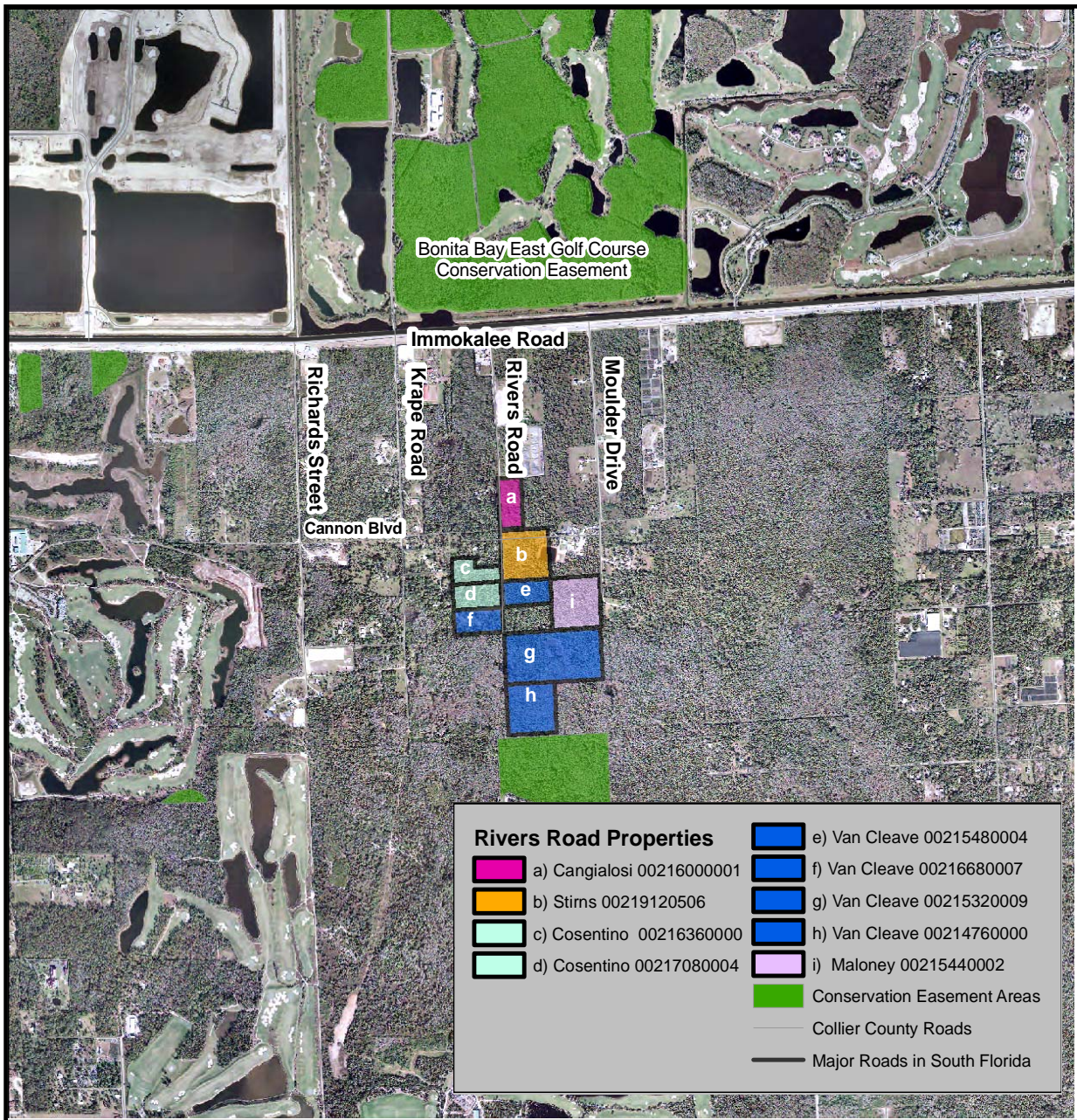


Conservation Collier Initial Criteria Screening Report



Property Name: Rivers Road Properties

Folio Numbers: a) 00216000001, b) 00219120506, c) 00216360000, d) 00217080004, e) 00215480004, f) 00216680007, g) 00215320009, h) 00214760000, i) 00215440002

Staff Report Date: November 16, 2007

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Exhibits

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

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

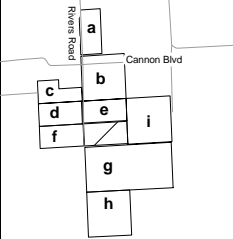
Characteristic	Value	Comments
Name	Rivers Road Properties	71.9 acres; 9 parcels; 5 owners
Folio Numbers	 <p>a) 00216000001, b) 00219120506, c) 00216360000, d) 00217080004, e) 00215480004, f) 00216680007, g) 00215320009, h) 00214760000, i) 00215440002</p>	<p>Owners:</p> <p>a) Cangialosi b) Stirns c & d) Cosentino e,f,g & h) Van Cleave i) Maloney</p>
Target Protection Area (TPA)	Rural Fringe Receiving Area	
Size	71.9 acres total	
STR	S30 T48 R27	
Zoning Category/TDRs	A-MHO	Agriculture with a Mobile Home Overlay – allows for no greater than one unit per 5 acres
FEMA Flood Map Category	Flood Zone D	Flood zone hazards are undetermined.
Existing structures	3	Property f = 1 trailer, 1 work shed Property d = long-abandoned trailer in the south eastern section – perhaps more structures that were not observed
Adjoining properties and their Uses	Rural lands, single family homes, conservation easement area	Parcel not nominated within exterior boundary of all properties contains a cabin (in the middle of properties e, f, g, & i). Single family homes exist on the north, east and west of properties. A tree nursery exists to the NE of property a. A conservation easement exists to the south of property g.
Development Plans	None in county computer system	
Known Property Irregularities	yes	A cleared (formerly cleared) road exists on properties e and i. Property b contains an excavated pond. Exorbitant amounts of trash (kitchen sink, propane tanks, piping, abandoned automobiles) exist on several properties
Other County Dept Interest	None known	There is interest from the Utilities Dept. for a raw water well site easement

