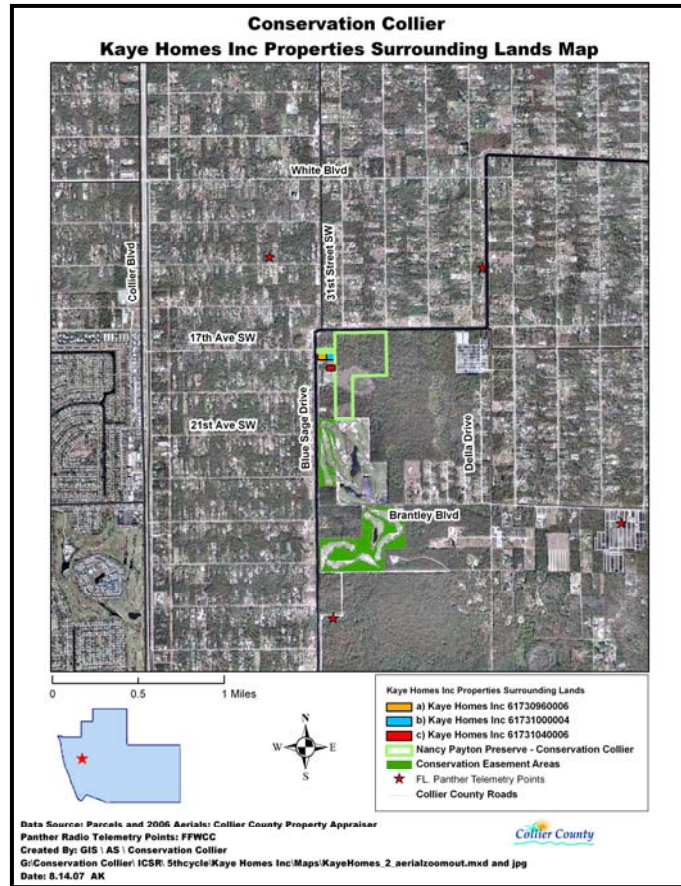
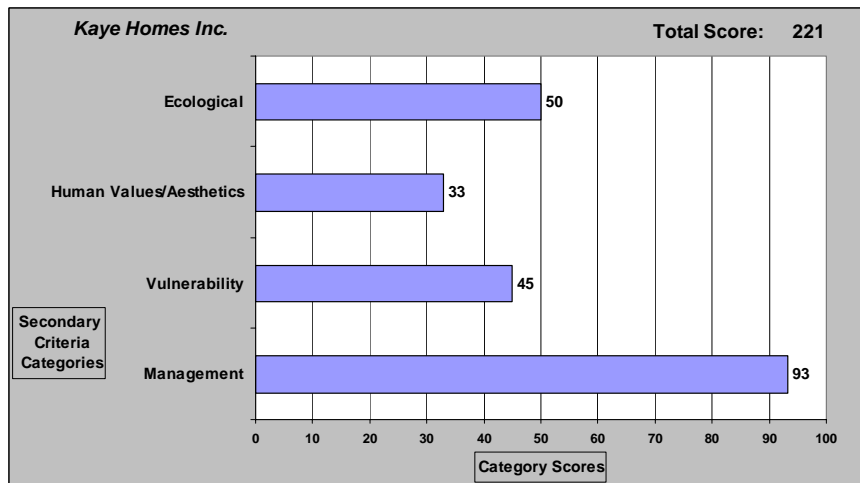


# Conservation Collier Initial Criteria Screening Report



**Property Name: Kaye Homes Inc**  
**Folio Numbers: 61730960006, 61731000004 and 61731040006**

**Staff Report Date: October 8, 2007**



## Table of Contents

I.	Summary of Property Information	3
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	13
IV.	Assessment of Management Needs and Costs	14
V.	Potential for Matching Funds	16
VI.	Summary of Secondary Screening Criteria	17

## Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	15
Table 3.	Tabulation of Secondary Screening Criteria	17

## Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	17

## Exhibits

A.	FLUCCs Map	19
B.	Soils Map	20
C.	Species Richness Map	21
D.	Wellfield Protection and Aquifer Recharge Maps	22
E.	Completed and Scored Secondary Criteria Screening Form	24
F.	Photographs	27

## I. Summary of Property Information

The purpose of this section is to provide information concerning the subject properties describing their 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>Kaye Homes Inc</b>	<b>n/a</b>
<b>Folio Numbers</b>	<b>61730960006 61731000004 61731040006</b>	<b>1.5 acres 1.5 acres 1.0 acre</b>
<b>Size</b>	<b>4.0 acres total</b>	<b>Properties adjacent to Conservation Collier's Nancy Payton Preserve</b>
<b>Zoning Category</b>	<b>Agriculture</b>	<b>RF - "Neutral" lands</b>
<b>FEMA Flood Map Category</b>	<b>X500; outside the special flood hazard area</b>	<b>FEMA is currently evaluating changes to the flood hazard maps in the Golden Gate Estates area but a final determination is not expected until 2010.</b>
<b>Existing structures</b>	<b>None</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Rural and NGGE residential, nursery, vacant agricultural, canal</b>	<b>Both 1.5 acre parcels (a and b): N – one single family home S – two single family homes E – Conservation Collier Land W – Blue Sage Drive, canal and across canal NGGE Homes  Southern parcel (c): N- one single family home S- abandoned nursery E-Conservation Collier Property W-Two undeveloped parcels</b>
<b>Development Plans Submitted</b>	<b>None</b>	<b>Parcels 61730960006 and 61731000006 both had permits applied for and both expired in 2005 and were cancelled by the County</b>
<b>Property Irregularities</b>	<b>Access  Public Utility Div. May want easements for wells and water lines</b>	<b>Properties could be accessed through the Nancy Payton Preserve or off of Blue Sage Drive. However, actual legal access is more complex. Canal separates this area from easy access to the NGGE area.</b>

