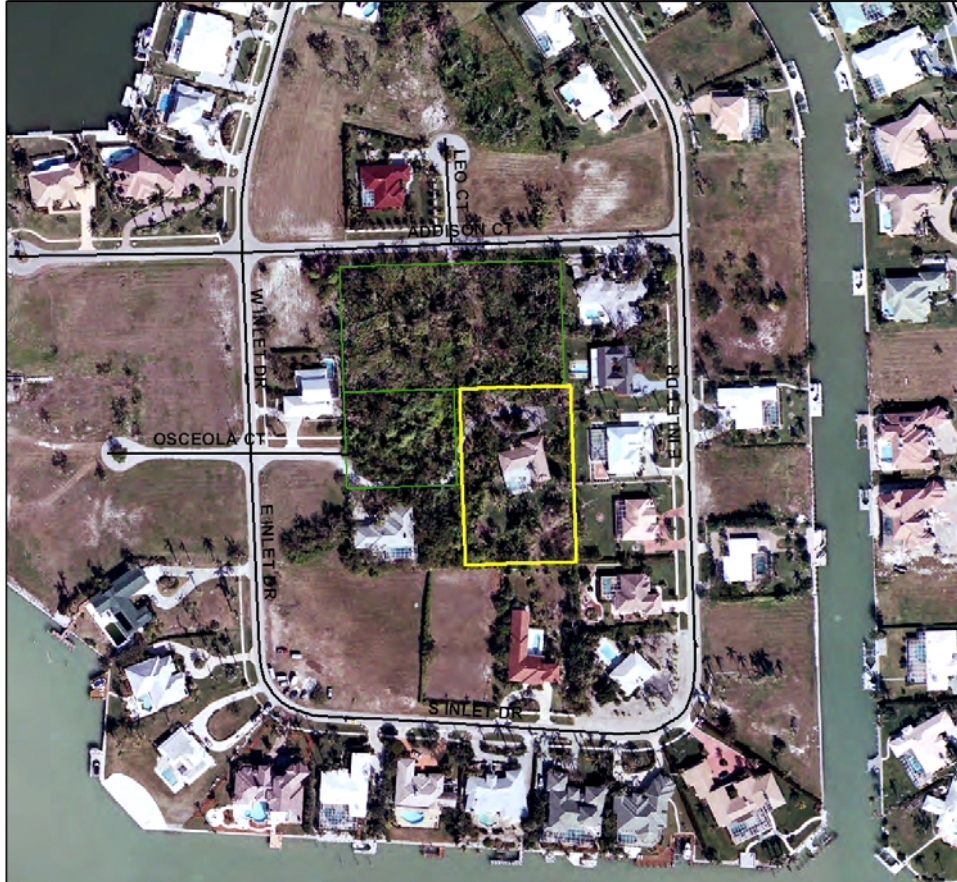
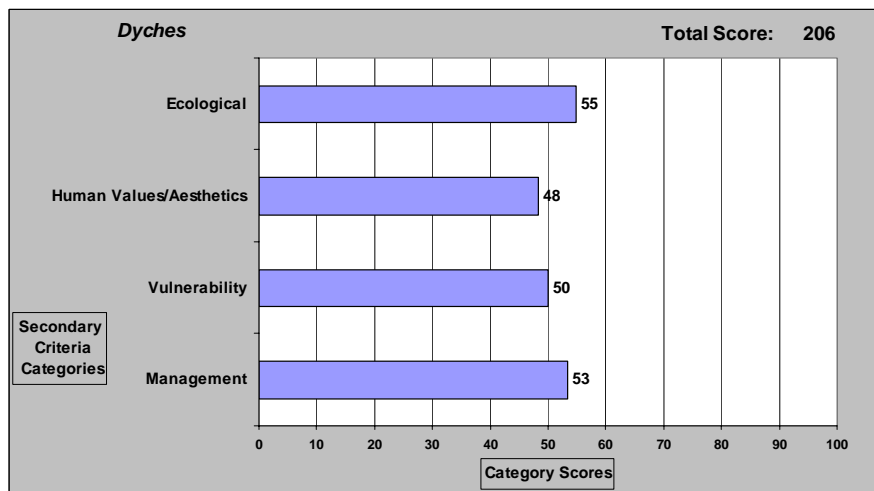


## Conservation Collier Initial Criteria Screening Report



**Property Name: Dyches**  
**Folio Number: 25830360005**  
**Staff Report Date: October 8, 2007**



## Table of Contents

I.	Summary of Property Information	3
	Estimated Market Value	7
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	12
IV.	Assessment of Management Needs and Costs	13
V.	Potential for Matching Funds	15
VI.	Summary of Secondary Screening Criteria	16

## Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	14
Table 3.	Tabulation of Secondary Screening Criteria	16

## Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	16

## Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs

## 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
<b>Name</b>	<b>Jim and June Dyches</b>	
<b>Folio Number</b>	<b>25830360005</b>	
<b>Target Protection Area</b>	<b>Urban</b>	<b>Marco Island – Acquisition approval request has been sent via certified mail.</b>
<b>Size</b>	<b>1.26 acres</b>	
<b>STR</b>	<b>S21 T52 R26</b>	
<b>Zoning Category/TDRs</b>	<b>RSF-3-MIZO</b>	<b>Allows for 3 single family units per acre / No TDRs</b>
<b>FEMA Flood Map Category</b>	<b>AE – EL 13.3</b>	<b>Structure foundations must be constructed at a minimum of elevation of 13.3 feet above sea level</b>
<b>Existing structures</b>	<b>One home and one gazebo structure over-grown with vegetation</b>	<b>Collier County Property Appraiser 2007 Preliminary Tax Roll Improved Value = \$279,880</b>  <b>Gazebo is just west of the house</b>
<b>Adjoining properties and their Uses</b>	<b>Conservation, Residential</b>	<b>N and W – Conservation Collier Otter Mound Preserve</b>  <b>S, E, W – partially cleared Marco Estates residential lots with single family homes</b>
<b>Development Plans Submitted</b>	<b>None known</b>	<b>No current permit application in County computer system</b>
<b>Known Property Irregularities</b>	<b>Archaeological and Historical site</b>	<b>The entire property is on top of a Native American mound (c. 750 A.D.-1200 A.D.). The modern home is built on the site where the historic Barfield House used to stand</b>
<b>Other Entity or Dept Interest</b>	<b>County Trans/Utilities/Parks</b>  <b>Marco Island City Trans/Utilities</b>	<b>No County interest</b>  <b>No City interest – A City sewer system may be installed in the future (approx. 2012) cost of impact fees and link up fees approx. \$25,000</b>