Figure 1. Location Map

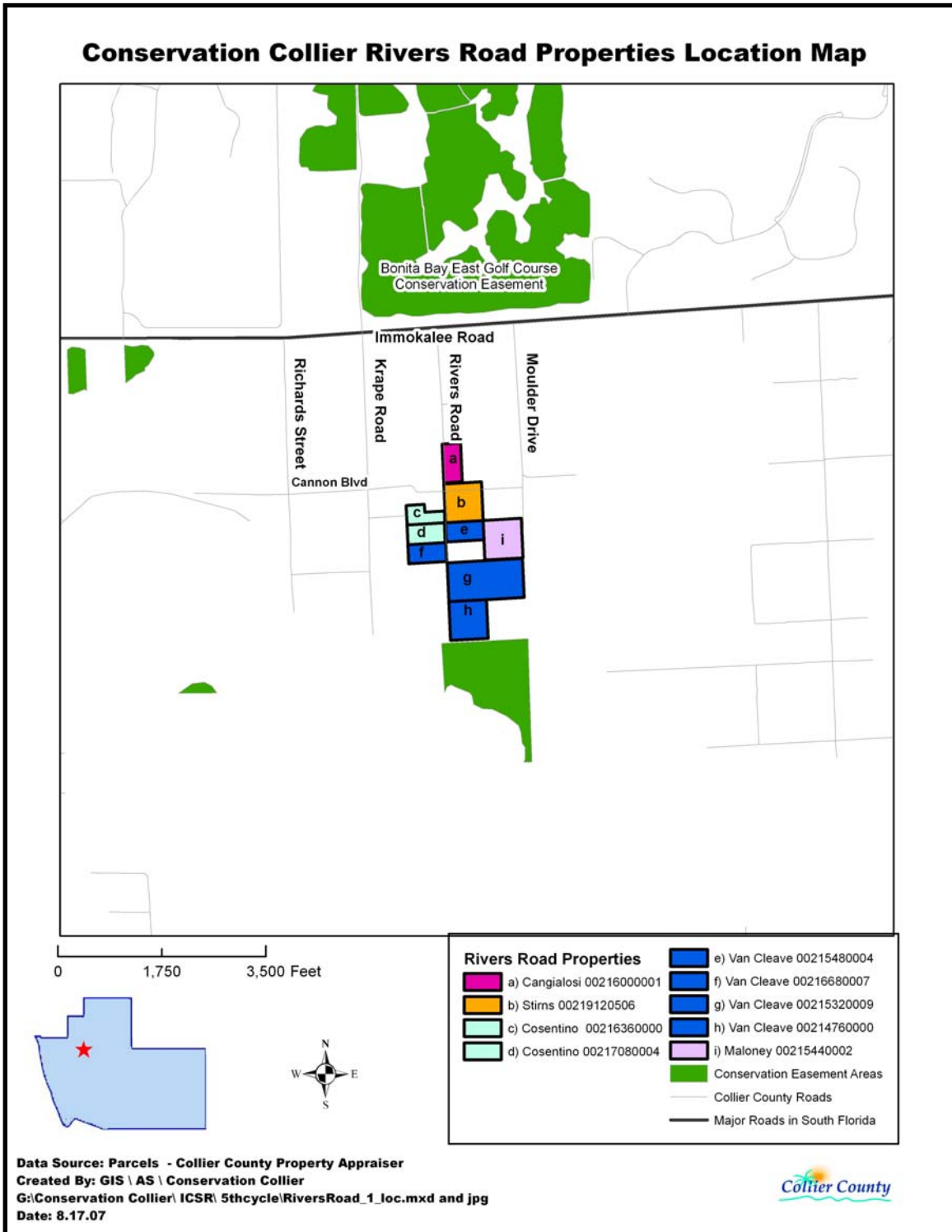


Figure 2. Aerial Map

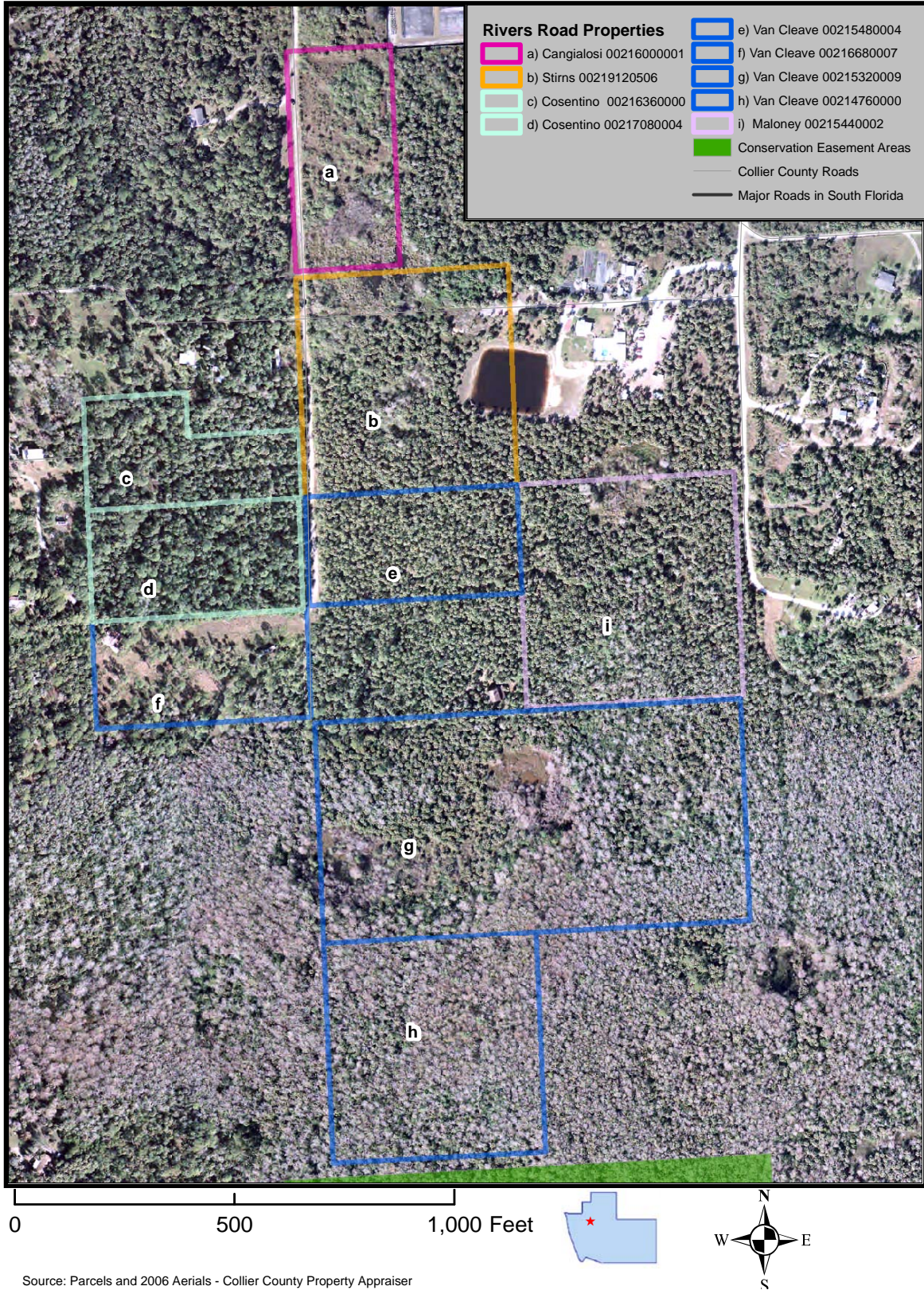
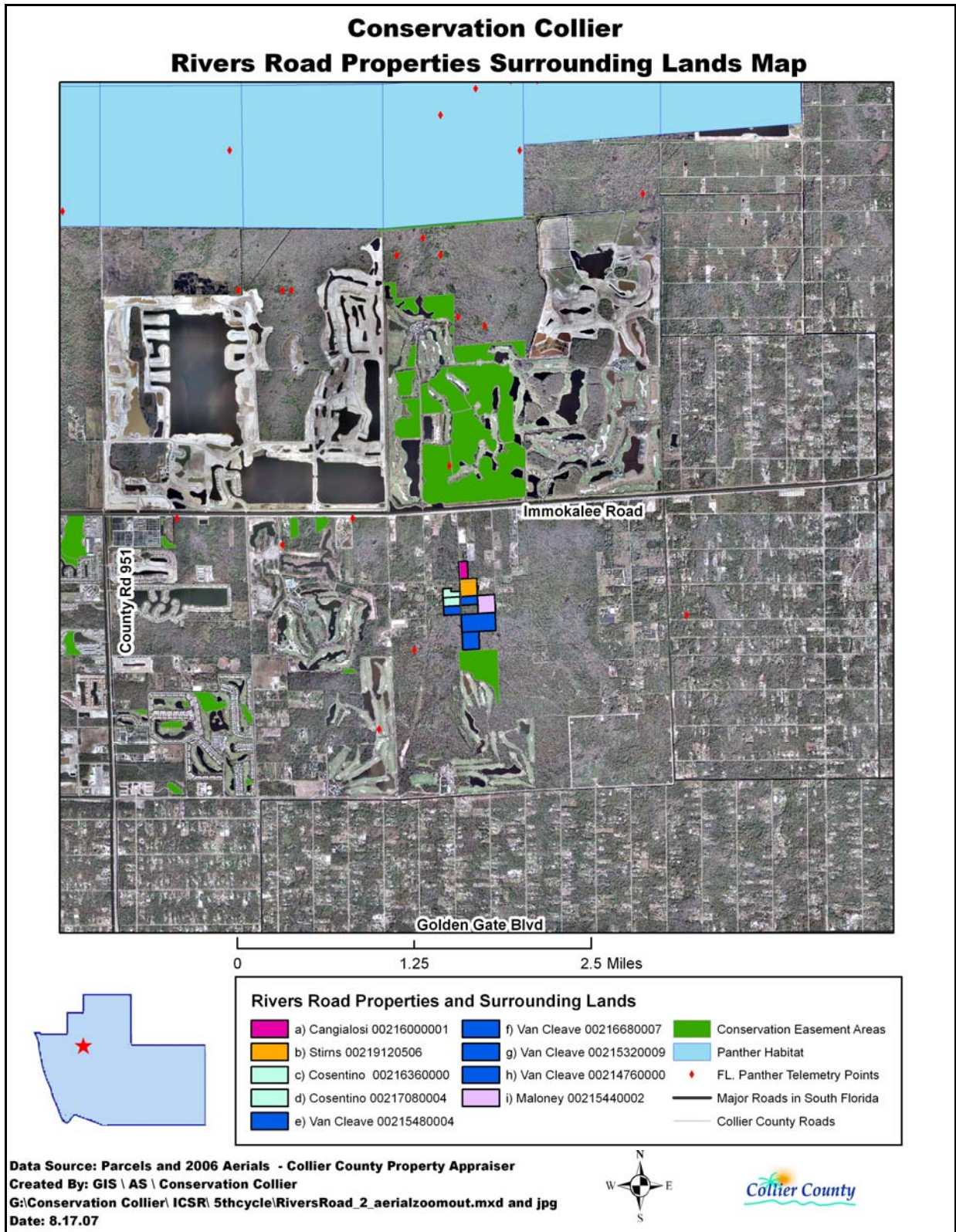
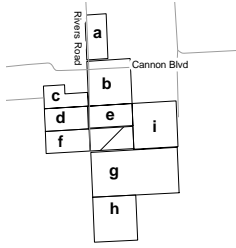