Figure 1. Location Map

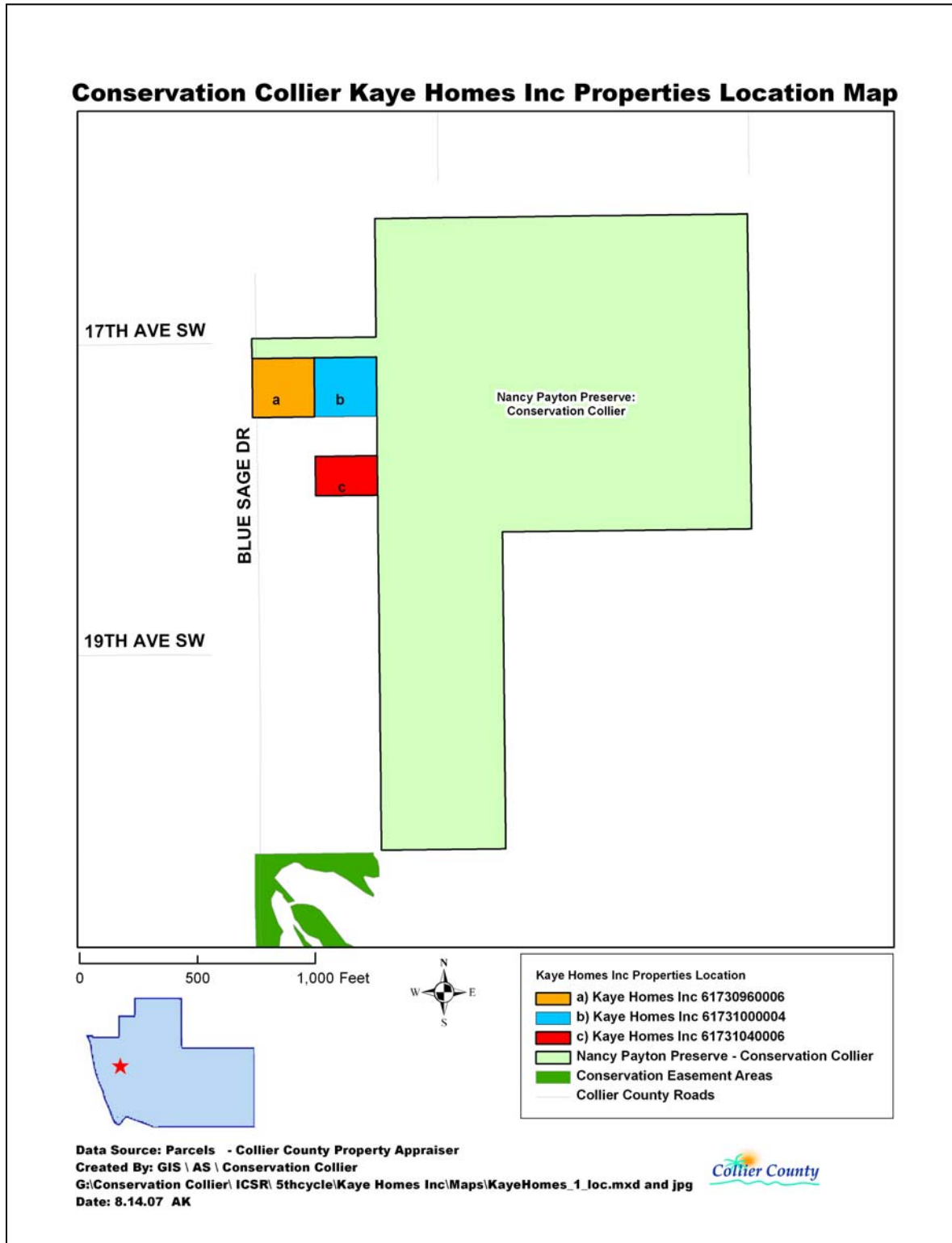
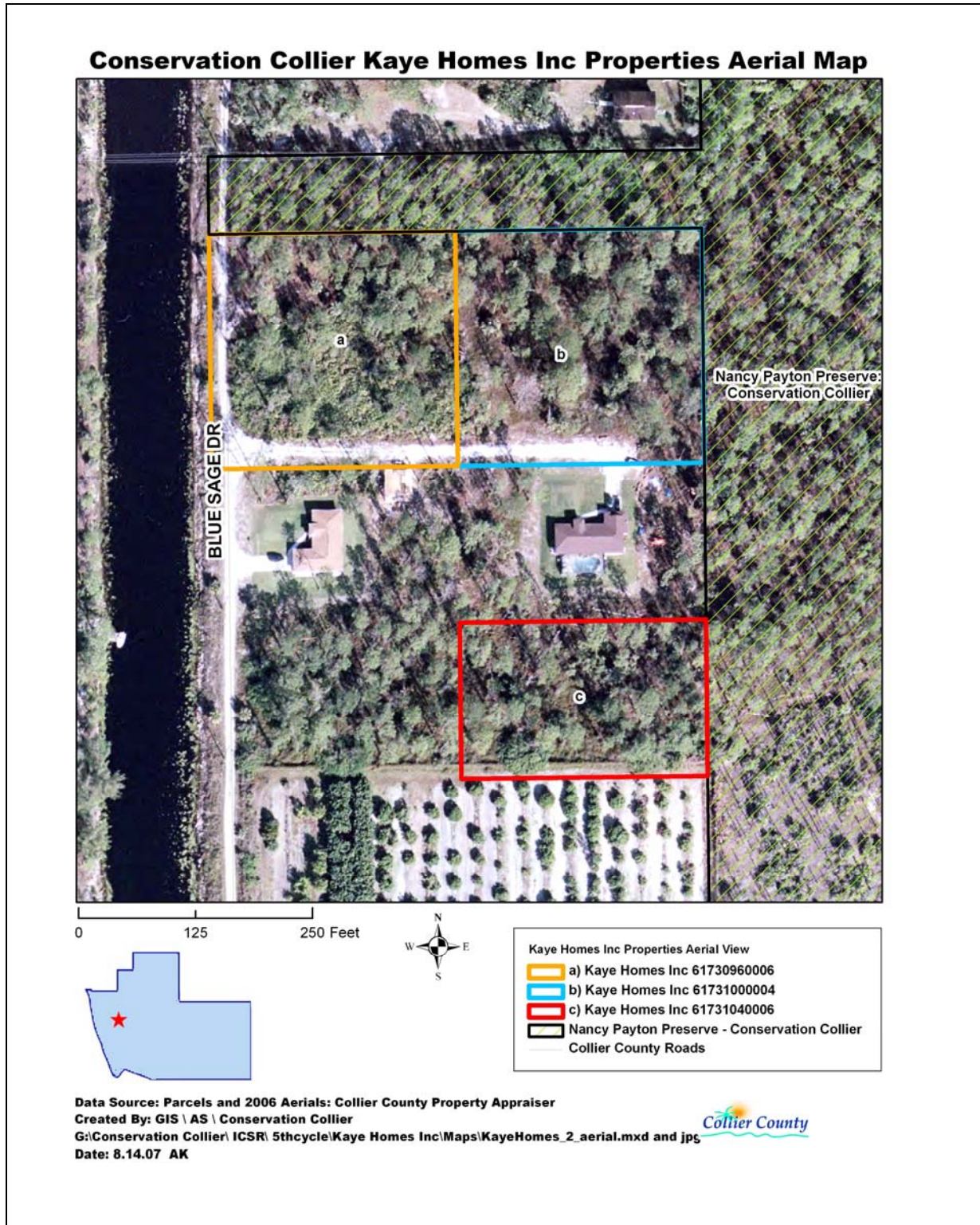


