

Conservation Collier Initial Criteria Screening Report



Property Name: Purpero
Folio Number: 38390920008

Staff Report Date: September 10, 2007

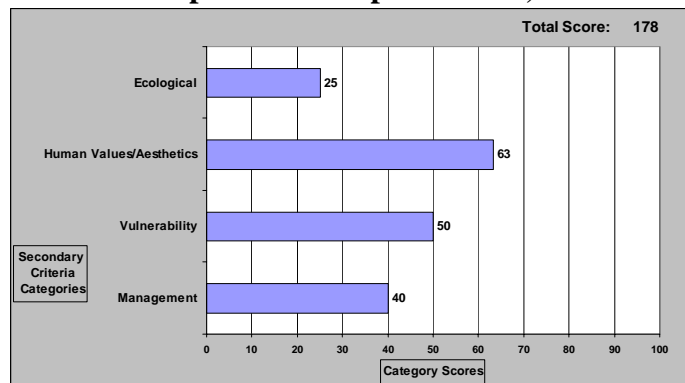


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I. Summary of Property Information

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

Characteristic	Value	Comments
Name	Anthony C. Purpero, et al.	Property ownership is in legal process to identify Anthony C. Purpero as sole owner
Folio Number	38390920008	NGGE Unit 34, Tract 14, less a portion
Target Protection Area	Urban, NGGE	No TDRs
Size	2.94 acres	n/a
STR	S16 T49 R26	n/a
Zoning Category/TDRs	Estates	n/a
FEMA Flood Map Category	X500	This area falls between the 100 and 500-year flood zone.
Existing structures	none	n/a
Adjoining properties and their Uses	Residential and roadway	N: Pine Ridge Rd E: Logan Blvd S: undeveloped residential/ Napa Woods Way W: undeveloped residential/residential
Development Plans Submitted	None	Searched County Computer System
Known Property Irregularities	None known	n/a
Other County Dept Interest	Transportation, Utilities, Parks and Recreation, Facilities, Environmental permitting	Transportation is going through condemnation process for a right-of-way easement totaling 14,371 square feet. See Exhibit F Map. No other County Dept. interest known.