Figure 1. Location Map

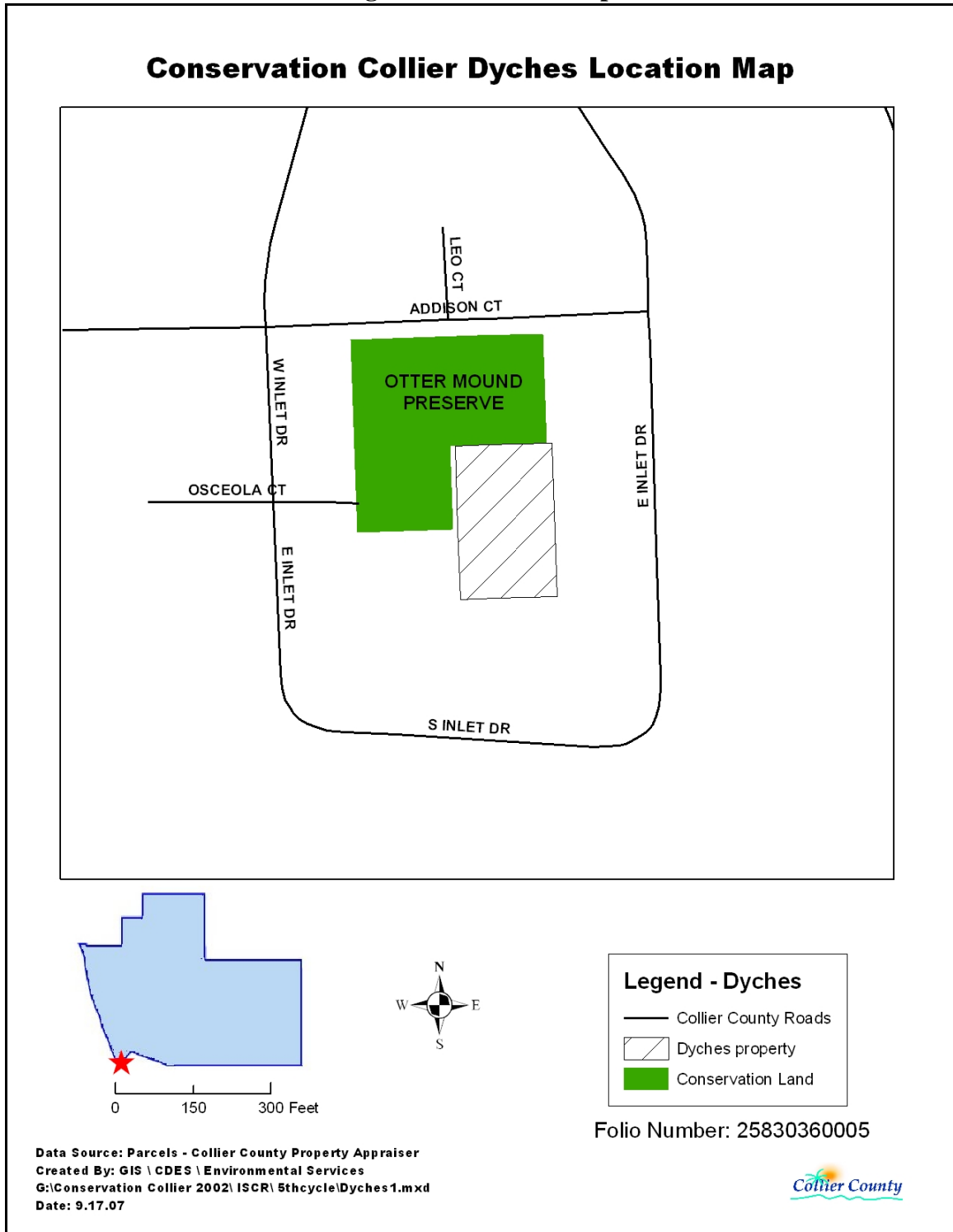




Figure 2. Aerial Map

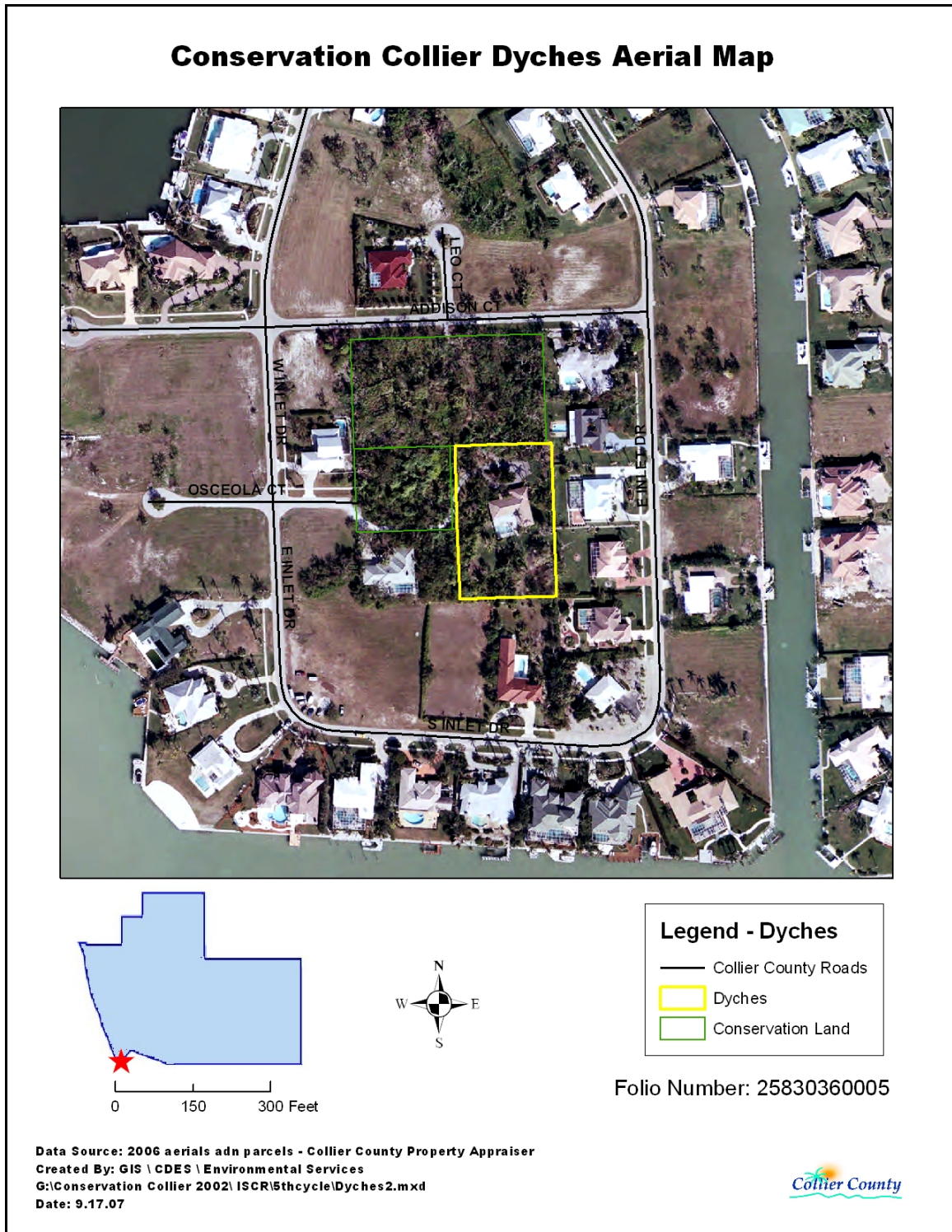


Figure 3. Surrounding Lands Aerial



**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: \*\$767,735 (includes home and land)**

**Estimated Market Value: \*\*\$1,575,000**

**“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 January 2008



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

Collier County Environmental Resources Department staff conducted a site visit on August 21, 2007.

**MEETS INITIAL SCREENING CRITERIA Yes – 4 out of 6, one marginally**

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	Yes
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	No

**Vegetative Communities:** Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

### FLUCCS:

The electronic database identified:

- FLUCCS - 434 – Hardwood – conifer mixed forest – characterized by a forested community where neither hardwoods nor conifers achieve a 66 percent crown canopy closure.

The following native plant communities were observed:

- FLUCCS – 426 – Tropical Hardwoods/Shell mound \*

\* Approximately 0.4 acres (32%) of the property contains native plant vegetation. The remaining area (0.86 acres) is covered in asphalt, a home, non-native landscaping, and sod.

### **Characterization of Plant Communities present:**

Ground Cover: Rouge-berry (*Rivina humilis*), Snowberry (*Chiococca alba*), Scorpion's tail (*Heliotropium angiospermum*), Corky-stem passionvine (*Passiflora suberosa*)

Midstory: White indigoberry (*Randia aculeata*), Marlberry (*Ardisia escallonoidies*), Blackbead (*Pithecellobium* sp.), Florida privet (*Foresteria segregata*), White stopper



(*Eugenia axillaries*), Spanish stopper (*Eugenia foetida*), Firebush (*Hamelia patens*), Sea Grape (*Coccoloba uvifera*)

Canopy: Gumbo Limbo (*Bursera simaruba*), Strangler fig (*Ficus aurea*), Soapberry (*Sapindus saponaria*), Mastic (*Sideroxylon foetidissimum*)

Non-native species also present:

Ground Cover: Snake plant (*Sansevieria hyacinthoides*), Wedelia (*wedelia triloba*), Wandering jew (*Tradescantia zebrina*), Air potato (*Dioscorea bulbifera*), *Philodendron* sp., sod grasses.

Midstory: Banana (*Musa paradisiaca*), Surinam cherry (*Eugenia uniflora*), Guava (*Psidium guajava*), Garden croton (*Codiaeum variegatum*), Brazilian pepper (*Schinus terebinthifolius*), *Hibiscus* sp.