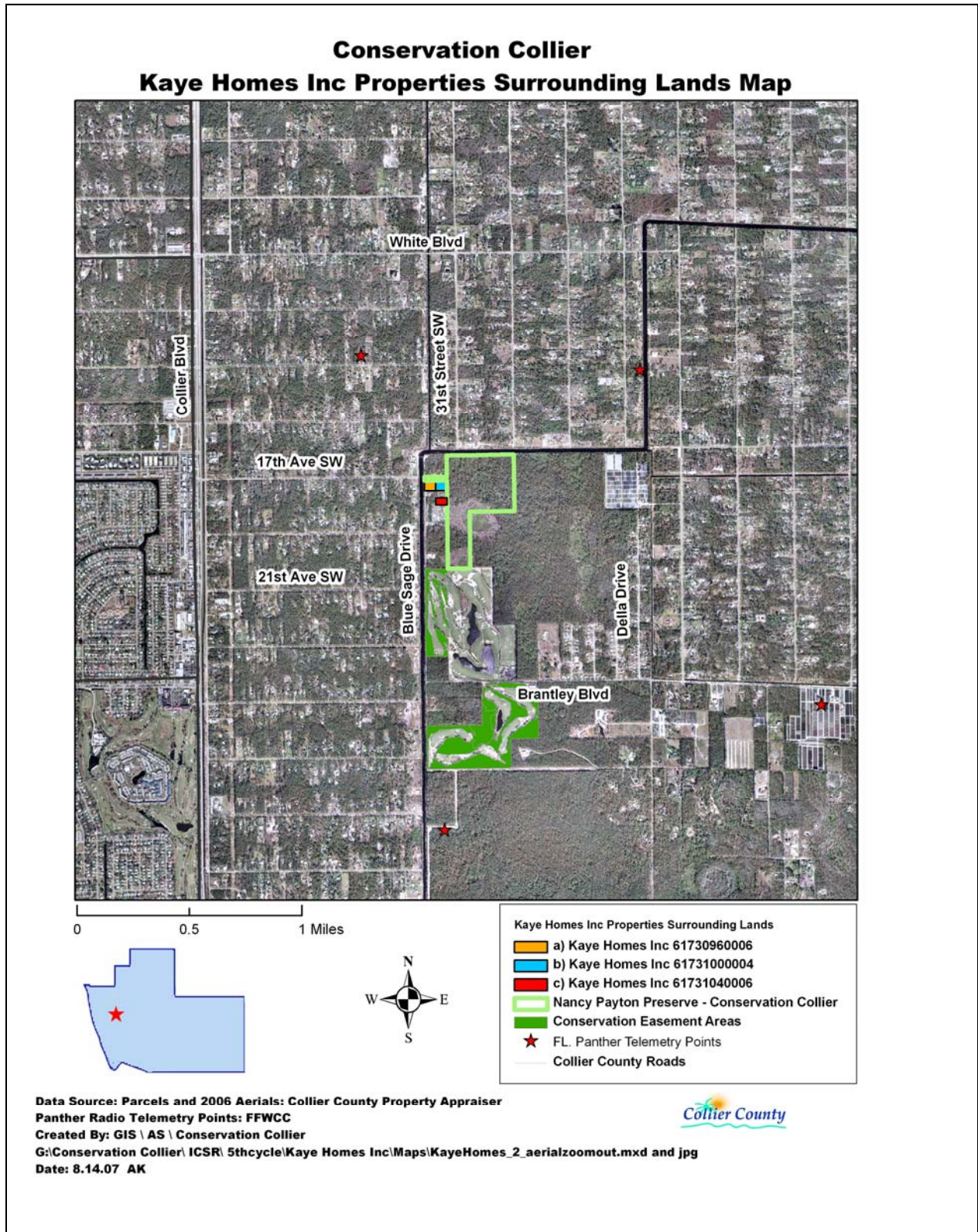


Figure 2. Aerial Map





**Figure 3. Surrounding Lands Aerial**



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

The interest being appraised for this estimate is fee simple for the purchase of the site(s), and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal 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 these parcels were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the properties or comparables used in the report and the appraiser 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 one appraisal per property is required.

**Assessed Value: \***

- a) 61730960006: 1.5 acres = \$170,000
- b) 61731000004: 1.5 acres = \$85,000
- c) 61731040006: 1.0 acre = \$78,000

**Estimated Market Value: \*\***

- a) 61730960006: 1.5 acres = \$187,000
- b) 61731000004: 1.5 acres = \$187,500
- c) 61731040006: 1.0 acre = \$120,000

**“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 1, 2008

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

Collier County Environmental Services Department staff conducted a site visit on September 13, 2007.

**MEETS INITIAL SCREENING CRITERIA Yes – 5 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	No
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. High marsh (saline)	No
vii. Tidal freshwater marsh	No
viii. Other native habitats	Yes: 411 – Pine Flatwoods

### **Vegetative Communities:**

Staff used two methods to determine native plant communities present; review of the 2001 Wilson Miller updated version of the 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 4119 – Pine Flatwoods – Melaleuca Infested

The following native plant communities were observed:

- FLUCCS 411 – Pine Flatwoods

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

Native Ground Cover: Heavy groundcover of muscadine grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*) and poison ivy (*Toxicodendron radicans*). Scattered sawgrass (*Cladium jamaicense*), smilax (*Smilax* sp.), beggartick (*Bidens alba*), dogfennel (*Eupatorium capillifolium*), maidencane (*Panicum hemitomon*) and swamp fern (*Blechnum serrulatum*).

Native Midstory: Scattered saw palmetto (*Serenoa repens*), beauty berry (*Callicarpa americana*), cypress (*Taxodium distichum*), sumac (*Rhus copallina*), wax myrtle (*Myrica cerifera*), bumelia (*Bumelia* sp.) and myrsine (*Myrsine floridana*). Epiphytes included golden polypody (*Phlebodium aureum*) and the endangered (Florida) common wild pine (*Tillandsia fasciculata*).



Native Canopy: Primarily mature slash pine (*Pinus elliottii*), scattered cabbage palm (*Sabal palmetto*), occasional laurel oak (*Quercus laurifolia*) and dahoon holly (*Ilex cassine*).

