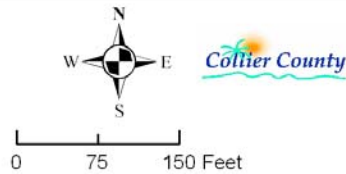
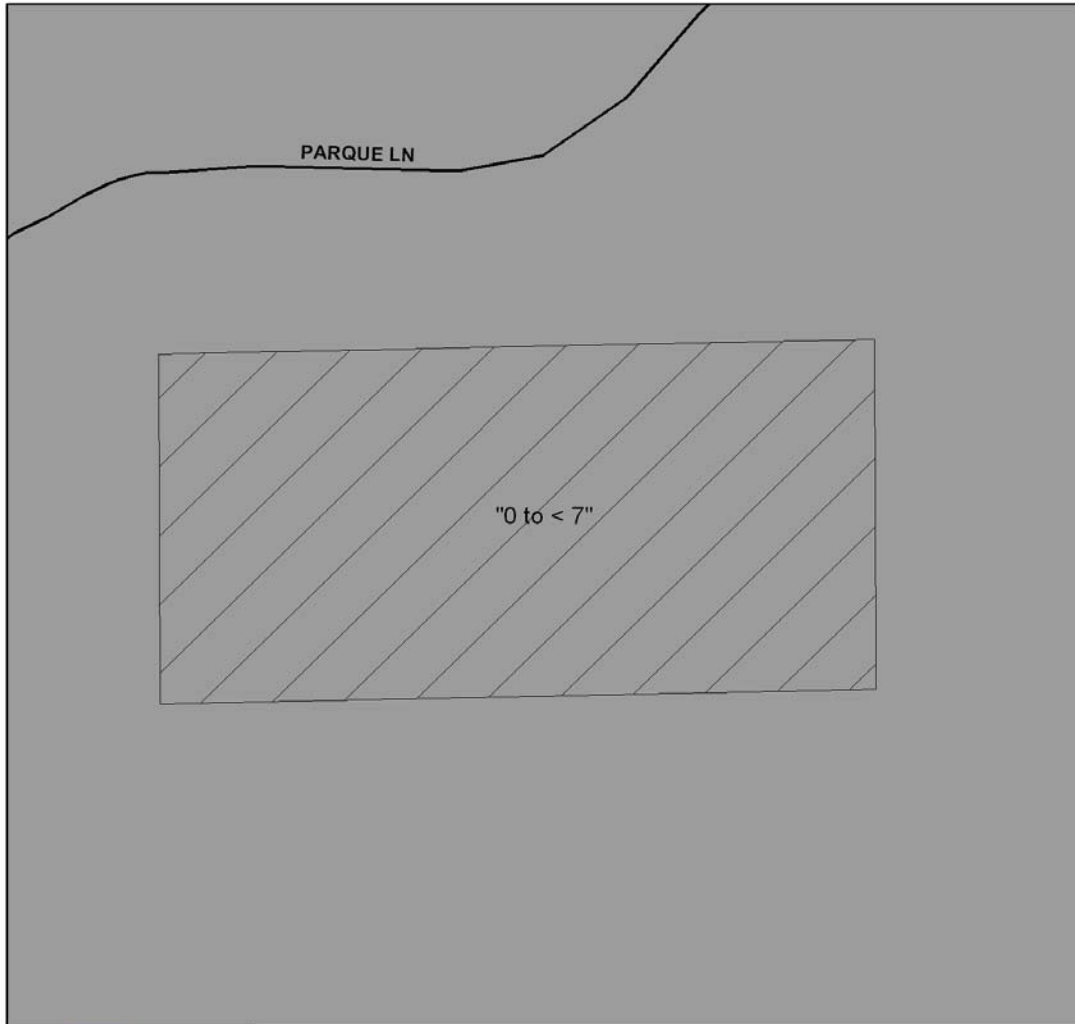
### Exhibit C. Species Richness Map



### Exhibit D. Wellfield Protection and Aquifer Recharge Maps



### Conservation Collier Devisse Lower Tamiami Aquifer Recharge Map



**Legend -**

Collier County Roads	"-16 to -1"
Devisse Parcel	"-167 to < -48"
Wellfields	"-32 to < -16"
	"-48 to < -32"
	"0 to < 7"
	"14 to < 21"
	"21 to 102"
	"7 to < 14"