Figure 3. Surrounding Lands Aerial



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, one or two appraisals will be required per property.

Assessed Value: *	a) 00216000001 = 4.56 acres: \$ 342,000
	b) 00219120506 = 9.70 acres: \$ 545,625
	c) 00216360000 = 4.00 acres: \$ 300,000
	d) 00217080004 = 4.92 acres: \$ 369,000
	e) 00215480004 = 4.77 acres: \$ 357,750
	f) 00216680007 = 4.85 acres: \$ 377,703
	g) 00215320009 = 19.40 acres: \$ 800,250
	h) 00214760000 = 9.70 acres: \$ 509,250
	i) 00215440002 = 10.00 acres: \$ 750,000

TOTAL = 71.9 acres: \$ 4,351,578

Estimated Market Value: **	a) 00216000001 = 4.56 acres: \$ 365,000
	b) 00219120506 = 9.70 acres: \$ 776,000
	c) 00216360000 = 4.00 acres: \$ 400,000
	d) 00217080004 = 4.92 acres: \$ 492,000
	e) 00215480004 = 4.77 acres: \$ 429,000
	f) 00216680007 = 4.85 acres: \$ 437,000
	g) 00215320009 = 19.40 acres: \$ 873,000
	h) 00214760000 = 9.70 acres: \$ 534,000
	i) 00215440002 = 10.00 acres: \$ 900,000

TOTAL = 71.9 acres: \$ 5,268,530

“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, estimated value projected to January 1, 2008

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

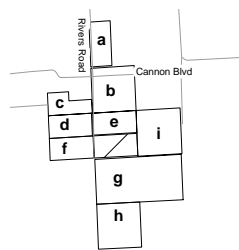
Conservation Collier staff conducted a site visit on property *c* on Wednesday, August 8, 2007, properties *a, b, d-h* on Wednesday, August 15, 2007 and property *i* on Tuesday, October 2, 2007.

MEETS INITIAL SCREENING CRITERIA Yes

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

i. Hardwood hammocks	No
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. Riverine Oak	No
vii. High marsh (saline)	No
viii. Tidal freshwater marsh	No

Other native habitats Yes – 411/422: Pine/Cabbage Palm (properties *c, d*);



428: Cabbage Palm (properties *e, g, h, i*);

616: Inland Ponds and Sloughs (properties *a, g, h*);

617: Mixed Wetland Hardwoods (properties *f, g, h*);

621: Cypress (property *b*);

621/428: Cypress Cabbage Palm disturbed (properties *a, g, h, i*);

624: Cypress, Pine, Cabbage Palm (properties *b, g, h*);

630: Mixed Wetland Forests (properties *g, h, i*);

641: Freshwater Marsh (properties *a, b, g, h, i*)

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 and Cover Classification System (FLUCCS) (2001 – Revised from 1995 by Wilson Miller) and field verification of same.

(FLUCCS)

The electronic database identified:

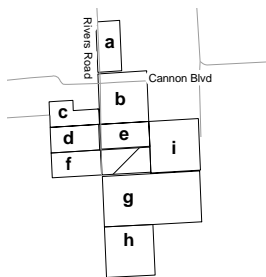
- 111: Fixed Single Family Units (Zoned) (properties *b, c, f*)
- 4119: Pine Flatwoods – Melaleuca Infested (properties *b, c, d, e, g, i*)
- 617: Mixed Wetland Hardwoods (properties *a, b, g*)
- 6218: Cypress- Melaleuca Infested (properties *g, h, i*)
- 630: Wetland Forested Mixed (properties *i, g, h*)

Native plant communities observed on each property are listed in table 2.