**Statement for satisfaction of criteria:**

These data (along with that of the adjoining Nancy Payton Preserve) verify that native habitat, a South Florida slash pine forest, is present on these properties. The Red-cockaded Woodpecker (*Picoides borealis*), a species that is listed as Endangered by the U.S. Fish and Wildlife Service and a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission, prefers this habitat and has been observed on the adjoining Conservation Collier property (Nancy Payton Preserve) by staff.

- 
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 three parcels known collectively as the Kaye Homes Inc. Properties are situated within the RF-Neutral Zone and are directly adjacent to Conservation Collier's Nancy Payton Preserve (see Figure 1). While not inside an established Target Protection Area (TPA), these parcels, in conjunction with the adjoining preserve) are within a section of land directly adjacent to a "Sending" area. These parcels have physical access via an unpaved road called Blue Sage Drive (west end of Brantley Blvd.). They are easily accessed, though there would be no space for parking without doing some limited clearing. Development of a parking area to accommodate conservation uses is technically possible but at present would be very expensive. There is a private residence located directly adjacent to the access trail of the Nancy Payton Preserve, so developing a public parking area there would require sensitivity to privacy concerns of the neighbor. While the parcels cannot be seen from a main public thoroughfare other than across the canal west of Blue Sage Drive, they do offer significant aesthetic appeal because of their proximity to Nancy Payton preserve and the habitat located within them. There is potential for development of a public road along the north side of the Nancy Payton Preserve. Should this occur, a public parking area would be placed there and the Preserve would be visible to the public, more directly enhancing the aesthetics of Collier County

- 
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:** The grade of the land does not perceptibly change, though some areas

in this slash pine forest are more mesic than others, judging by the presence or absence of cypress as an understory tree and sawgrass and maidencane as groundcover.

**Wetland dependent plant species (OBL/ FACW) observed:** sawgrass (*Cladium jamaicense*) OBL, maidencane (*Panicum hemitomon*) OBL, and swamp fern (*Blechnum serrulatum*) FACW.

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

**Other Hydrologic indicators observed:** None

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). In order from largest to smallest area covered when combining all three parcels, mapped soils include Malabar Fine Sand – a hydric, slough soil, Immokalee Fine Sand – a non-hydric soil and Holopaw Fine Sand, Limestone Substratum – a hydric, slough soil. Typical vegetation for these soil types includes slash pine, cypress, cabbage palm and palmetto. The observe vegetation corresponds to mapped soil types.

**Lower Tamiami Recharge Capacity:** The property contributes somewhat to the Lower Tamiami Aquifer Recharge (7”-14” annually).

**Surficial Aquifer Recharge Capacity:** The property’s contribution to the Surficial Aquifer Recharge is significant (56”-67” annually).

**FEMA Flood map designation:** The parcel is zoned X500. It is outside the special flood hazard area.

**Statement for satisfaction of criteria:**

Although these properties would not be considered wetlands, they do contribute to the recharge of both the Lower Tamiami and Surficial Aquifers. Wetland dependant plant species are present on the sites and these parcels are located adjacent to the Nancy Payton Preserve which also contains wetland dependent species. The capacity of these parcels to aid in flood control is unknown.

---

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	Not listed

E=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) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

The Red-cockaded Woodpecker (*Picoides borealis*), a species that is listed as Endangered by the U.S. Fish and Wildlife Service and a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission, prefers this habitat and has been detected by staff on the adjoining Nancy Payton Preserve.

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

**FWCC-derived species richness score:** Mapped scores ranged from 6 to 8 out of a possible 10, representing potential for above average diversity.

**Non-listed species observed:**

COMMON NAME	SCIENTIFIC NAME
White Peacock Butterfly	<i>Anartia jatrophae</i>
Queen Butterfly	<i>Danaus gilippus</i>
Gulf Fritillary	<i>Agraulis vanillae</i>
Giant Swallowtail	<i>Papilio cresphontes</i>
Garden/ Banana Spider	<i>Argiope aurantia</i>

COMMON NAME	SCIENTIFIC NAME
Northern Mockingbird	<i>Mimus polyglottos</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Blue Jay	<i>Cyanocitta cristata</i>
White-eyed Vireo	<i>Vireo griseus</i>
Brown-headed Nuthatch	<i>Sitta pusilla</i>
Blue-gray Gnatcatcher	<i>Poliopitila caerulea</i>

**Potential Listed Species:** The observed habitat and location would support the presence of the following listed species: Florida panther (*Felis concolor coryi*), Florida black bear (*Ursus americanus floridanus*) and red-cockaded woodpecker (*Picoides borealis*). A radio-collared Florida panther and Florida black bear were located on adjacent properties within 1 mile of the adjoining preserve. Additionally, gopher tortoises (*Gopherus polyphemus*; a species of special concern) have been seen on the adjacent preserve.

**Statement for satisfaction of criteria:**

The parcels contain fairly open areas and each contains high quality mature pine flatwood communities that will require little to no restoration to function ecologically. Several listed plant species, and evidence of at least one listed wildlife species, exist on these parcels and the adjoining preserve. These parcels would serve to enlarge the size of the already existing Nancy Payton Preserve and would therefore, potentially increase the ecological value of the area as a whole. The parcels scored above average in FWCC-

derived species richness and contains habitat that is suitable for several listed wildlife species.

---

**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, marginally**

**Statement for satisfaction of criteria:**

Two of the three parcels are directly connected on their eastern boundary with the Conservation Collier Nancy Payton Preserve, a 65 acre parcel acquired in 2005 as part of the program's 2nd acquisition cycle. If all three were purchased, they all would connect to the preserve.

***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 properties would provide hiking opportunities consistent with habitat protection when seen as a whole (connected to preserve).

##### **Nature Photography:**

The site would provide nature photography opportunities.

##### **Bird-watching:**

The property would provide excellent bird-watching opportunities. During the site visit, staff saw northern mockingbirds, red-bellied woodpeckers, northern cardinals, blue jays, white-eyed vireos, brown-headed nuthatches, and a blue-gray gnatcatcher. Red-headed woodpeckers (*Melanerpes erythrocephalus*) have been observed within the adjacent preserve. In conjunction with the adjoining preserve, these parcels could provide excellent viewing opportunities to visitors of migratory birds during appropriate times of the year.

##### **Kayaking/Canoeing:**

Kayaking and Canoeing is not possible.

##### **Swimming:**

Swimming is not possible

##### **Hunting:**

Hunting would not be a recommended use for this property as it is surrounded by residential properties.