Canopy: Royal Poinciana (*Delonix regia*), Sapodilla (*Manilkara zapota*), Loquat (*Eriobotrya japonica*), Paper mulberry (*Broussonetia papyrifera*), Coconut palm (*Cocos nucifera*), Tamarind (*Tamarindus indica*), Bamboo

**Statement for satisfaction of criteria:** These data indicate that one identified unique and endangered plant community – tropical hardwood hammock – does exist on the parcel, despite the presence of a large amount of exotic vegetation.

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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**

**Statement for satisfaction of criteria:** This property is in the Urban Target Protection Area and has access from a public road – Osceola Ct. Approximately 30% of the property contains vegetation associated with a rare ecosystem (tropical hardwood hammock), enhancing the aesthetic setting of Collier County. Additionally, the significance of its cultural features, a shell mound dating back 1200 years and the Barfield homesite, are important both aesthetically and culturally to Collier County.

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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) **No**

**General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:** The parcel and adjacent properties are comprised entirely of upland species. This section of Marco Island is the highest area of Collier County.

**Wetland dependent plant species (OBL/ FACW) observed:** None

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**Wetland dependent wildlife species observed:** None

**Other Hydrologic indicators observed:** None

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the entire area to be urban land with fill materials.

**Lower Tamiami recharge Capacity:** There is no direct data available on the recharge capacity of this property to the Lower Tamiami Aquifer in this area. The outer boundary of the Lower Tamiami aquifer where this aquifer meets the ground, as mapped in SFWMD Technical Publication 86-1, is landward of this location, indicating that seawater is very likely an influence in Marco Island aquifers. This would indicate that this area does not provide recharge to the Lower Tamiami aquifer.

**Surficial Aquifer recharge Capacity:** The parcel does contribute to recharging the surficial aquifer (43" to <53" yearly).

**FEMA Flood map designation:**

The property is within Flood Zone AE – Elevation 13.3.

**Statement for satisfaction of criteria:** This parcel does not offer significant opportunities for protection of water resources, beyond adding to the surficial aquifer.