Table 2. Native Plant Communities Observed During Site Visits

FLUCCS Code	Community	Properties								
		a	b	c	d	e	f	g	h	i
411/422	Pine/ Cabbage Palm			x	x					
428	Cabbage Palm					x		x	x	x
616	Inland Ponds and Sloughs	x						x	x	
617	Mixed Wetland Hardwoods						x	x	x	
621	Cypress		x							
621/428	Cypress/ Cabbage Palm Disturbed	x						x	x	x
624	Cypress, Pine, Cabbage Palm		x					x	x	
630	Mixed Wetland Forests							x	x	x
641	Freshwater Marsh	x	x					x	x	x

Characterization of Plant Communities present from north to south: In lieu of providing a comprehensive list of native ground cover, midstory and canopy species for each property, a description of landscape characteristics and general presence of extant plant communities from north to south is provided here. A few species are furnished in the descriptions to provide a better understanding of the “Rivers Road Properties” landscape as a whole. A complete plant list for all properties is provided in Exhibit A of this document. For an aerial view of the Rivers Road Properties, see figure 2.



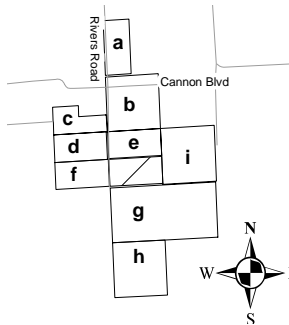
The Rivers Road Properties represent nine parcels, nine observed communities (see table 2) and five mapped communities. A majority of the northern half of property **a** is cleared. Existing vegetation on this part of the property consists of species such as hog plum (*Ximenia americana*), saltbush (*Baccharis halimifolia*), ragweed (*Ambrosia* sp.), saw palmetto (*Serenoa repens*)

Brazilian Pepper (*Schinus terebinthifolius*) and Caesar’s weed (*Urena lobata*). The three extant native plant communities observed on this property, occur on the more densely vegetated southern half.

Native plant communities include cypress/cabbage palm disturbed, inland ponds and sloughs, and freshwater marsh. The freshwater marsh traverses the parcel boundary into the northwest portion of property **b**.

A freshwater marsh and cypress dome are located in the northern portion of property **b**. Just south of these communities exists a power line corridor (Cannon Blvd) running east-west through the property. This corridor is densely vegetated with ragweed, dogfennel (*Eupatorium capillifolium*) and sawgrass (*Cladium jamaicense*) and is interspersed with areas of alligator flag (*Thalia geniculata*) and sagittaria (*Sagittaria lancifolia*). The power line corridor is bordered by thickets of Brazilian pepper and cabbage palms (*Sabal palmetto*). Cypress (*Taxodium* spp.), pine (*Pinus elliotii*) and cabbage palms dominate the remainder of the property south of Cannon Blvd. Half of an excavated pond exists on the eastern portion of the property line (the other half is on a

parcel that has not been nominated). The entire perimeter of this pond has been cleared and sawgrass, sagittaria, ragweed, willow (*Salix caroliniana*), red maple (*Acer rubrum*), and cypress trees are present on the western edge of the clearing. A small patch of cypress trees are present in the interior of the cypress, pine, cabbage palm community to the west of the pond.



Rivers Road constitutes the western border of properties **a**, **b**, and **e** and the eastern boarder of properties **c**, **d**, and **f**. A Pine/Cabbage Palm community is present on property **c** and includes species such as American beautyberry (*Callicarpa americana*), wild coffee (*Psychotria* sp.), marlberry (*Ardisia escallonioides*), myrsine (*Rapanea punctata*), swamp fern (*Blechnum serrulatum*), and bracken fern (*Pteridium aquilinum*). Property **d** is also dominated by a Pine/ Cabbage Palm community. A trailer covered in air-potato (*Dioscorea bulbifera*) was noted on the southeastern border of the property. Property **e** is east of property **d** and is dominated by a Cabbage Palm community with the midstory containing more “xeric” species such as saltbush, gallberry (*Ilex glabra*) and rusty lyonia (*Lyonia ferruginea*). A formerly cleared path that may have been used as a road exists on the southern boundary of the parcel and runs east-west. Portions of this “road” have been re-vegetated with Brazilian pepper. An old car and some trash were also noted. This “road” traverses the property line and runs into property **i**.

Property **f** is zoned for Fixed Single Family Units and much of this property has been cleared. Most of the native canopy trees left are cabbage palms. Two structures and numerous automobiles were detected on the property during the site visit on Wednesday, August 8, 2007. Two-thirds of all exotic species documented on the Rivers Road Properties are extant on property **f**. A small mixed wetland hardwood area is situated on the southeastern edge of the property.

Property **i** contains four native plant communities. A freshwater marsh exists along the center of the northern property boundary and traverses into a parcel that has not been nominated. The center of the marsh contains a mixed wetland forest dominated by willow. The perimeter of the marsh contains wetland species such as sawgrass, sagittaria and alligator flag. The remainder of the property contains areas designated as Cabbage Palms and Cypress/ Cabbage Palm Disturbed. A formerly cleared path that may have been used as a road (also mentioned in the description of property **e**) runs in a generally east-west direction through the center of the property. During the site visit conducted by Conservation Collier staff, it was noted that the path had been almost completely re-vegetated by Brazilian pepper.

Properties **g** and **h** contain seven of the nine plant communities observed on the Rivers Road Properties. These include Cabbage Palm, Inland Ponds and Sloughs, Mixed Wetland Hardwoods, Cypress/ Cabbage Palm Disturbed, Cypress/ Pine/ Cabbage Palm, Mixed Wetland Forests and Freshwater Marsh. The northern half (approximately) of property **g** is dominated by a cypress/cabbage palm community and an ephemeral freshwater marsh dominated by sagittaria. The edges of the marsh contain species such as willow, red maple and pop ash (*Fraxinus caroliniana*). A pop ash swamp exists in the southwestern portion of this property. The edges and disturbed areas of both properties **g** and **h** contain thickets of Brazilian pepper but the interior portions are predominantly

native species. A majority of property **h** is dominated with a Cypress/ Pine/ Cabbage Palm community.

Statement for satisfaction of criteria: These data indicate that nine types of native plant communities exist on the parcels.

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

Statement for satisfaction of criteria: The Rivers Road Properties consist of nine parcels and are located approximately 2.5 miles east of Collier Blvd (CR 951). The properties may only be accessed (currently) via private roads (Rivers Road and Moulder Drive). The northern most property is located approximately 1/3 mile south of Immokalee Road just off of Rivers Road. The 9 parcels total 71.9 acres and contain nine native plant communities. These properties may be accessed via private roads (Rivers Road and Moulder Drive) and offer 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. The southern most properties (**g** and **h**) represent outstanding examples of pop ash swamps.