##### **Fishing and swimming:**

Fishing may be possible from the bank of the canal on the north side of the parcels however; swimming would not be recommended due to the potential for visitors coming into contact with alligators and venomous snakes.

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

The parcels contain fairly open areas and a high quality pine flatwoods that will require little to no restoration. Additionally, trails could be constructed with little clearing so visitors may access the open areas to enhance their experience. These parcels may be suited for the development of a small parking area if the proposed road along the north side of the Nancy Payton Preserve is not developed, however; use of Blue Sage Drive by the public would require permission from property owners.

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

Management of this property will address the costs of exotic vegetation removal and control, and potentially, management of native vegetation to maintain suitable habitat for the suite of species that occur on the properties. 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:** Minimal amounts of Brazilian pepper (*Schinus terebinthifolius*) and Caesarweed (*Urena lobata*) were observed on the Kaye Homes Properties. The estimated percentage of exotics infestation is roughly < 10%.

**Exotic Vegetation Removal and Control:** The initial cost of exotic removal would be minimal and is estimated to be approximately \$2,500. This is based on related projects done by a contractor who routinely contracts with the County. This would require treatment of approximately 0.5 acres encompassing exotic cover on all three parcels by cutting and treating the stumps or treating in place.

Costs for follow-up maintenance, done anywhere from quarterly to annually, have been estimated at \$500 per acre. For these parcels costs would likely be in the lower range and would decrease over time as the soil seed bank is depleted. If purchased, the exotics would be treated at the same time as follow up treatments are done on the Nancy Payton Preserve and economies of scale would be contribute positively to the cost.

**Public Parking Facility:**

Public parking is a goal for this site; however, current land use planning requirements make the cost of developing this expensive. One parking lot would be built for the entire Nancy Payton Preserve. The cost of construction of a shell or gravel parking lot to accommodate 10 cars would be approximately \$15,000. Associated costs would add to the cost of construction and would include:

- Land clearing
- Engineering
- Permitting and review

**Public Access Trails:**

While no trails exist on these parcels, their open vegetative community lends itself to the construction of a trail with minimal costs. Management for listed species presence might restrict some areas of the parcel from public access.

**Security and General Maintenance:**

Fencing this property at future trail access points may be necessary. No obvious security issues were observed. A sign identifying preserve status could be placed at the public access point. Minimal management activities, like trash removal and trail maintenance could 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	\$2,500	t.b.d	Annual recurring costs would enjoy economies of scale after incorporation into the Nancy Payton Preserve.
Parking Facility	t.b.d	t.b.d	One parking area for the entire Nancy Payton Preserve would be created. The parcel along Blue Sage may become the site of a small parking area-Costs could be upwards of \$25,000
Access Trails	t.b.d	t.b.d	Costs for trail development must include ADA requirements.
Fencing	t.b.d.	t.b.d	Fencing/gating might be appropriate at trail access points - \$3.00 per foot
Trash Removal	t.b.d.	t.b.d	No solid waste onbserved.  Small items and routine trash barrel emptying can be done by contract
Signs	\$200	t.b.d	3' X 1.5' metal on post – uninstalled - \$100 each
<b>Total</b>	\$2,700	t.b.d	

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



## VI. Summary of Secondary Screening Criteria

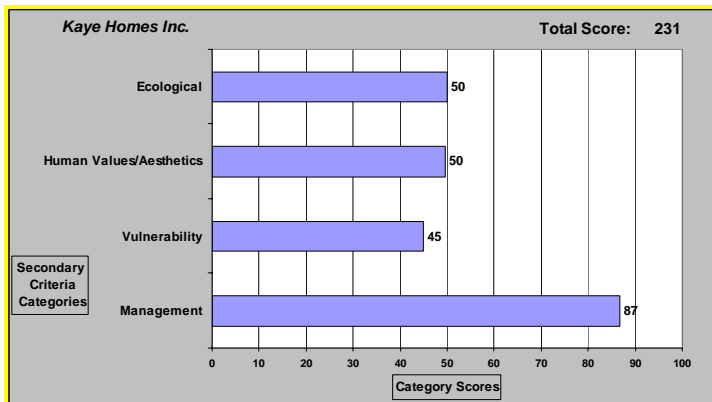
Staff has scored the parcels on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 231 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score. It should be noted that these parcels were scored based on elements within them only. However, these parcels are contiguous to the Nancy Payton Preserve.

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

Property Name: Kaye Homes Inc.		Target Protection Area: Neutral Lands/Rural Fringe - Not in TPA	
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	50	50%
Human Values/Aesthetics	100	50	50%
Vulnerability	100	45	45%
Management	100	87	87%
<b>Total Score:</b>	<b>400</b>	<b>231</b>	<b>58%</b>

Percent of Maximum Score: 58%

**Figure 4. Secondary Screening Criteria Scoring**



## Summary of Factors Contributing to Score

**Total Score: 263 out of 400**

### **Ecological: 50 out of 100 -**

This score was achieved because all three properties contain good quality pine flatwoods with red-cockaded woodpecker habitat, but they do not contain any of the preferred unique and endangered plant communities specified by the ordinance. The properties do contribute to aquifer recharge, but do not contain wetlands. The properties do contain listed species and listed species habitat, and do have very high restoration potential. They are contiguous with the Conservation Collier Nancy Payton Preserve.

### **Human Values/Aesthetics: 50 out of 100 –**

This below average score was achieved these parcels are not accessible via a public road. Blue Sage Drive is a private Road. However, they do offer opportunities for natural resource based recreation. The properties did score slightly lower because the public currently can only view a small portion of its perimeter via a canal.

### **Vulnerability: 45 out of 100 – below average**

This parcel is zoned for agriculture, which allows for agricultural use or development at a density of no greater than 1 unit per 5 acres.

### **Management: 87 out of 100 – above average**

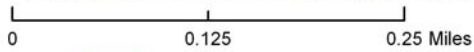
The parcel scored very well in the management section because no hydrologic changes are necessary to sustain the qualities of the site in perpetuity, very few invasive exotic plants are present and management needs would be minimal (subject to revision depending on listed species management needs which could include some need for management of understory vegetation to maintain RCW habitat).

### **Parcel Size: 3 parcels totaling 4.0 acres**

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. These parcels total 4.0 acres in size and are somewhat similar to properties within the NGGE Unit 53 area in size, environmental quality and location adjoining current conservation land, but dissimilar in that they are not wetlands.