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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-marginally***

**Listed Plant Species:** Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR 17.11 and 17.12.

One listed species was observed on site:

Common wild pine (*Tillandsia fasciculata*) – FDA **Endangered**

**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) Florida's Endangered Species, Threatened Species, and Species of Special Concern, 29 January, 2004.

No listed wildlife species were observed.

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**Bird Rookery observed?** No

**FWCC-derived species richness score:** 2 out of 10, indicating low potential for species diversity. This score is low because this area was identified in the scoring map as developed urban lands; however, observations on the adjoining Otter Mound Preserve indicate the area is frequently used by migrating bird species, with some nesting occurring.

**Non-listed species observed:** none

**Potential Listed Species:** The observed habitat and location supports the presence of many species of migratory warblers and other migratory neo-tropical bird species.

**Statement for satisfaction of criteria:** Although no listed species were observed on the property, the remnant natural community on the site is considered unique and endangered because of the very little tropical hardwood hammock habitat remaining in Collier County. The property could be restored to high ecological function and is adjacent to Otter Mound Preserve.

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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:** The property is adjacent to Otter Mound Preserve. The current remnant native habitat and any future restoration would enhance the function of the preserve as a migratory bird stop-over site.

**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:**

Trail leading from parking area could connect to current Otter Mound Preserve trail.

**Nature Photography:**

The mature gumbo limbos, other native vegetation and wildlife provide for nature photography opportunities.

**Bird-watching:**

The adjacent properties and the vegetated areas of this site are used as a stop-over by migratory warblers and other birds. Excellent bird-watching opportunities exist at the site.

**Kayaking/Canoeing:**

No opportunities exist

**Swimming:**

Although the house contains a swimming pool, it is highly unlikely that the pool will be maintained if the house is converted to a visitors' center.

**Hunting:**

No opportunities exist

**Fishing:**

No opportunities exist

#### **Recommended Site Improvements:**

The removal and management of invasive, exotic plant species and the re-planting of native, tropical hardwood hammock species would be the recommended restoration activities for the property. If purchased, the property would become part of the Otter Mound Preserve, and the house could be used as a public visitor center. There may be partnership possibilities with the Marco Island Historical Society for use of the home. Future improvements foreseen for the home include: ADA compliance retrofits for parking, entrance, walkways and bathroom, filling in or blocking off of pool, and possible connection to City of Marco sewer line in 2012.



## **IV. Assessment of Management Needs and Costs**

Management of this property will address the costs of exotic vegetation removal and control, native plant restoration, and visitor center retro-fitting. 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:**

Exotic, invasive plants observed include: Air potato (*Dioscorea bulbifera*), Snake plant (*Sansevieria hyacinthoides*), Surinam cherry (*Eugenia uniflora*), Brazilian pepper (*Schinus terebinthifolius*), Paper mulberry (*Broussonetia papyrifera*) Sapodilla (*Manilkara zapota*), Wedelia (*Wedelia triloba*), possibly Guava (*Psidium guajava*) and bamboo.

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

The initial cost of exotic removal will be expensive in relation to the small size of the property. Based on the cost of exotic removal from Otter Mound Preserve in July 2005, initial removal of Surinam cherry, Brazilian pepper, paper mulberry, sapodilla, and bamboo from site and the treatment of air potato, snake plant, and wedelia would cost approximately \$20,000.

Costs for follow-up invasive exotic maintenance, which will need to be done at least five times annually for the first two years, would be approximately \$4,000 per year. These costs would likely decrease over time as the soil seed bank is depleted.

### **Native Plant Restoration**

Approximately 0.62 acres of native habitat would need to be restored. Based on costs for the 2006 planting at Otter Mound Preserve and assuming volunteer labor for the planting, the planting would cost approximately \$5,000. Sod removal prior to planting is roughly estimated at \$5,000.

Archaeological monitoring will be necessary during restoration activities. The cost of the monitoring would be approximately \$2,000.

### **Visitor Center**

ADA compliance retrofits for parking, entrance, walkways and bathroom and filling in or blocking off of pool are roughly estimated at \$50,000. This does not include possible impact fees for structural changes to the house.

A connection to City of Marco sewer line in 2012 is roughly estimated at \$25,000.

**Security and General Maintenance:**

A gate would need to be installed at the western end of the Osceola Court access easement (\$1,000). A sign designating the preserve as Otter Mound could be installed along the boundary at Osceola Court (\$1,700).

**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	\$20,000	\$4,000	Estimate based on treatment at Otter Mound Preserve
Native Plant Restoration	\$10,000	N/A	Estimate based on 2006 plantings at Otter Mound Preserve
Archaeological monitoring	\$ 2,000	N/A	Estimate based on monitoring at Otter Mound Preserve
Visitor Center	\$50,000	t.b.d.	Does not include electricity and normal up-keep maintenance
Hook-up to City sewer in 2012	\$25,000	\$600 minimum	Sewer and water
Gate	\$ 1,000	t.b.d.	estimate
Sign	\$ 1,700	N/A	Same as current entrance sign to Otter Mound Preserve
<b>Total</b>	<b>\$109,700</b>	<b>\$4,600+</b>	

## 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 2006 funding cycle the award limit per recipient, per cycle, was \$6.6 million, with a one project \$9.9 million limit. Collier County applied for the \$9.9 million grant and was awarded that funding for the Gordon River Greenway project. This kept Conservation Collier from applying in this grant cycle. The next funding cycle closes in June of 2007. Multiple applications may be made, as long as the total amount requested does not exceed the \$6.6 million award maximum, or one application for the \$9.9 million award could be made. 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 it a score of **60 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. In the 2006 cycle, the minimum cutoff for award was 165 points. The potential score for this parcel appears to be too low 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:**

The City of Marco Island, Marco Island Historical Society, and Southwest Florida Archaeological Society were contacted as possible partners for the acquisition of this property. Although all three organizations were unable to partner for acquisition, The Marco Island Historical Society showed interest in partnering with the staffing and maintenance of the future visitor center if the property is acquired.