Figure 1. Location Map

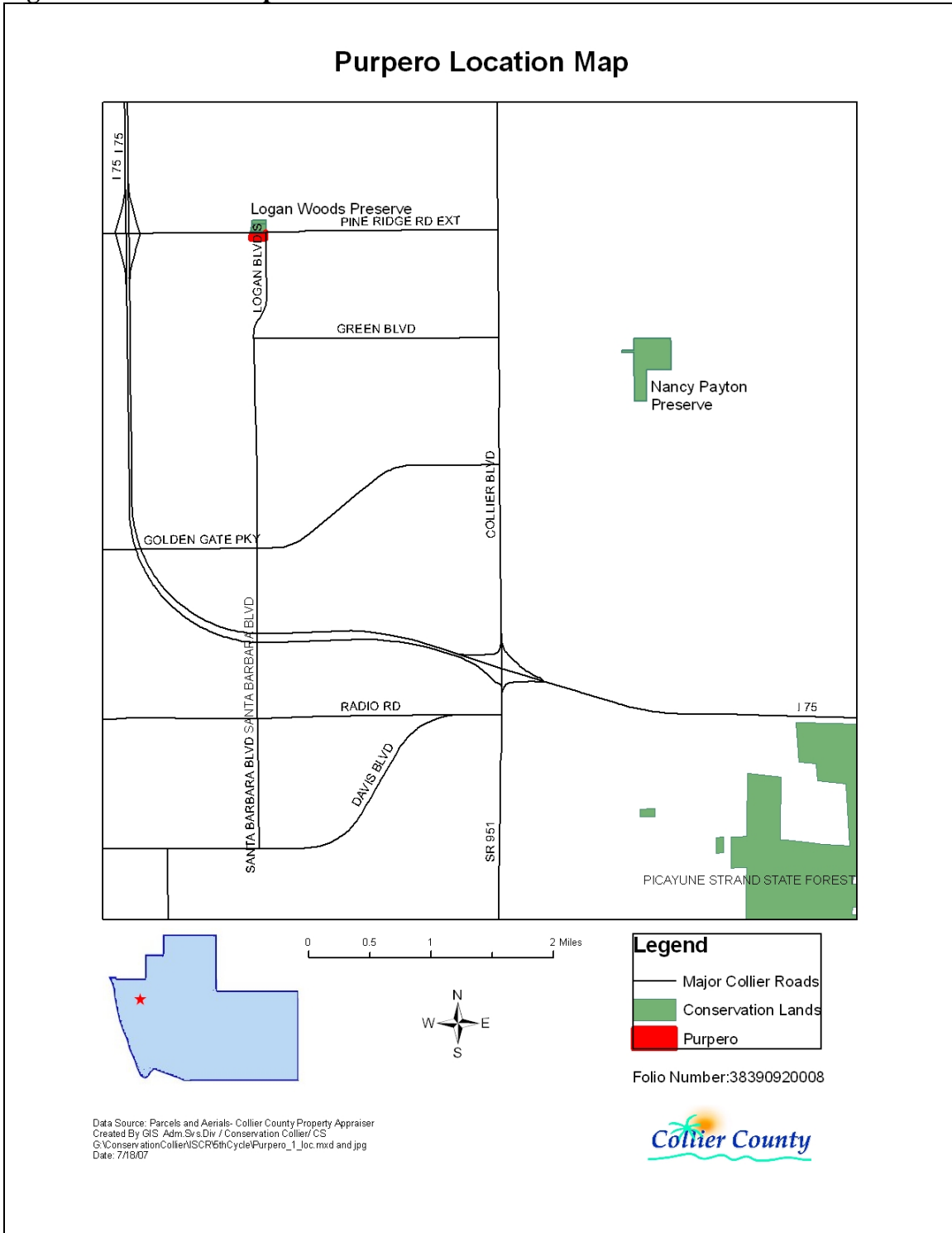


Figure 2. Aerial Map



Purpero Aerial Map- 2.94 acres



0 75 150 300 Feet



Legend

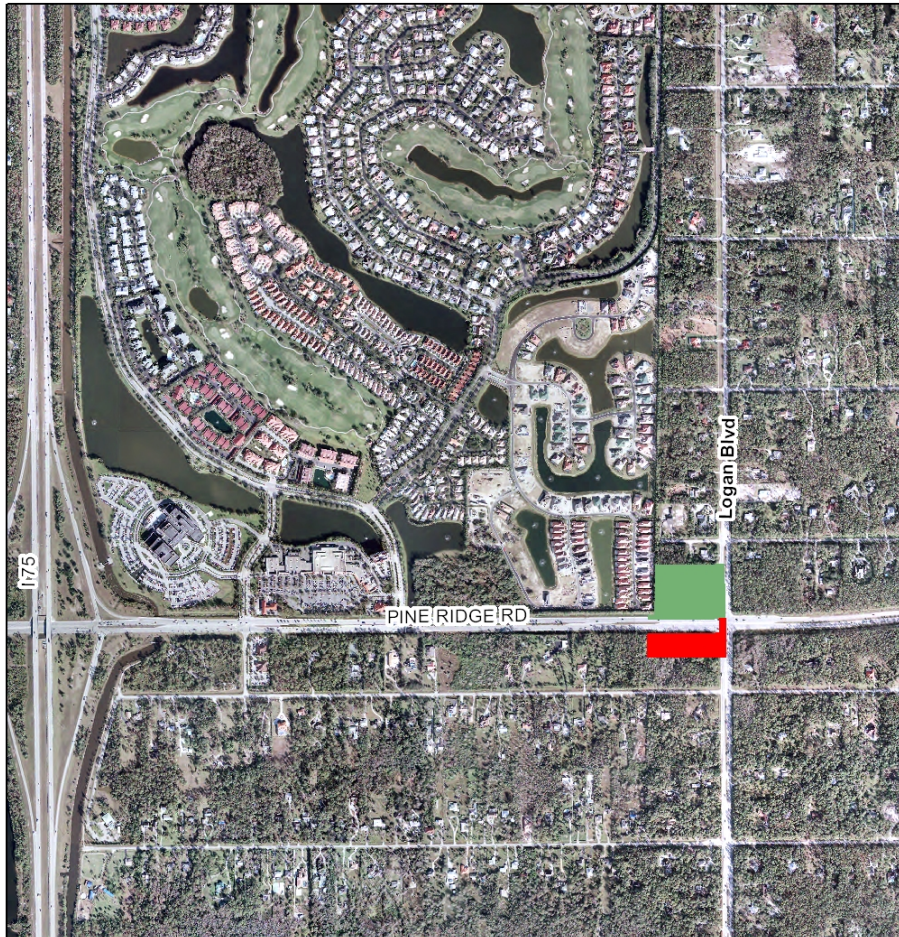
-  Purpero Folio Number:38390920008
-  Acquired Conservation Collier Property

Data Source: Parcels and Aerials- Collier County Property Appraiser
Created By GIS Adm.Sr.S.Dw / Conservation Collier/CS
C:\Conservation\Collier\NSCR\6InCycle\Purpero_2_aerial.mxd and jpg
Date: 7/18/07