### Exhibit A. FLUCCs Map

#### Conservation Collier Kaye Homes Inc Properties Land Cover/Use Map



#### Kaye Homes Inc Properties Land Cover/Use

##### Land Cover/Use

##### FLUCCS\_LEV1

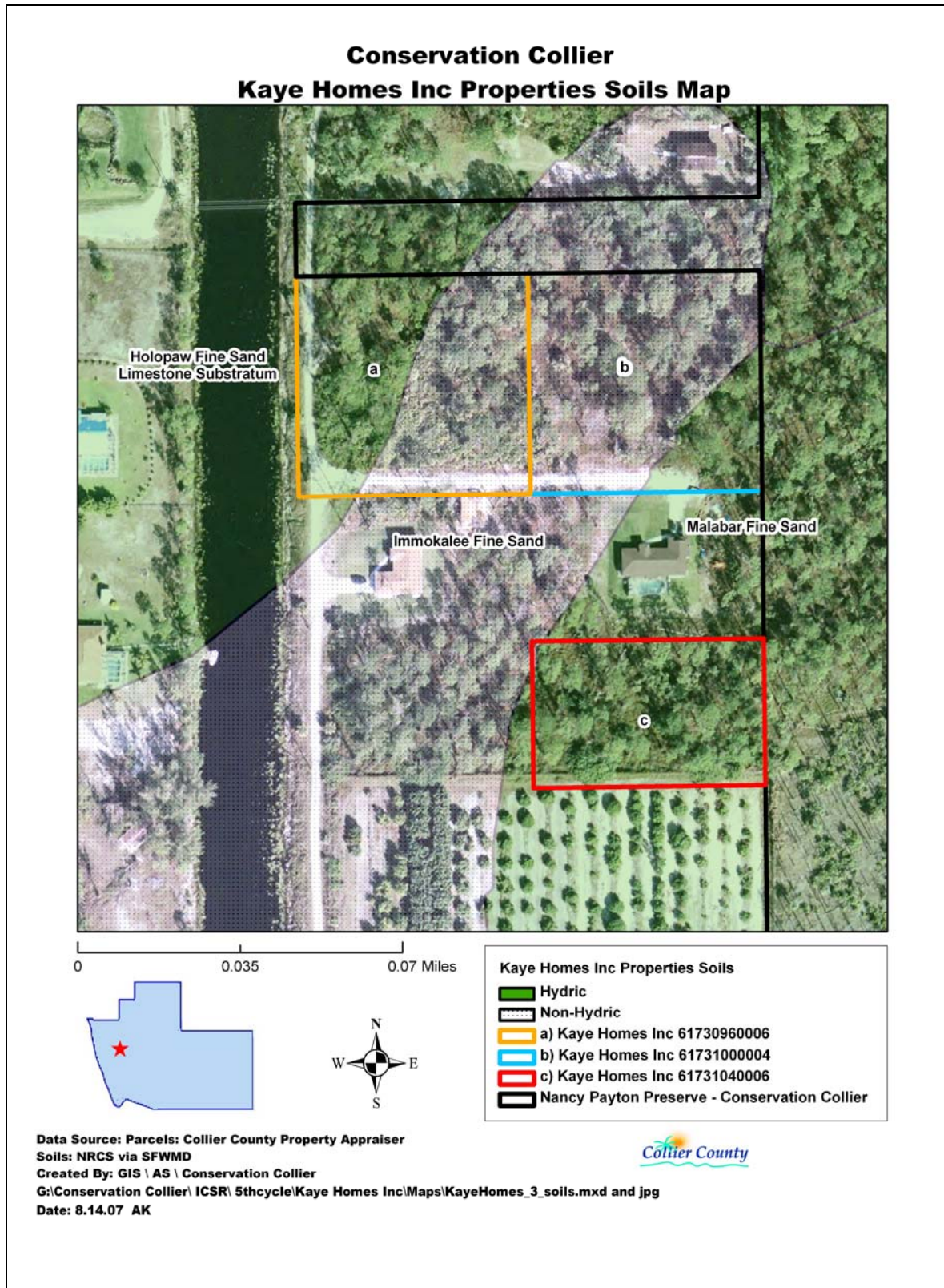
- Urban
- Upland Forest
- a) Kaye Homes Inc 61730960006
- b) Kaye Homes Inc 61731000004
- c) Kaye Homes Inc 61731040006
- Nancy Payton Preserve - Conservation Collier

Data Source: Parcels and 2006 Aerials: Collier County Property Appraiser  
 Land Cover/Use: SFWMD (Wilson Miller) 01  
 Created By: GIS \ AS \ Conservation Collier  
 G:\Conservation Collier\ ICSR\ 5thcycle\Kaye Homes Inc\Maps\KayeHomes\_4\_FLUCCS.mxd and jpg  
 Date: 8.14.07 AK