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:

Table 3. Wetland Dependent Plant Species (OBL/ FACW) Observed

Wetland Status	Common Name	Scientific Name	Properties								
			a	b	c	d	e	f	g	h	i
OBL	common buttonbush	<i>Cephalanthus occidentalis</i>	x							x	x
OBL	sawgrass	<i>Cladium jamaicense</i>		x							x
OBL	pop ash	<i>Fraxinus caroliniana</i>	x							x	x
OBL	dahoon holly	<i>Ilex cassine</i>						x			x
OBL	ludwigia	<i>Ludwigia</i> sp.							x		
OBL	maidencane	<i>Panicum hemitomon</i>	x	x							
OBL	pickerelweed	<i>Pontederia cordata</i>	x								
OBL	sagittaria	<i>Sagittaria lancifolia</i>	x	x						x	x

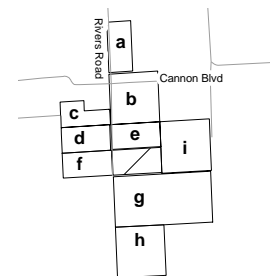
Table 3. Wetland Dependent Plant Species (OBL/ FACW) Observed (Continued)

Wetland Status	Common Name	Scientific Name	Properties								
			a	b	c	d	e	f	g	h	i
OBL	willow	<i>Salix caroliniana</i>		x						x	x
OBL	cypress	<i>Taxodium spp.</i>	x	x	x				x	x	x
OBL	alligatorflag	<i>Thalia geniculata</i>	x	x							x
OBL	southern cattail	<i>Typha domingensis</i>	x								
FACW	red maple	<i>Acer rubrum</i>		x				x		x	x
FACW	swamp fern	<i>Blechnum serrulatum</i>				x				x	x
FACW	habernaria	<i>Habernaria sp.</i>				x					
FACW	lauerl oak	<i>Quercus laurifolia</i>					x			x	x
FACW	chain fern	<i>Woodwardia virginica</i>									x

Wetland dependent wildlife species observed: Crayfish burrows and molts were observed in sections of properties *a, b, i, g,* and *h*

Other hydrologic indicators observed: In addition to the wetland plant communities and wetland dependent plant species listed in tables 2 and 3 respectively, mature cypress trees were present on properties *g* and *h* and evidence of high water lines were documented on the trunks of cypress trees on properties *i, g,* and *h*. Some of the leaf litter on these had the appearance of previously having been submerged. While no surface water was present at the time of the site visit on properties *i* and *h*, approximately 1.5 inches of standing water was observed in the fresh water marsh on property *g*.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990; Exhibit C). Riviera fine sand, limestone substratum, a hydric soil, was mapped for the entirety of properties *f* and *h* and the majority of properties *a* and *g*. Parcels *b* and *i* also contained small areas of Riviera fine sand, limestone substratum. This nearly level, poorly drained slough soil usually supports scattered areas of South Florida slash pine, cypress, cabbage palm, wax myrtle, sand cordgrass, gulf muhly, blue maidencane, South Florida Bluestem and chalky bluestem. The vegetation observed on the parts of the properties containing this soil housed South Florida slash pine, cypress, cabbage palm, and wax myrtle. However, sand cordgrass, gulf muhly, blue maidencane, South Florida Bluestem and chalky bluestem were not detected. This soil covered approximately 37% of the Rivers Road Properties.



Boca fine sand, a non-hydric soil, was mapped for the entirety of properties *c* and *e* and the majority of properties *b* and *i*. Parcels *a* and *g* also contained small areas of Boca fine sand. This nearly level, poorly drained soil usually supports scattered areas of pine and cabbage palm and an understory of saw palmetto, chalky bluestem, creeping bluestem, lopsided Indiangrass, and pineland threeawn. The vegetation observed on the parts of the properties containing this soil housed cabbage palms with an understory of

saw palmetto and some pines. However, chalky bluestem, creeping bluestem, lopsided Indiangrass, and pineland threeawn were not detected. This soil covered approximately 63% of the Rivers Road Properties.

Lower Tamiami recharge Capacity: Capacity for recharge to the Lower Tamiami Aquifer is high, mapped in GIS at 21-102" annually.

Surficial Aquifer Recharge Capacity: Capacity for recharge to the Surficial Aquifer is high, mapped in GIS at 56-67" annually.

Federal Emergency Management Area (FEMA) Flood map designation: The parcels are within Flood Zone D, indicating an area in which flood zone hazards are undetermined.

Statement for satisfaction of criteria: The plant communities found on the properties were generally consistent with mapped soils. Some of the properties contain wetlands and therefore provide habitat for wetland-dependent species. The Rivers Road Properties contribute significantly to both the Lower Tamiami Aquifer and the Surficial Aquifer. The ability of these parcels to contribute to flood control is unknown, though from the presence of hydrologic indicators such as cypress knees, water marks on pop ash trees and buttressed cypress trunks, some properties appear 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

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 Federal Register - Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR 17.11 and 17.12.

Table 4. Listed Plant Species Observed

State Listed	Federally Listed	Common Name	Scientific Name	a	b	c	d	e	f	g	h	i
E	n/a	common wild pine	<i>Tillandsia fasciculata</i>				x	x		x	x	
E	n/a	hand fern	<i>Ophioglossum palmatum</i>								x	x
T	n/a	reflexed (inflated) wild pine	<i>Tillandsia balbisiana</i>			x						

E=Endangered; T=Threatened

Listed Wildlife Species: Listed wildlife species include those found in the Federal Register, 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.

Numerous Florida black Bears (*Ursus americanus floridanus*), state listed threatened species, have been detected and documented on properties **g** and **h** by the owners.

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: The properties' species richness scores ranged from 4-6 out of 10, indicating somewhat average species diversity.

Table 5. Non-listed Wildlife Species Observed

Common Name	Scientific Name	Detected by CC staff	Detected by property owners (photo documentation available)
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	x	
Red-shouldered Hawk	<i>Buteo lineatus</i>	x	
Northern Cardinal	<i>Cardinalis cardinalis</i>	x	
Turkey Vulture	<i>Cathartes aura</i>	x	
Common Ground-dove	<i>Columbina passerina</i>	x	
Blue Jay	<i>Cyanocitta cristata</i>	x	
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>	x	
Wild Turkey	<i>Meleagris gallopavo</i>	x	x
White-eyed Vireo	<i>Vireo griseus</i>	x	
Mourning Dove	<i>Zenaida macroura</i>	x	
Queen	<i>Danaus gilippus</i>	x	
Zebra Longwing	<i>Heliconius charithonia</i>	x	
Crayfish (molt)	Order Decapoda	x	
Tree Snail	Order Pulmanata	x	
White-tailed Deer	<i>Odocoileus virginianus</i>		x
Cottonmouth/ Water Moccasin	<i>Agkistrodon piscivorous conanti</i>		x

Potential Listed Species: The observed habitat and location would support the presence of the following listed species:

Common Name	Scientific Name	Status (2004)	
		FWC	USFWS
Florida panther*	<i>Puma concolor coryi</i>	E	E
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	T	
Wood Stork	<i>Mycteria americana</i>	E	E
Snowy Egret	<i>Egretta thula</i>	SSC	
Little Blue Heron	<i>Egretta caerulea</i>	SSC	

Tri-colored Heron	<i>Egretta tricolor</i>	SSC
White Ibis	<i>Eudocimus albus</i>	SSC
Red Rat Snake	<i>Elaphe guttata</i>	SSC
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	SSC

E=Endangered; T=Threatened; SSC = Species of Special Concern

*Numerous Florida panther telemetry points have been recorded in the area and one point was recorded approximately 1/3 mile from property **h**. There are anecdotal reports of panthers on properties **g** and **h**.