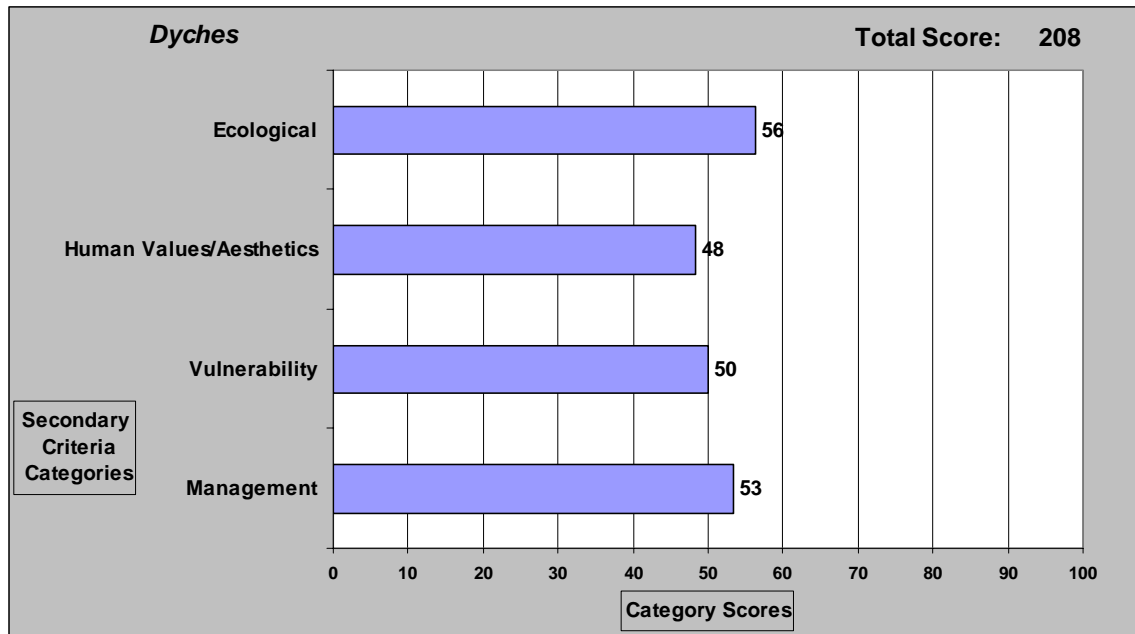
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of **208 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	56	56%
Human Values/Aesthetics	100	48	48%
Vulnerability	100	50	50%
Management	100	53	53%
<b>Total Score:</b>	<b>400</b>	<b>208</b>	<b>52%</b>

**Figure 4. Secondary Screening Criteria Scoring**





**Summary of factors contributing to score**

**Total Score: 208 out of 400**

**Ecological: 56 out of 100** This score was achieved because the parcel contains a unique and endangered plant community and is adjacent to Otter Mound Preserve, but can only be restored to high ecological function with major alterations and does not contribute to water quality enhancements.

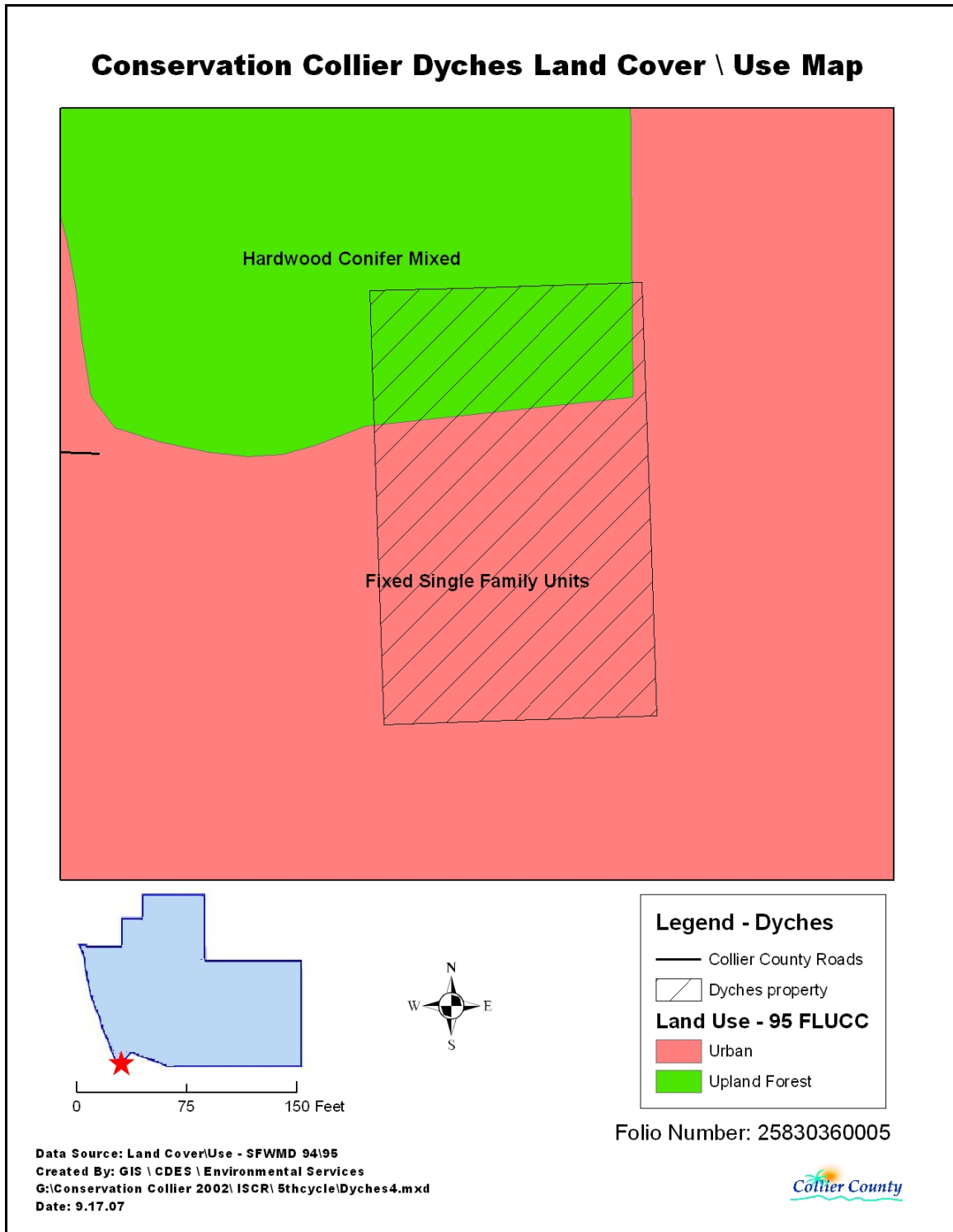
**Human Values/Aesthetics: 48 out of 100** This score was achieved because the parcel is accessible from an unpaved road and contains significant archeological and historical features, but it is not visible from a public roadway and, in its present condition, offers little in the way of natural resource recreation opportunities.