**Data Source: Parcels - Collier County Property Appraiser**  
**Lower Tamiami Aquifer Recharge - SFWMD Tech. Report 327**  
**Created By: GIS \ CDES \ Environmental Services**  
**G:\Conservation Collier 2002\ ISCR\ 5thcycle\Devisse6surf.mxd and jpg**  
**Date: 1.31.07**

Folio Number: 00165280008

## Exhibit E. 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	Pine Flatwoods and Inland ponds and Slough - predominant vegetation cypress with scattered wetland hardwoods
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	Very nice clean interior cypress ponds - mature trees
<b>1.A. Total</b>	<b>100</b>	<b>15</b>	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge ( <i>Select the Highest Score</i> )			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	Low to moderate contribution to surficial aquifer - 31" to 43" annually. Contributes minimally to lower tamiami - 0-7" annually
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface Water Quality ( <i>Select the Highest Score</i> )			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50	50	Hydric soils show flowway pattern; Nov 2006 Environmental Assessment (Boylan Env. Consultants, Inc.) identified slough area as likely to be claimed as jurisdictional wetlands by agencies and notes that soils showed signs of inundation during site visit and that algal matting and waterlines were present. Staff observed these hydrological indicators and others including 1 foot to 3.5 foot tall cypress knees and flared cypress trunk bases.
d. Wetlands exist on site	25	25	Wetlands mapped and observed.
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management ( <i>Calculate for a and b; score c if applicable</i> )			
a. Depressional soils	80	47	(Prorate site based on area of Slough or Depressional Soils) - Approx. 58% hydric depressional (25) - 2.94 acres wetlands out of 5 acres total were identified by consultant. $80 \times 58\% = 46.4$ (47 rounded up)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Parcel clearly floods, as evidenced above noted hydrological indicators observed by consultant and staff.
Subtotal	300	192	
<b>1.B Total</b>	<b>100</b>	<b>64</b>	
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity ( <i>Select the Highest Score for a, b and c</i> )			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	pine flatwood (FLUCCS 411) and cypress slough/ponds (FLUCCS 616)
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored.</i>
b. Listed wildlife species have been documented on the parcel by w	70		<i>Provide documentation source -</i>
c. Species Richness score ranging from 10 to 70	70	32	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - FFWCC Species Richness score is 50% 4 and 50% 5, so a score of 4.5 was assigned. <math>4.5 \times 7 = 31.5</math> Rounded up to 32.</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Harisella filiformis- threadroot orchid (Threatened) - Florida Dept. Ag & Consumer Svcs. (FDACS); Tillandsia fasciculata (wild pine) (Endangered - FDACS); T. balbisiana (Threatened - FDACS)
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Removal of exotics.



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

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		Parcel already bermed on north edge.
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	202	
<b>1.C Total</b>	<b>100</b>	<b>67</b>	<i>Divide the subtotal by 3</i>
<b>1.D Protection and Enhancement of Current Conservation Lands</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Contiguous to and surrounded by Delasol PUD conservation area
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
<b>1.D Total</b>	<b>100</b>	<b>100</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>62</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Access ( <i>Select the Highest Score</i> )			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Legal access has been established from Euclid Ave., which is a paved road.
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential ( <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	Land based activities only. Boardwalk, birdwatching and environmental education are likley activities.
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 me seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	27	<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. Percent visible from the end of Euclid Ave. - 33%;</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	177	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>59</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Degradation</b>			
<b>3.A Zoning/Land Use Designation</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	Residential Single Family -3
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	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		no permits applied for
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>50</b>	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	Area appears to be currently functioning as a slough.
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		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Staff and consultant both found no more than 25% coverage by exotics - mainly at edges of parcel but scattered within pine flatwood area also
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>80</b>	
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 expected.
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>	<b>100</b>	<b>80</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>87</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>257</b>	

## **Exhibit F. Photographs**

**Photo 1. View from western property boundary of wetland area.**



**Photo 2. View from northern property boundary of the upland area.**



**Photo 3. Cypress knees in pop ash slough.**



**Photo 4. Moss growing on Cypress buttress.**



**Photo 5. Orchids growing on pop ash**



**Photo 6. Wetland slough area**



**Photo 7. Access Point- End of Euclid Ave.**