Statement for satisfaction of criteria: On the whole, these properties have an average mapped species diversity score. However, listed plant and animal species were detected by staff and the location of these parcels makes them potentially valuable to a number of listed species. The nine mapped native plant communities would provide suitable habitat for a suite of upland and wetland dependent species. Air-potato and Brazilian pepper were extensive on some properties but sparsely distributed among others. Although some of the mapped areas designated these properties as being infested with Melaleuca (*Melaleuca quinquenervia*), very few Melaleuca trees were observed. Additionally, the Brazilian pepper is primarily located within the disturbed areas of the parcels. Neighboring properties would pose little threat to the restoration of these parcels.

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 Rivers Road Properties (as a whole) are directly north of and contiguous with the Olde Florida Golf Course Conservation area. As such, they will effectively increase the size of the conservation area. The parcels contain nine native plant communities including upland and wetland areas. Outstanding examples of pop ash swamps exist on these parcels.

Is the property within the boundary of another agency's acquisition project?

No

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?

No

Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance 2002-63, section 5.9:

Hiking: These properties would provide opportunities for some hiking.

Nature Photography: These properties provide opportunities for nature photography.

Bird-watching: These properties provide opportunities for bird-watching,

Kayaking/Canoeing: These properties do not provide opportunities for kayaking or canoeing.

Swimming: These properties do not provide opportunities for swimming.

Hunting: These properties are not of a size or location to provide opportunities for hunting.

Fishing: These properties do not provide opportunities for fishing.

Recommended Site Improvements:

Air-potato, Brazilian pepper, and large amounts of dumped trash and debris would have to be removed from the properties. A trail/ partial boardwalk would need to be created to allow hiking access through the properties.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, signage, trash and debris removal, and some kind of public parking provision. The following assessment provides estimates of 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: The parcels contain 10 species of exotic plants, two of which (Brazilian pepper and air-potato) would need to be removed. Brazilian pepper exists on all parcels and ranges from 5-25% coverage. Air-potato has been noted on four of the parcels and is quite extensive on properties *d* and *f*. Exotic plants constitute between 25% and 50% of plant cover over all properties.

Exotic Vegetation Removal and Control: The initial cost of exotic removal would be substantial due to the amount present and density of the vegetation. Based on cost estimates provided by a contractor who routinely contracts with the County for exotic removal, costs for the level of infestation observed would be about **\$80,000** - \$50,000 to treat exotics with herbicide in place or to cut and stack the debris onsite and an additional \$30,000 to mechanically mow the Brazilian pepper along the old “road” within properties *e* and *i*.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at close to \$1,500 per acre, per year for a total of close to **\$60,000** for approximately **40** acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility: These properties would require an area for visitor parking. A parking area within one of the disturbed sections of the properties would serve to provide parking for all of the properties. Physical access is from Rivers Road, an unpaved road easement. Parking is currently possible along the shoulder of Rivers Road. At present, the estimated cost for construction of a shell or gravel parking lot to accommodate approximately 5 cars is \$10,000. Associated costs could include:

- Land clearing
- Engineering design
- Permitting costs

Debris and Trash Removal: Based on the cost of the debris removal at Railhead Scrub Preserve (which included automobiles and a boat), the debris removal on these properties would cost approximately \$15,000. Demolishing and removing the shed and trailers present on properties *d* and *f* may be more expensive.

Public Access Trails: Rough trails could 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 establish and open a more formal trail.

Security and General Maintenance: It would be desirable to fence the northern most properties along Rivers Road and possibly move the access gate north so as to deter further dumping. Field fencing, similar to that used at Railhead Scrub Preserve can be used. Cost including installation for this type of fencing is approx. \$5.00 per foot. Gates are approx \$500.00. A sign could be placed at the gate entrance. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

Table 6. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$80,000	\$60,000	Recurring costs are high due to the dense areas of air potato
Parking Facility	\$15,000	n/a	Parking would be possible on some of the disturbed lots.
Access Trails	n/a	n/a	Simple dirt trails established during exotic removal and cleared later based on a plan
Fencing	\$9,500	tbd	Field fencing - \$5.00 per foot X 1,800 ft. Gates - \$500 ea. X 1 gate
Trash and Debris Removal	\$10,000 +	n/a	Estimate Only. Based on quote for debris removal at Railhead Scrub Preserve. Demolition and Removal of trailers and shed may be more expensive
Sign	\$200		2 - 3' X 1.5' metal on post - uninstalled
Total	\$114,700 +	\$60,000	

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 **70 out of a possible 320 points**, too low for it to be selected for 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 funding partnerships are unlikely unless parcels are part of Comprehensive Everglades Restoration Project (CERP) boundaries.

Other Potential Partner Funding Sources

None known at present.

VI. Summary of Secondary Screening Criteria

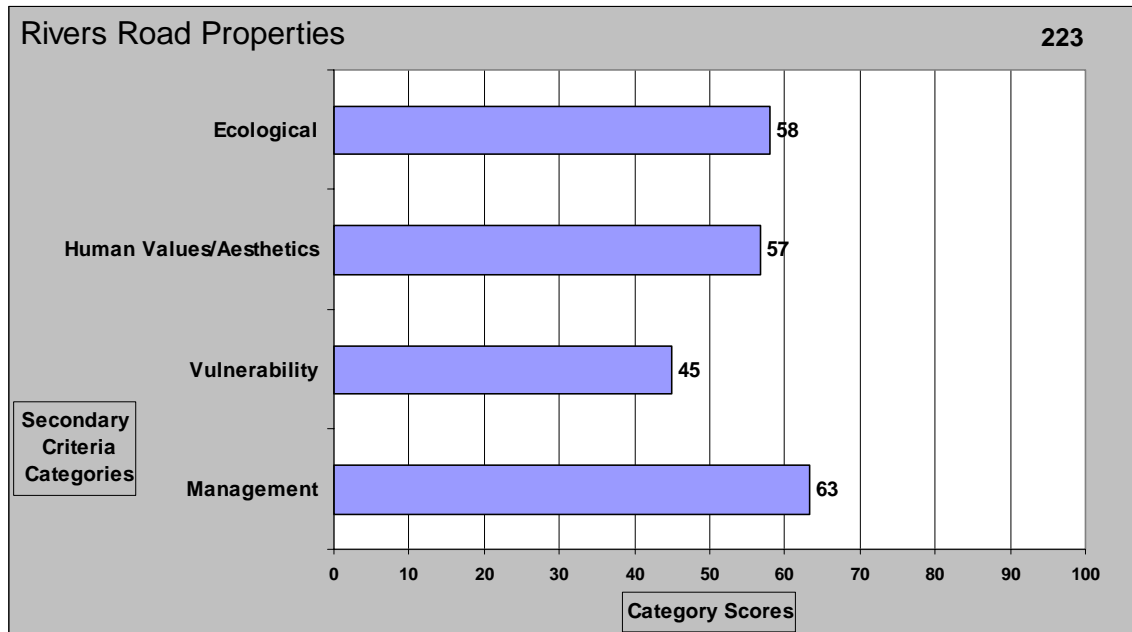
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit F. A total score of 223 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Please note: The secondary screening criteria presented here apply to the Rivers Road Properties as a whole. While the characteristics and contents of the nine parcels, individually, have been taken into account, these scores represent the “big picture”. Information (tables and text) provided within this report does give individual parcel information.