Figure 3. Surrounding Lands Aerial

Pupero Location Map



0 625 1,250 2,500 Feet

Legend

-  Purpero
-  Logan Woods Preserve

Folio Numbers: 38390920008

Data Source: Parcels - Collier County Property Appraiser
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7/3/07



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: * \$352,800

Estimated Market Value: ** \$457,000

“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 Jan. 1, 2008

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

Collier County Environmental Resources Department staff conducted a site visit on July 16, 2007 and August 20, 2007

MEETS INITIAL SCREENING CRITERIA Yes - Meets 4 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	Yes; Cypress – Pine – Cabbage palm

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:

- 424 – Upland Hardwood Forests

The following native plant communities were observed:

- 624 – Cypress – Pine – Cabbage palm - impacted by Brazilian pepper, Melaleuca and other exotic plants

Characterization of Plant Communities present:

Ground Cover: Native ground cover species observed were swamp fern (*Blechnum serrulatum*), frog-fruit (*Phyllanthus nodiflorus*), pepper vine (*Ampelopsis arborea*), Virginia chain fern (*Woodwardia virginica*), spider-lily (*Hymenocallis* sp.), bracken fern (*Pteridium aquilinum*), poison ivy (*Toxicodendron radicans*), muscadine (*Vitis rotundifolia*), smilax (*Smilax* sp.), and Virginia creeper (*Parthenocissus quinquefolia*).

Midstory: Native midstory species included marlberry (*Ardisia escallonioides*), myrsine (*Myrsine floridana*), wild coffee (*Psychotria nervosa* and *P. sulzneri*),

beautyberry (*Callicarpa americana*), buttonbush (*Cephalanthus occidentalis*), saw palmetto (*Serenoa repens*), golden polypody (*Phlebodium aureum*) and dahoon holly (*Ilex cassine*).

Canopy: The native canopy consisted of a mix of pond and bald cypress (*Taxodium ascendens* and *T. distichum*), cabbage palm (*Sabal palmetto*), slash pine (*Pinus elliotii*), bay (*Persea* sp.) and laurel oak (*Quercus laurifolia*).

Statement for satisfaction of criteria:

This data indicates that native plant communities do exist on the parcels.

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

Statement for satisfaction of criteria:

The subject property satisfies this criterion only in that it is accessible from main roads (Pine Ridge Rd. and Logan Blvd.) and has high visibility. The parcel is located in the North Golden Gate Estates Target Protection Area.

-
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: Ditch in ROW easement along Pine Ridge Rd. had a few centimeters of standing water on both visits. Soils appeared slightly moist but no standing water was observed within parcel at the time of the site visits.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
spider-lily (<i>Hymenocallis</i> sp.)	swamp fern (<i>Blechnum serrulatum</i>)
buttonbush (<i>Cephalanthus occidentalis</i>)	Virginia chain fern (<i>Woodwardia virginica</i>)
swamp bay (<i>Persea palustris</i>)	laurel oak (<i>Quercus laurifolia</i>)
dahoon holly (<i>Ilex cassine</i>)	
pond cypress (<i>Taxodium ascendens</i>)	
bald cypress (<i>T. distichum</i>)	

Wetland dependent wildlife species observed:
none

Other Hydrologic indicators observed: Staff note cypress buttressing and knees however moss was growing on their bases at ground level indicating that area has not been inundated with water for some time.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel are Pineda Fine Sand, Limestone Substratum (approximately 85% of parcel) and Boca Fine Sands. Pineda Fine Sand, Limestone Substratum is a nearly level, poorly drained soil typically found in sloughs and drainage ways. Natural vegetation includes slash pine, wax myrtle, and grasses. This represents a hydric pine plant community. It can be flooded during periods of high rainfall, but typically, the water table is within a depth of 12 inches for 3 to 6 months of the year. The water table can recede to a depth of more than 40 inches during dry times. Boca Fine Sands are also nearly level and poorly drained but are usually found in flatwoods where natural vegetation would consist of slash pine, saw palmetto, wax myrtle and a number of other shrubby species.

Lower Tamiami Recharge Capacity:

Capacity for recharge to the Lower Tamiami aquifer is high, mapped at “21 – 102” annually.

Surficial Aquifer Recharge Capacity:

Capacity for recharge into the surficial aquifer is high, mapped at “56 – 67” annually.

FEMA Flood map designation:

The property is within Flood Zone X500, indicating that this area falls between the 100 and 500-year flood zone.

Statement for satisfaction of criteria:

The plant communities on the site are somewhat inconsistent with mapped soils. There were many more wetland dependant plant species present than indicated in the GIS layers. However, the small size of the property limits the amount of habitat it provides. The property contributes significantly to both the Surficial and lower Tamiami acquifers. The ability for this parcel to contribute to flood control is unknown, though through the presence of hydrological indicators, it appears to contain surface water for at least part of the year.