**Vulnerability: 50 out of 100** This parcel is zoned for residential single-family development at 3 units per acre. One unit currently exists on this site, but three units could technically be constructed on this site. It is highly vulnerable to redevelopment.

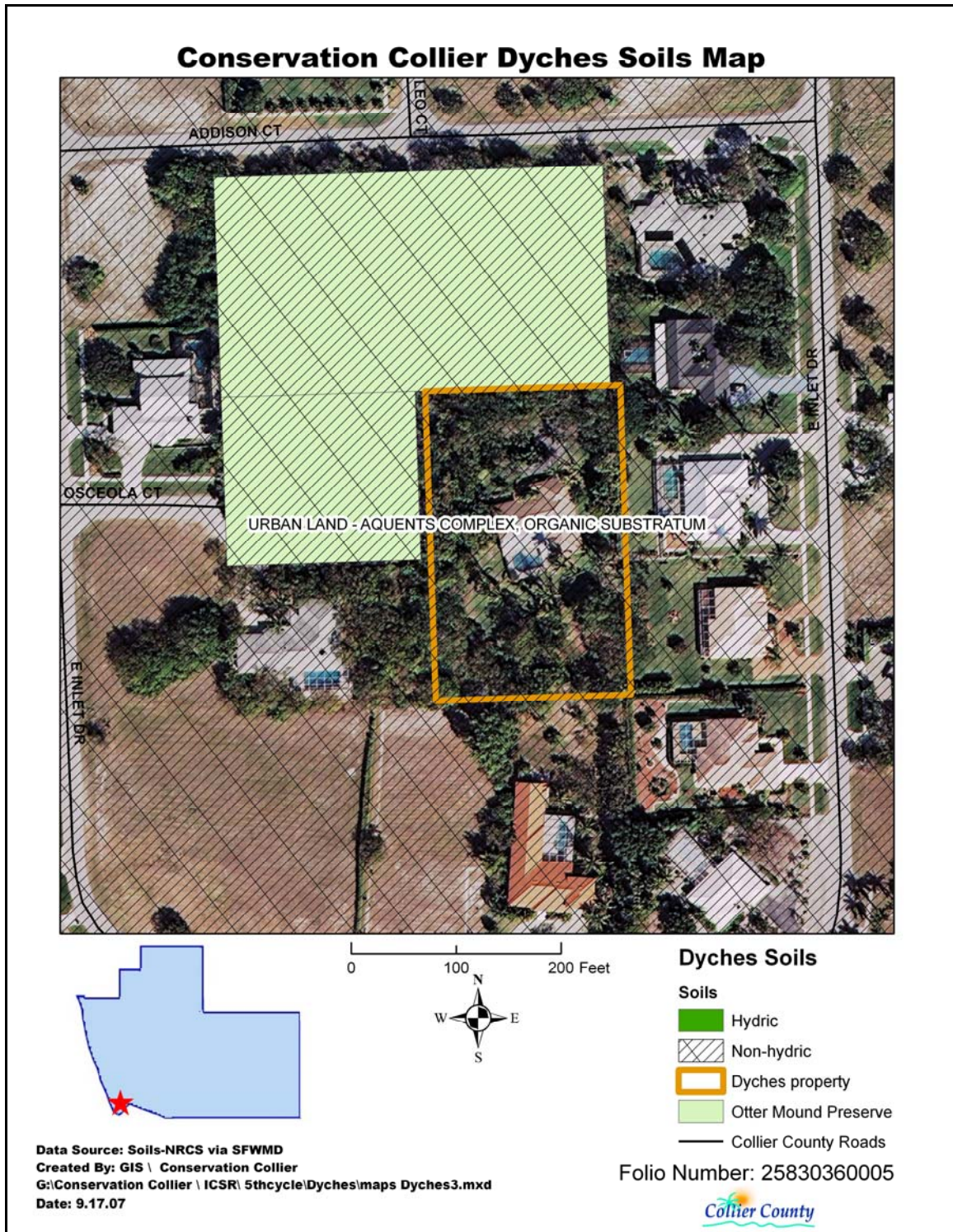
**Management: 53 out of 100** This score was achieved because the parcel will not require hydrological changes, but it will require intense exotic removal, plant restoration, and structure maintenance. The score was raised slightly because of the possibility of management partnership with the Marco Island Historical Society.

**Parcel Size:** While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is not similar to any other Cycle 5 properties.