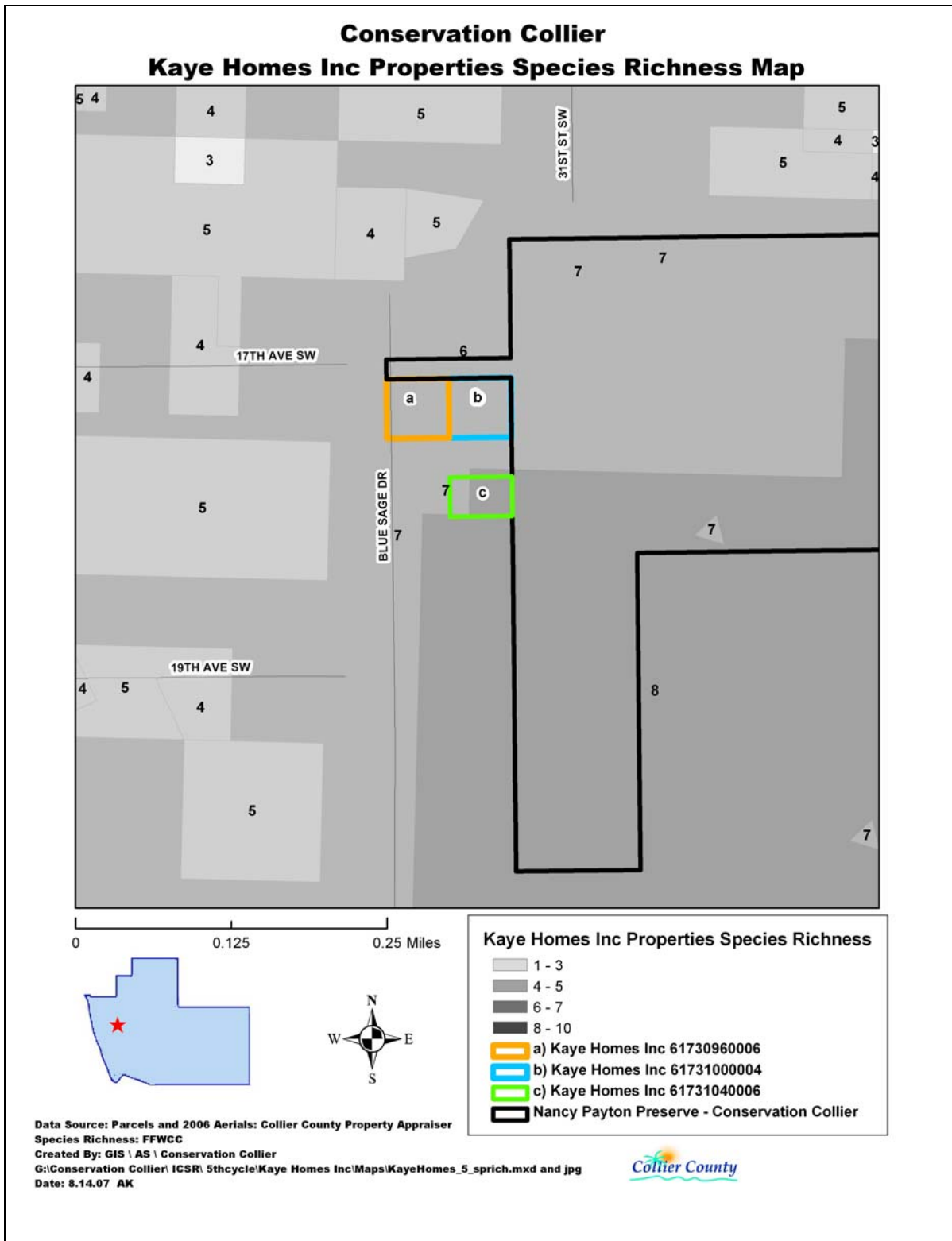


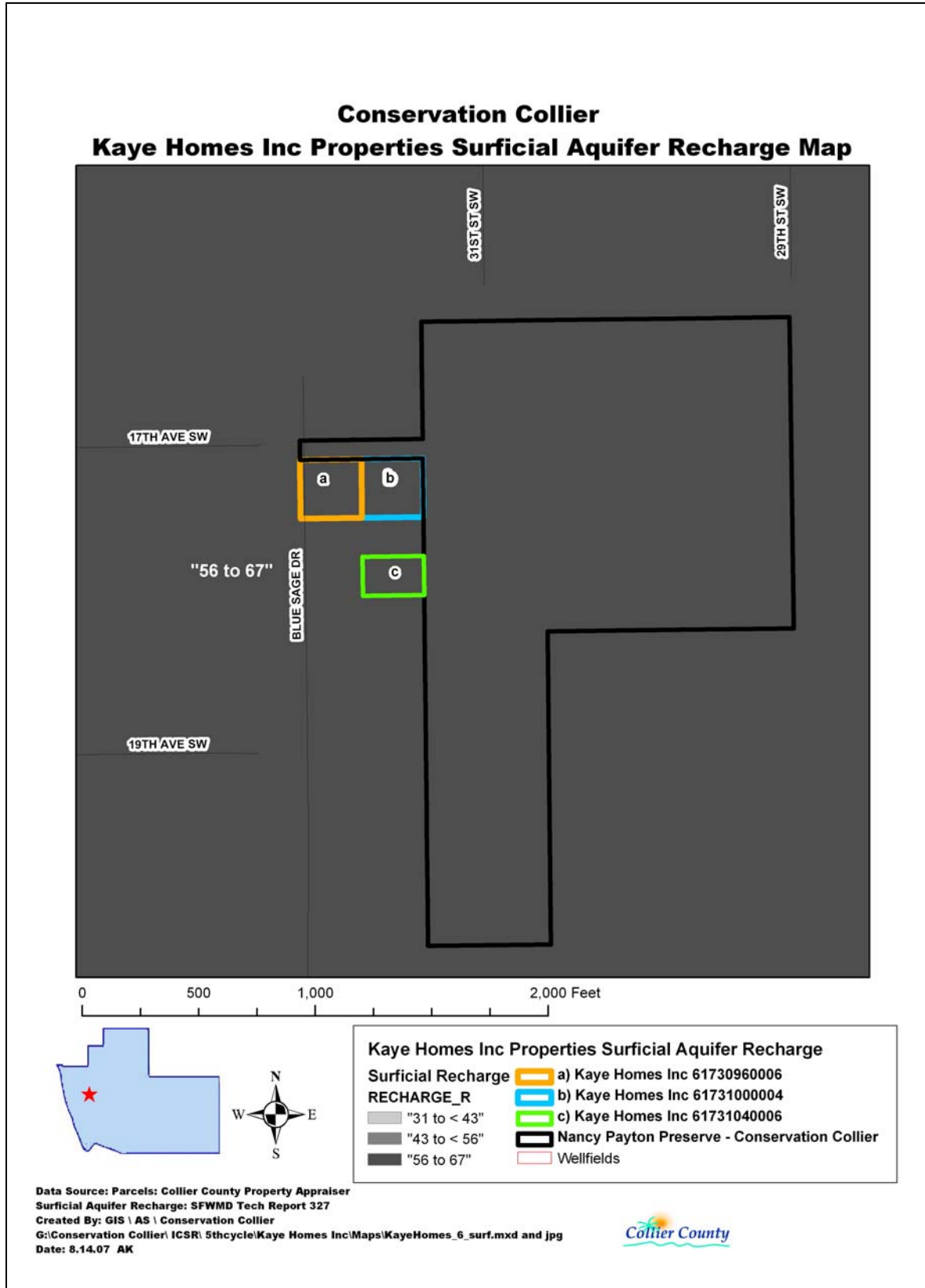
### Exhibit B. Soils Map



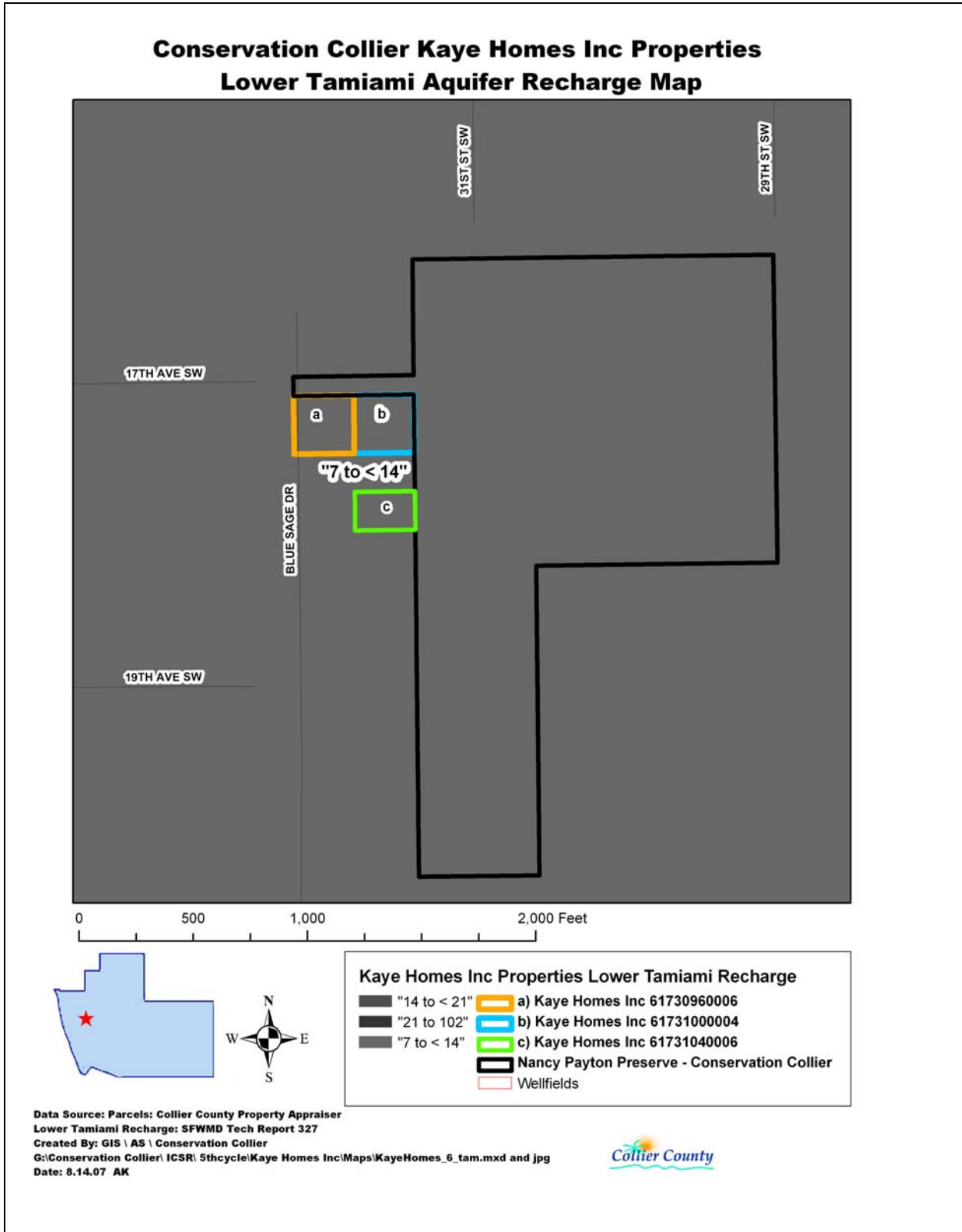


### Exhibit C. Species Richness Map





### Exhibit D. Wellfield Protection and Aquifer Recharge Maps (Continued)



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

<b>Property Name:</b> Kaye Homes Inc.		<b>Folio Numbers:</b> 6173090006: 1.5 acres 6173100004: 1.5 acres	
<b>Geographical Distribution (Target Protection Area):</b> Neutral Lands/Rural Fringe - Not in TPA		61731040006: 1 acre	
<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		
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 flatwood (mesic) with minimal cypress present
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>10</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Aquifer Recharge (Select the Highest Score)</b>			
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	surficial aquifer- 56 to 67" yearly; Lower Tamiami aquifer- 7-14" yearly
c. Parcel would contribute minimally to aquifer recharge location	25		
	0		
<b>2. Surface Water Quality (Select the Highest Score)</b>			
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		
<b>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</b>			
a. Depressional soils	80		<i>(Prorate site based on area of Slough or Depressional Soils) of the 4 acres encompassed by these parcels: approx 45% is underlain by Malabar FS - hydric slough soil, 40% is Immokalee FS - non-hydric, and 15% is Holopaw FS Limestone substratum - hydric slough soil</i>
b. Slough Soils	40	24	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	74	
<b>1.B Total</b>	<b>100</b>	<b>25</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>
<b>1. Biodiversity (Select the Highest Score for a, b and c)</b>			
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	pine flatwood
<b>2. Listed species</b>			
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 wildlife professionals	70		<i>Provide documentation source -</i>
c. Species Richness score ranging from 10 to 70	70	50	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	<i>Tillandsia fasciculata</i>
<b>3. Restoration Potential</b>			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	No restoration necessary
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	195	
<b>1.C Total</b>	<b>100</b>	<b>65</b>	<i>Divide the subtotal by 3</i>

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

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	adjacent to Conservation Collier's Nancy Payton Preserve