-
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 (minimally)**

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
reflexed wild pine	<i>Tillandsia balbisiana</i>	T	n/a
common wild pine	<i>Tillandsia fasciculata</i>	E	n/a
soft-leaved wild pine	<i>Tillandsia valenzuelana</i>	T	n/a
butterfly orchid	<i>Encyclia tampensis</i>	CE	n/a

E=Endangered, T=Threatened, CE=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).

No listed wildlife species were observed.

Bird Rookery observed? No bird rookery observed

FWCC-derived species richness score: The property was mapped as 5 out of 10, indicating moderate potential for species diversity.

Non-listed species observed: Gulf fritillary (*Agraulis vanillae*), zebra longwing (*Heliconius charitonius*), crab-like spiny orb weaver (*Gasteracantha cancriformis*), black vulture (*Coragyps atratus*), northern cardinal (*Cardinalis cardinalis*), northern mockingbird (*Mimus polyglottos*), blue jay (*Cyanocitta cristata*) and evidence of the nine-banded armadillo (*Dasyopus novemcinctus*).

Potential Listed Species:

Determinations of what listed species may potentially use a parcel are not a part of the Conservation Collier scoring format. Because of its urban location, however, it is speculated that the parcel is unlikely to be routinely used by many, if any larger listed wildlife species. However, it is possible that smaller amphibian or snake species may use the parcel.

Statement for satisfaction of criteria:

These data support listed species presence for plants. There is potential for restoration to enhance habitat for native epiphytes / orchid species, however, removing the Brazilian pepper thickets and Melaleuca canopy would likely alter light and moisture conditions, which have allowed these plants to persist. Other than that, biodiversity appears low and ecological quality has been heavily impacted by exotic plant invasion. Connectivity will be discussed in criteria #5.

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)

No

Statement for satisfaction of criteria:

The parcel does not serve as a buffer, ecological link or habitat corridor, because even though less highly developed Estates parcels border it to the south, any corridor created only leads to major roads (on the east and north).

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?

n/a

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: *The parcel is too small to support hiking, though a trail could be an option.*

Nature Photography: *Besides the native orchids present, there is not much to give cause for nature photography.*

Bird-watching: *Bird-watching is possible after restoration.*

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

Swimming: *This property does not provide opportunities for swimming.*

Hunting: *Hunting is not a potential use.*

Fishing: *This property does not provide opportunities for fishing.*

Recommended Site Improvements:

Remove invasive exotics and establish trail.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of 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:

Invasive exotic plants present include, in order of abundance: Brazilian pepper (*Schinus terebinthifolius*), earleaf acacia (*Acacia auriculiformis*), melaleuca (*Melaleuca quinquinerva*), and carrotwood (*Cupaniopsis anacardioides*). The estimated percentage of exotics infestation is roughly 40%.

Exotic Vegetation Removal and Control

The initial cost of exotic removal is estimated at \$11,000 based on cost of similar Conservation Collier projects for the level of infestation observed. This estimate would be to completely remove and treat the exotics around the outside perimeter and kill the interior exotics in place.

Costs for follow-up maintenance, done bi-annually have been estimated at \$3,000 per year for 2.94 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

Public parking would not be an option due to ROW easements to the north and east of the property.

Public Access Trails:

A simple mulched trail can be constructed using a combination of contract and volunteer labor. The rough trail can be cleared as part of initial exotic removal, providing access for contractors and later, there is potential to use the Sheriff's weekend work groups to remove brush and lay mulch.

Security and General Maintenance:

It may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing as approx. \$5.00 per foot. Gates are approx \$250.00. Signs can be placed along Pine Ridge Road and Santa Barbara Blvd. 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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$11,000	\$3,000 per year	Costs will be reduced once the property reaches maintenance condition
Parking Facility	n/a		Property too small to build a parking area especially with future ROW taking
Access Trails/ ADA	t.b.d		Mulch \$2.00 per bag – for area 3” X 2’(length) X 4’(width) – double cost for labor if contracted
Fencing	t.b.d.		\$5.00 per foot Gates - \$250 ea
Trash Removal	t.b.d		Large items to be done one a lump sum contract basis with cost being site specific Small items and routine trash barrel emptying can be done by contract
Signs	\$200		3’ X 1.5’ metal on post – uninstalled - \$100 each
Total	\$11,200	\$3,000	

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), 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 50 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 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 are within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

Other Potential Partner Funding Sources

No other potential partners for funding have been identified at this time.