### Exhibit A. FLUCCs Map

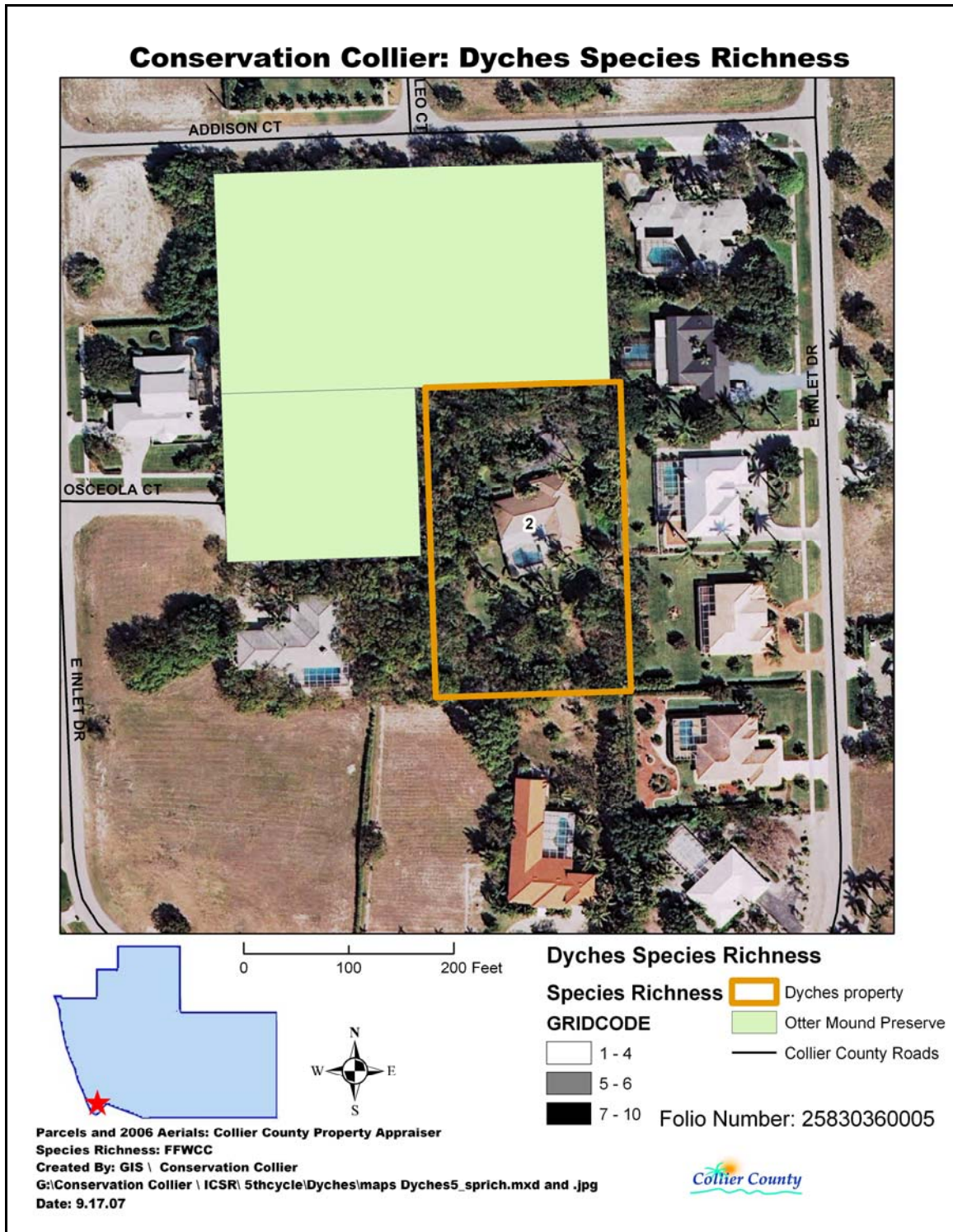


### Exhibit B. Soils Map



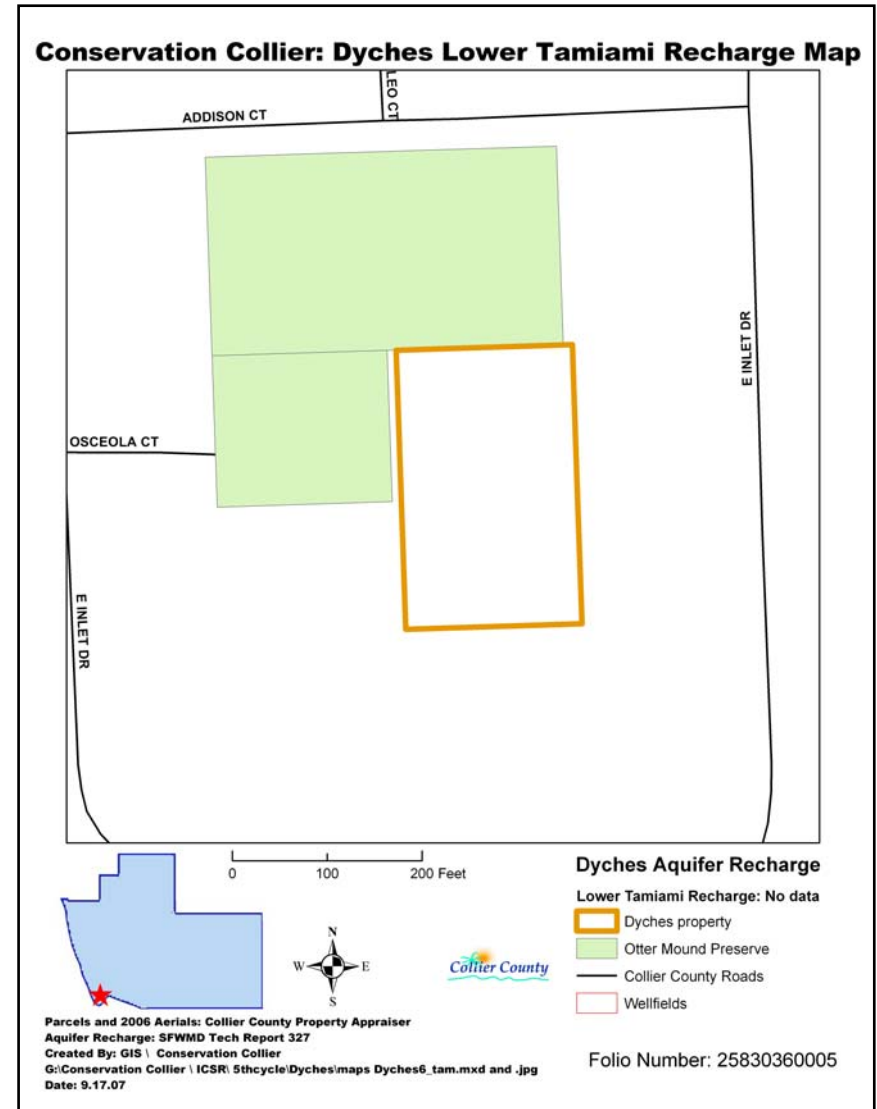
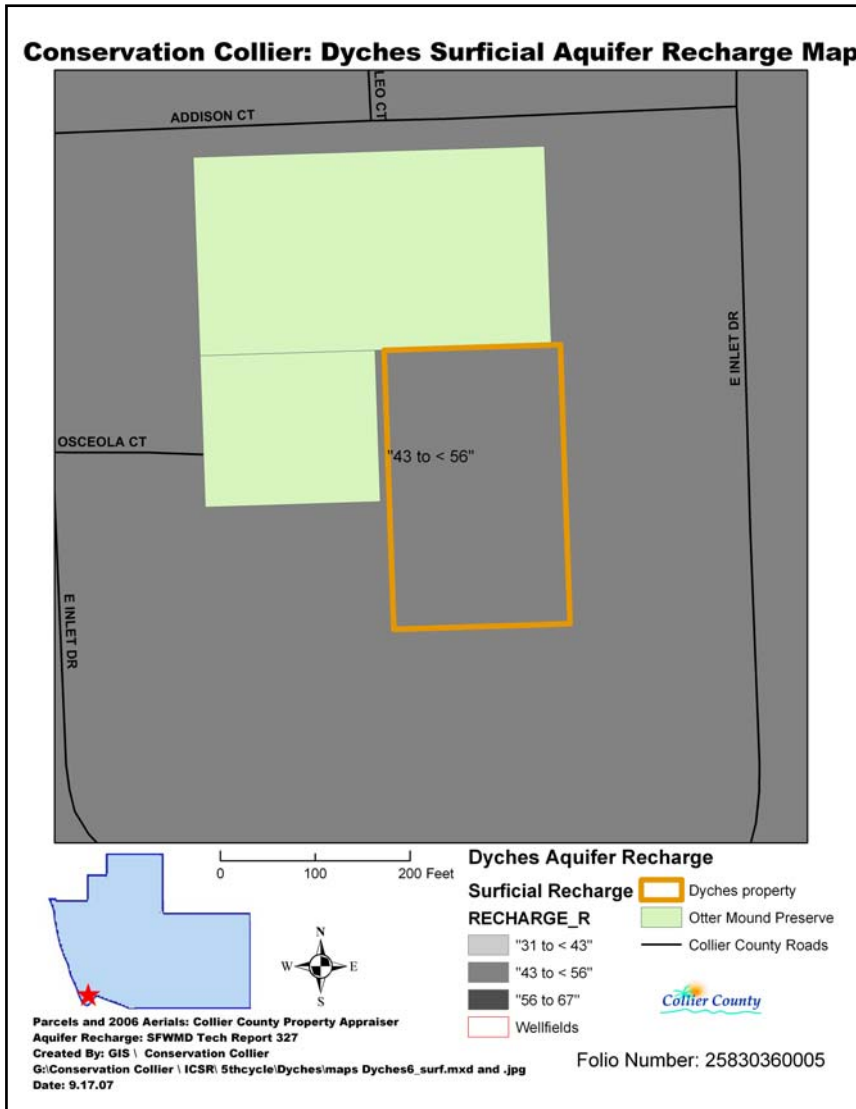