Table 7. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	58	58%
Human Values/Aesthetics	100	57	57%
Vulnerability	100	45	45%
Management	100	63	63%
Total Score:	400	223	56%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 223 out of 400

Please note: The summaries of the secondary screening criteria presented here apply to the Rivers Road Properties as a whole. While the characteristics and contents of the nine parcels, individually, have been taken into account, these scores represent the “big picture”. Information (tables and text) provided within this report does give individual parcel information

Ecological – 58 out of 100: The Rivers Road Properties scored above average on the ecological criteria section of the scoring form. They contained nine observed native plant communities and outstanding examples of pop ash swamps. These parcels contribute significantly to both the Surficial and Lower Tamiami Aquifers and several wetlands are extant on the parcels. These wetlands are located on Riviera fine sand, limestone substratum - a slough soil. Listed wildlife and plant species have been documented. These parcels can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography. The Rivers Road properties are immediately contiguous with the Olde Florida Golf Club Conservation Easement area.

Human Values/Aesthetics – 57 out of 100: The Rivers Road Properties scored above average on the human values/aesthetics criteria section of the scoring form. While the parcels cannot be accessed from paved roads, they do have access via two unpaved, private roads (Rivers Road and Moulder Drive). The properties gained points for containing pop ash swamps and for offering 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.

Vulnerability – 45 out of 100: Forty-five points were given to the Rivers Road Properties because zoning allows for density of no greater than 1 unit per 5 acres. The parcels total 71.9 acres on which 14 units may be built.

Management – 63 out of 100: The Rivers Road Properties scored above average on the management criteria section of the scoring form. While no hydrologic changes are necessary to sustain qualities of sites in perpetuity, exotic plants constitute between 25% and 50% of plant cover and chronic dumping and trespass issues exist.

Parcel Size: 71.9 acres

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is comparable in size to the Su property nominated in the fifth acquisition cycle. The Su parcel is ± 72 acres but is not entirely similar in plant community make-up. The Su parcel contains coastal/ upland and wetland communities.