VI. Summary of Secondary Screening Criteria

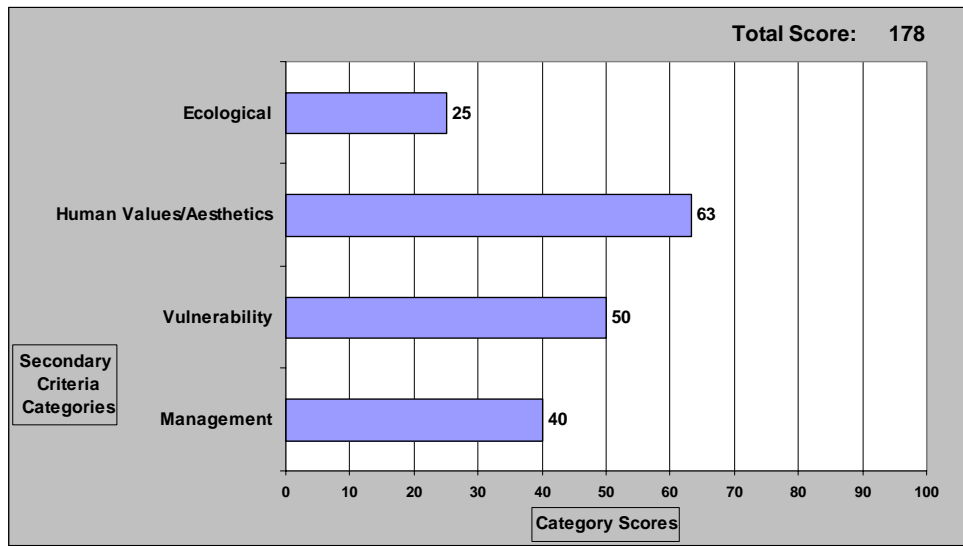
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 173 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	25	25%
Human Values/Aesthetics	100	63	63%
Vulnerability	100	50	50%
Management	100	40	40%
Total Score:	400	178	45%

Percent of Maximum Score: 45%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 178 out of 400 total points

Ecological: 25 out of 100

The property scored below average in the ecological section mainly because it does not contain any targeted plant communities, though a native Cypress-Pine-Cabbage Palm community is present on the site. The parcel is not in a well field protection zone but does contribute significantly to recharge of both the Lower Tamiami and the Surficial aquifers. The opportunities for connectivity are low, only being relevant to connecting surrounding wooded Golden Gate Estates residential lots. Some points were achieved due to having wetlands on site and the potential for strategic floodplain management.

Human Values/Aesthetics: 63 out of 100

This score was achieved because the parcel has access from a paved road and has high visibility, however, recreational opportunities are limited, a condition that removed some potential points.

Vulnerability: 50 out of 100

This parcel is zoned for Estates residential single-family development. This places it in a highly vulnerable category; however, only one home is possible, which is a relatively light development impact.

Management: 40 out of 100

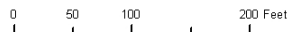
The parcel scored low in this category due to the degree of exotic plant infestation. It also failed to gain points in the hydrologic management needs category, because the hydrology has been altered by surrounding development and roads, so that reverting back to the original Cypress/ hydric pine community is no longer feasible. Maintaining the “qualities of the site” as a wetland/water recharge/flood control area is more feasible, however, that is not a restoration of function, but a new function towards which the parcel has been drifting as a result of hydrological changes.

Parcel Size: 2.94 acres

While parcel size is not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar in size to several other offered Golden Gate Estates lots, differing primarily in being more urban and not directly connected to other offered parcels.

Exhibit A. FLUCCs Map

Purpero FLUCCS Map- 2.94 acres



Legend	
	Purpero
Land Use - 95 FLUCC	
	424
	111

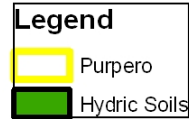
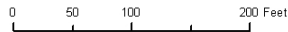
Data Source: Parcels and Aerials- Collier County Property Appraiser
FLUCCS- SFVMD 94/95
Created By GIS Adm.Svs.Div / Conservation Collier/ CS
G:\Conservation\CollierNSCR6thCycle\Purpero_4_FLUCCS.mxd and jpg
Date: 7/18/07