### Exhibit C. Species Richness Map





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



## Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <b>Dyches</b>			Folio Number: <b>253830360005</b>
Geographical Distribution (Target Protection Area): <b>Urban</b>			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90	90	(FNAI) Global ranking G-3; rare/vulnerable to extinction. State listed S-2; imperiled/vulnerable
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. 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		
<b>1.A. Total</b>	<b>100</b>	<b>90</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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		
c. Parcel would contribute minimally to aquifer recharge	25	25	no data available for the Lower Tamiami Aquifer; parcel contributes 43" to <56" to surficial aquifer
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		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0	0	no water quality enhancement opportunities observed
3. Strategic to Floodplain Management ( <i>Calculate for a and b; score c if applicable</i> )			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	0	no strategic aspects for floodplain management observed
Subtotal	300	25	
<b>1.B Total</b>	<b>100</b>	<b>8</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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		
d. The parcel has 1 FLUCCS code native plant communities	25	25	Parcel has only 426 - tropical hardwood hammock
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. Provide documentation source -</i>
b. Listed wildlife species have been documented on the parcel by wildlife	70		
c. Species Richness score ranging from 10 to 70	70	22	
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Tillandsia fasciculata

## Exhibit E. Completed and Scored Secondary Criteria Screening Form

<b>3. Restoration Potential</b>			
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		
c. Parcel will require major alterations to be restored to high ecological function.	15	15	Removal of sod and exotics in addition to extensive native plantings. Possible demolition of house
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	82	
<b>1.C Total</b>	<b>100</b>	<b>27</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>
<b>1. Proximity and Connectivity</b>			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Otter Mound Preserve to North and West
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>56</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>
<b>1. Access (Select the Highest Score)</b>			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Private rock road easement off of Osceola Ct.
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
<b>2. Recreational Potential (Select the Highest Score)</b>			
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	In it's present condition, the site offers very limited natural resource based recreation opportunities
d. Parcel does not offer opportunities for natural-resource based recreation	0	0	
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	0	<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.</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	This is an important historical and archaeological site as documented by the Marco Island Historical Society and the Archeological and Historical Conservancy
Subtotal	300	145	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>48</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	RSF-3-MIZO; 1 home already exists on the parcel
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 4	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		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>50</b>	

(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	
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		
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	20	When taking the lawn areas into account, exotic cover is nearly 90%
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 rose myle)	-20	-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>0</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		
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	40	Home will need to be maintained if it remains on the property
4. Add 20 points if the maintenance by another entity is likely	20	20	MIHS has shown interest in partnering for maintenance of the home as a visitor center
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>	<b>100</b>	<b>60</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>53</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>208</b>	



## **Exhibit F. Photographs**

**Photo 1.** Parking area at end of drive in Northeast corner of property



**Photo 2.** Gumbo limbos, sapodillas, garden crotons, and philodendron in driveway island in front of house



**Photo 3.** Front of house



**Photo 4.** Living room with doors leading to pool



**Photo 4.** Wedelia patch along eastern side of house





**Photo 5.** Bare area and ground covers in southeast corner. Southern fence line is visible in background



**Photo 6.** View of backyard; picture taken from southwest corner





**Photo 7.** Native plant community along western edge of property



**Photo 8.** Paper mulberry within western edge of property





**Photo 9.** Bamboo and snake plant stand in center of backyard



**Photo 10.** Historic Tamarind tree in backyard