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	
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>50</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access ( <i>Select the Highest Score</i> )			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	Parcels would be accessed via Nancy Payton Preserve which has legal unimproved access via Brantley Blvd. Currently Blue Sage Drive is currently a private road.
d. Parcel does not have physical or known legal access	0	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	
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	24	<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. Approx. 30% can be seen from the canal</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	0	<i>Provide a description and photo document ation of the outstanding characteristic -</i>
Subtotal	300	149	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>50</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Destruction</b>			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	Parcels zoned for Agriculture
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		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>45</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	no changes appear necessary
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	
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		
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		
<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 other than periodic exotic removal necessary. No trails exist at present, but maintenance would need to be increased if trails constructed
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		no dumping or trespass noted
<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>	Sum of 5A, 5B, 5C, then divided by 3
<b>Total Score</b>	<b>400</b>	<b>231</b>	



### Exhibit F. Photographs

**Photo 1.** North facing view on Blue Sage Drive from the west side of property a.



**Photo 2.** View of pine flatwood area in parcel a.





**Photo 3.** View of Caesar's weed (*Urena lobata*) in the midstory of the flatwood area on parcel b.



**Photo 4.** View of house situated between properties (b) and (c). Note heavy muscadine (*Vitis rotundifolia*) ground cover.





**Photo 5.** View of Cypress (*Taxodium* sp.) interspersed with pine flatwoods-  
parcel a.



**Photo 6.** State endangered species: Common wild pine (*Tillandsia fasciculata*)-parcel b



**Photo 7.** View of the mature pine flatwood community- parcel c. Many bird species detected during staff site visit were seen here (see pg 11 for list of species).