Folio Number:38390920008



Exhibit B. Soils Map

Purpero Soils Map- 2.94 acres



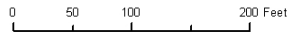
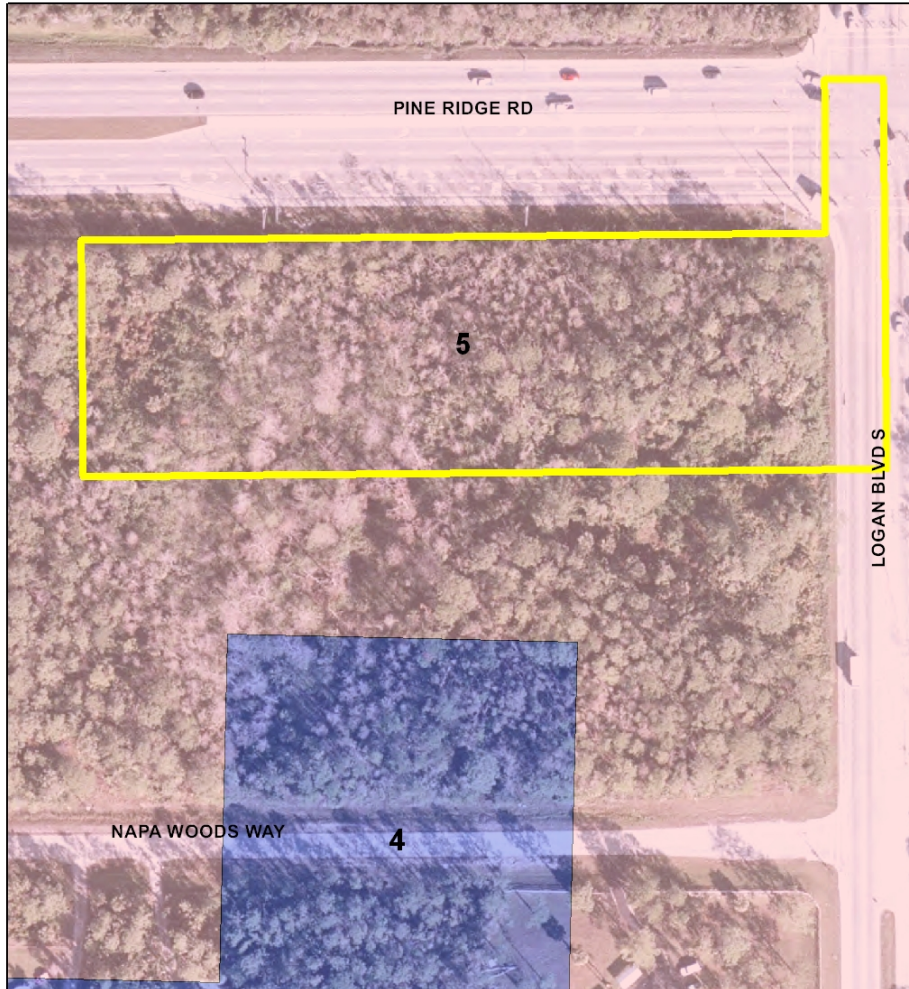
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




Data Source: Parcels and Aerials- Collier County Property Appraiser
Soils: NRCS via SFWMD
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Date: 7/18/07

Exhibit C. Species Richness Map

Purpero Species Richness Map- 2.94 acres



Legend	
	Purpero
Species Richness GRIDCODE	
	4
	5

Data Source: Parcels and Aerials- Collier County Property Appraiser
Species Richness: FFWCC
Created By: GIS Adm.Sr's Dir / Conservation Collier/CS
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Date: 7/18/07

Folio Number:38390920008



Exhibit D. Wellfield Protection and Aquifer Recharge Maps

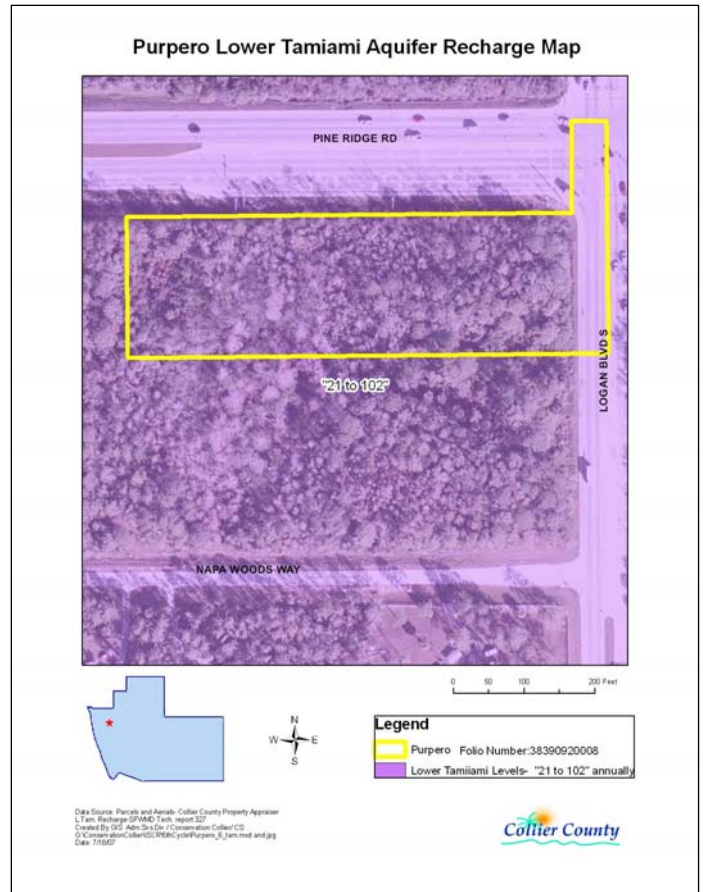
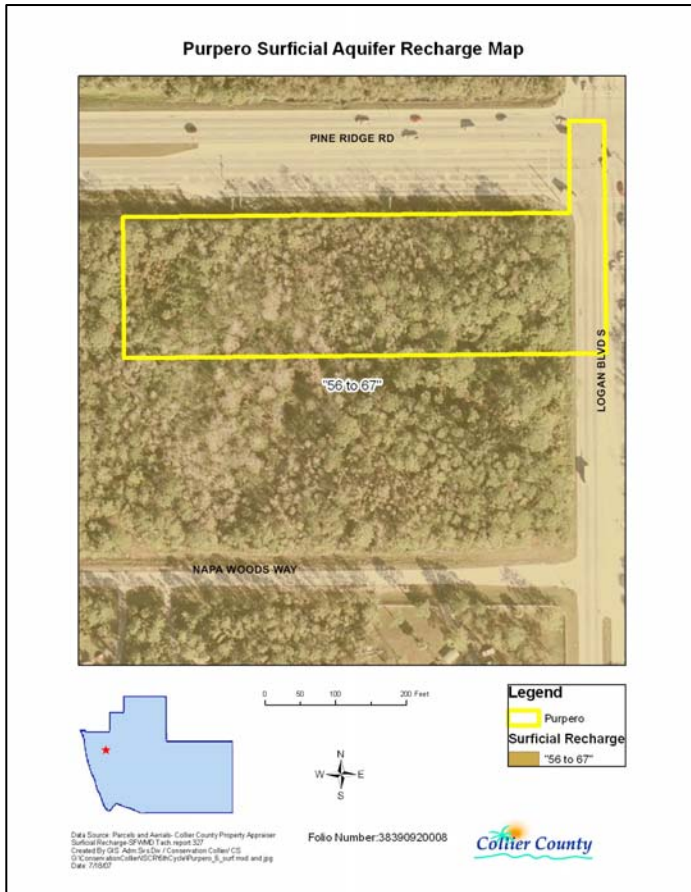


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Purpero			Folio Numbers: 38390920008
Geographical Distribution (Target Protection Area): NGGE, Urban			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
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	Cypress Pine cabbage palm
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		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	Surfical 56-67" and Lower Tamiami 21-102"
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 (Select the Highest Score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	
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	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	water likely drains from surrounding properties and roadway
Subtotal	300	135	
1.B Total	100	45	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25	25	624 Cypress-pine-cabbage palm
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by w	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70	40	Score is prorated from 10 to 70 based on the FFWCC Species Richness map
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Tillandsia fasciculata (E-State)

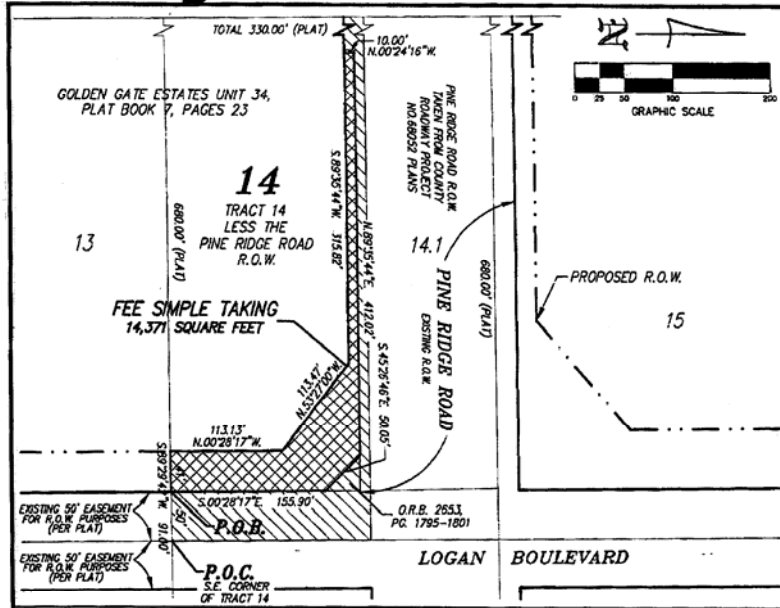
Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
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	Needs to have exotics removed and to be evaluated for drainage conditions
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	135	
1.C Total	100	45	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		
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	0	Pine Ridge Road separates this parcel from Logan Woods Preserve.
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	100	0	
1. Ecological Total Score			
	100	25	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
	Possible points	Scored points	Comments
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Pine Ridge and Logan both abut this parcel, however access may be difficult for vehicles.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	50	This parcel offers limited opportunities for public access beyond simply walking on it.
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	40	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. 50% of the perimeter can be seen from a public
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		Provide a description and photo documentation of the outstanding characteristic
Subtotal	300	190	
2. Human Social Values/Aesthetics Total Score			
	100	63	Obtained by dividing the subtotal by 3.
3. Vulnerability to Development/Degradation			
	Possible points	Scored points	Comments
3.A Zoning/Land Use Designation			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	NGGE - 1 single family home can be built.
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	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 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		
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		unknown
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	0	
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	Exotics estimated to cover 40% of the parcel
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	60	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	parcel may require moderate level of effort to remove and maintain it free of exotics
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	60	
4. Feasibility and Management Total Score	100	40	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	178	


Exhibit F. ROW Acquisition Map



LEGAL DESCRIPTION
 ALL THAT PART OF TRACT 14, GOLDEN GATE ESTATES UNIT 34, PLAT BOOK 7, PAGE 23, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;



COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 14;
 THENCE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89°29'42" WEST 50.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89°29'42" WEST 41.00 FEET;
 THENCE LEAVING SAID SOUTH LOT LINE NORTH 00°28'17" WEST 113.13 FEET;
 THENCE NORTH 53°27'00" WEST 113.47 FEET;
 THENCE SOUTH 89°35'44" WEST 315.82 FEET;
 THENCE NORTH 00°24'16" WEST 10.00 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN O.R.B. 2653, PAGES 1795-1801 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND ALONG EXISTING PINE RIDGE ROAD RIGHT OF WAY;
 THENCE ALONG SAID LANDS DESCRIBED AND SAID RIGHT OF WAY LINE NORTH 89°35'44" EAST 412.02 FEET;
 THENCE CONTINUE ALONG THE SAID O.R.B. AND SAID RIGHT OF WAY LINE SOUTH 45°26'46" EAST 50.05 FEET TO THE WEST RIGHT OF WAY OF LOGAN BOULEVARD;
 THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 00°28'17" EAST 155.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,371 SQUARE FEET MORE OR LESS.
 SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.

PREPARED BY: WILSONMILLER, INC.

 LANCE J. MILLER, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION LS #5827

NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.
 CERTIFICATE OF AUTHORIZATION # LB-43

BEARINGS ARE BASED ON NORTH AMERICAN GRID (NAD 83) AND ADJUSTED STATE PLANE COORDINATE SYSTEM (SPCS) FOR FLORIDA EAST ZONE.

LEGEND:
 EXISTING R.O.W.
 PROPOSED R.O.W.
 R.O.W. = RIGHT OF WAY
 P.O.B. = POINT OF BEGINNING
 O.R.B. = OFFICIAL RECORDS BOOK

REVISED 06/11/07
 REVISED 06/01/05
 REVISED 05/06/04
 REVISED 12/10/02


PROJECT NO. 62081	PARCEL NO. 204	CLIENT: COLLIER COUNTY TRANSPORTATION, ENGINEERING & CONSTRUCTION MANAGEMENT DIVISION
 Planners • Engineers • Scientists • Surveyors • Landscape Architects • Transportation Consultants Wilson Miller, Inc. 8550 Bay Lane, Suite 200 • Naples, Florida 34108 • Phone 305-446-4540 • Fax 305-446-4700 • Web Site www.wilsonmiller.com		TITLE: SKETCH AND DESCRIPTION BEING PART OF TRACT 14, GOLDEN GATE ESTATES UNIT 34, PLAT BOOK 7, PAGE 23, COLLIER COUNTY, FLORIDA
		DATE: 04/2002 PROJECT NO.: NS022-002-010-TDHP SHEET NUMBER: 204 OF XXXX FILE NO.: 2GG-203

Exhibit G. Photographs

Photo 1. Looking east along Pine Ridge Road



Photo 2. Looking south from Pine Ridge Road. Good quality Cypress canopy



Photo 3. Cypress knees present



Photo 4. Cypress buttressing and moss growing at base.



Photo 5. Downed melaleuca tree from storm.



Photo 6. View of Canopy from interior.