Exhibit B. FLUCCs Map

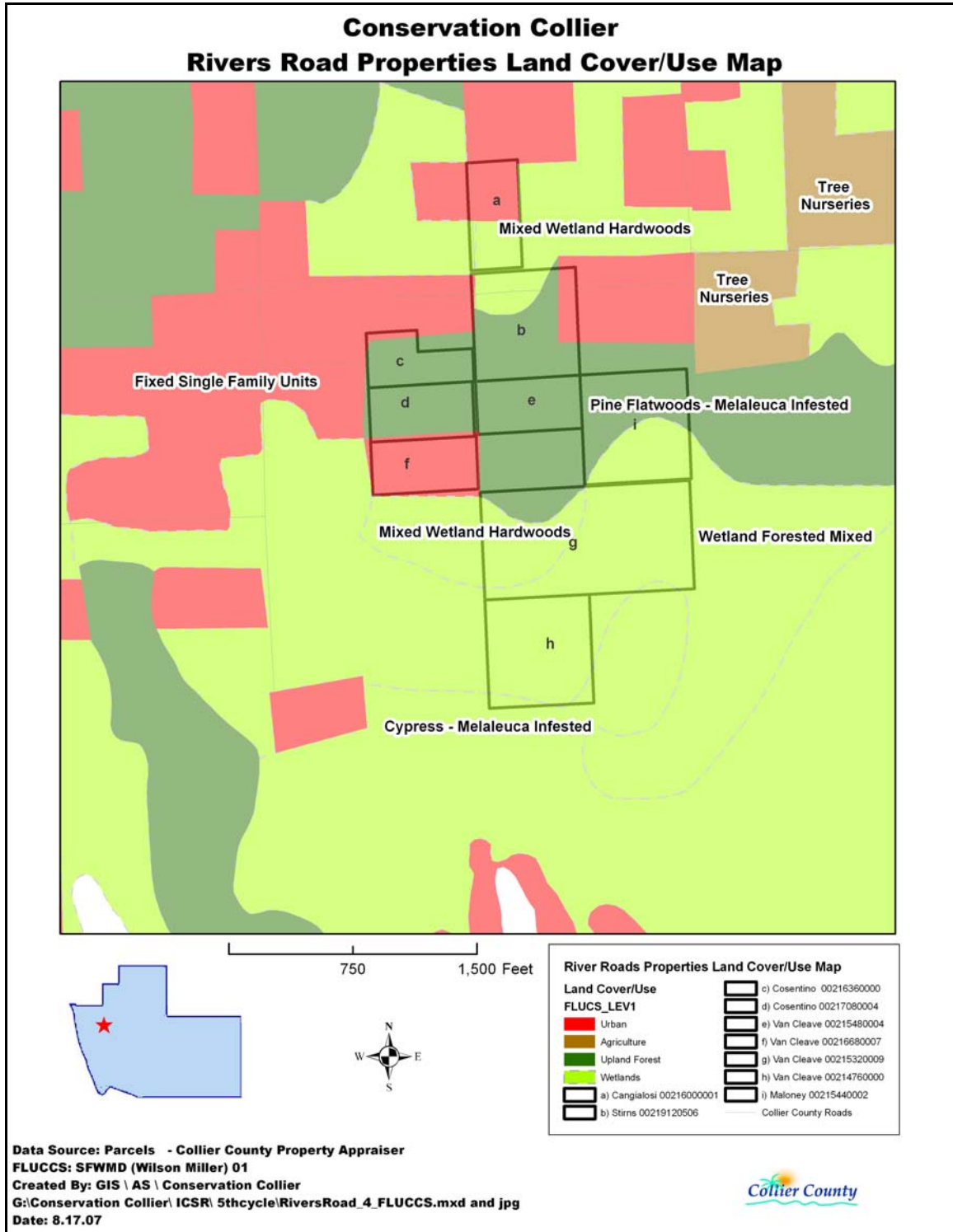


Exhibit C. Soils Map

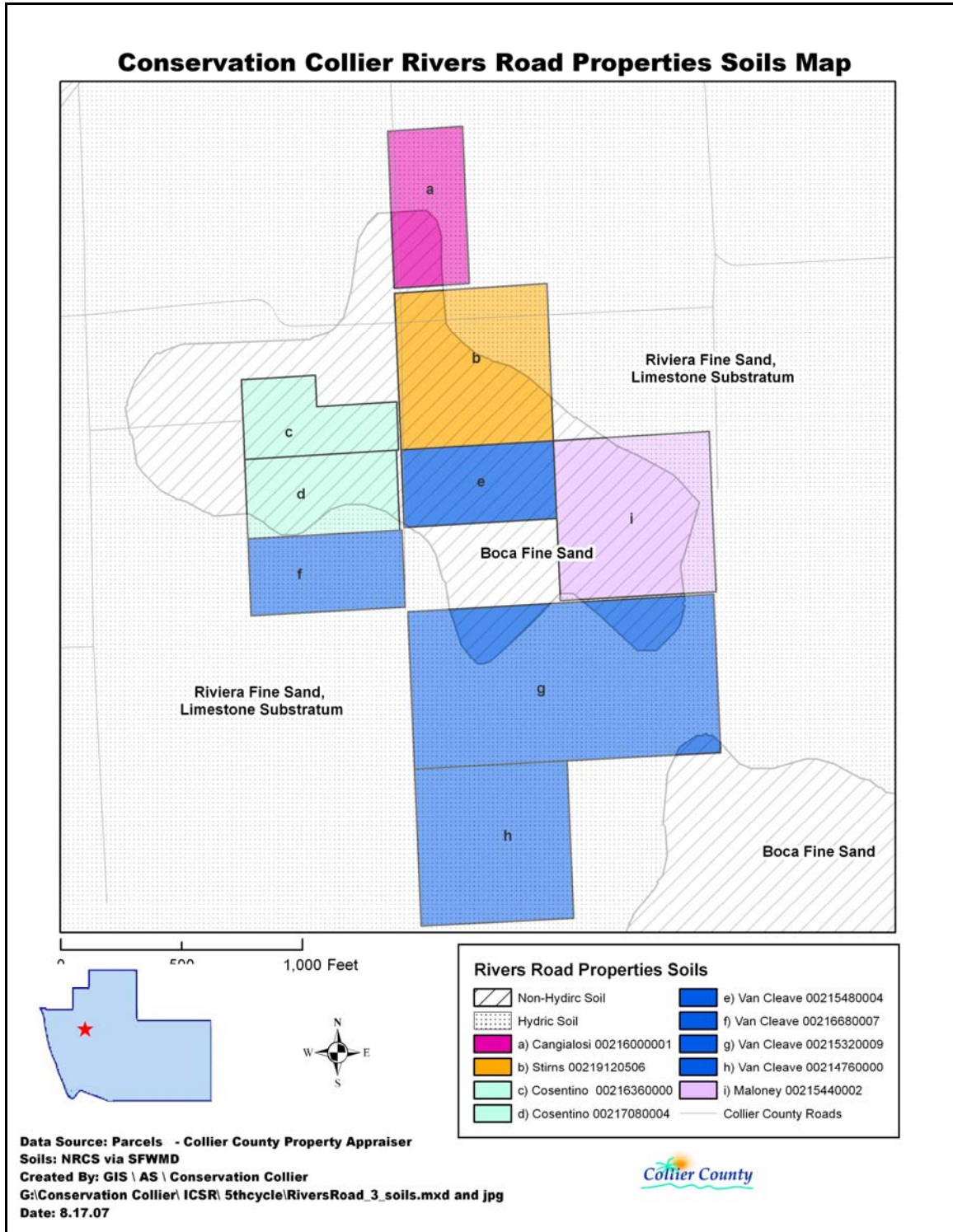


Exhibit D. Species Richness Map

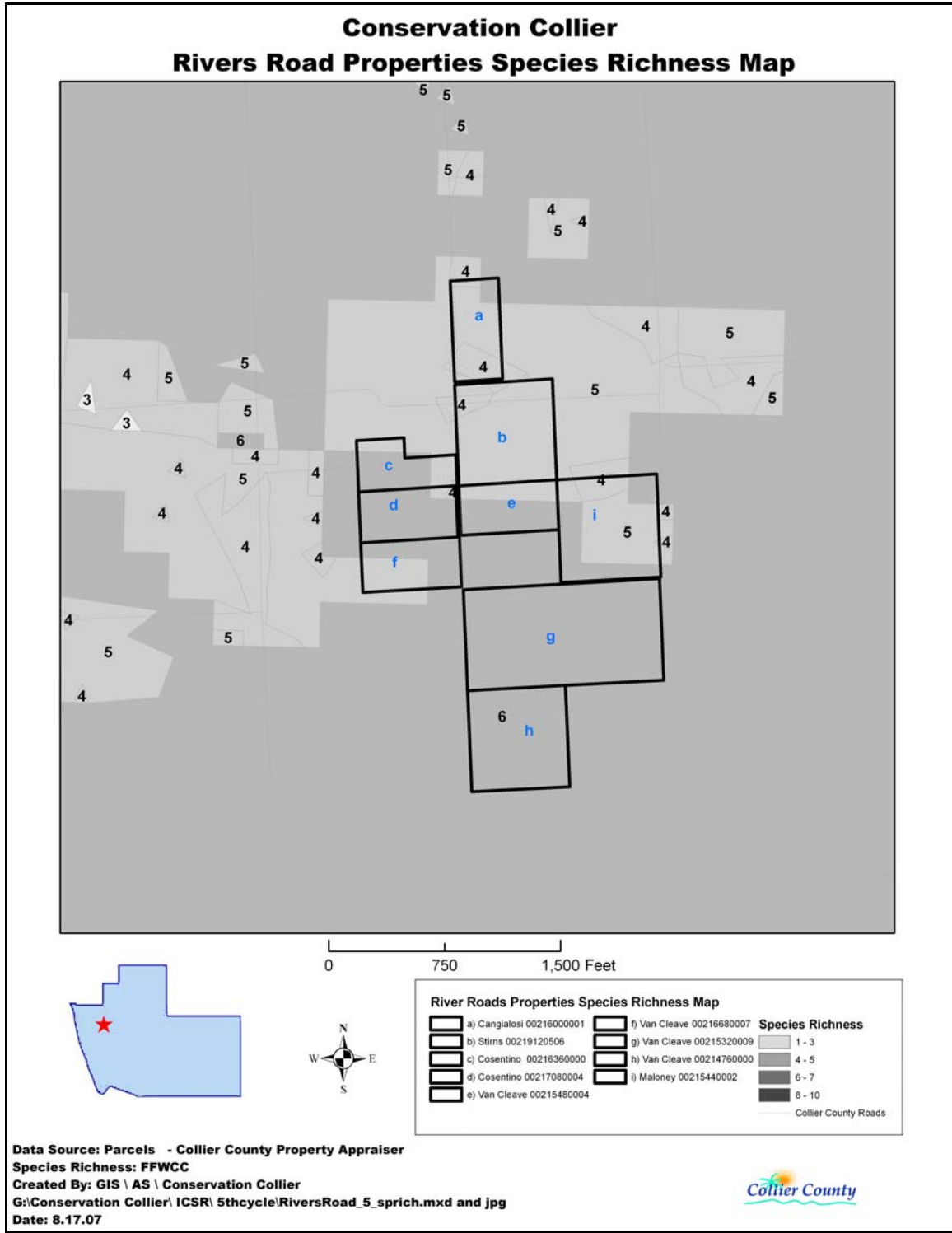


Exhibit E. Wellfield Protection and Aquifer Recharge Maps

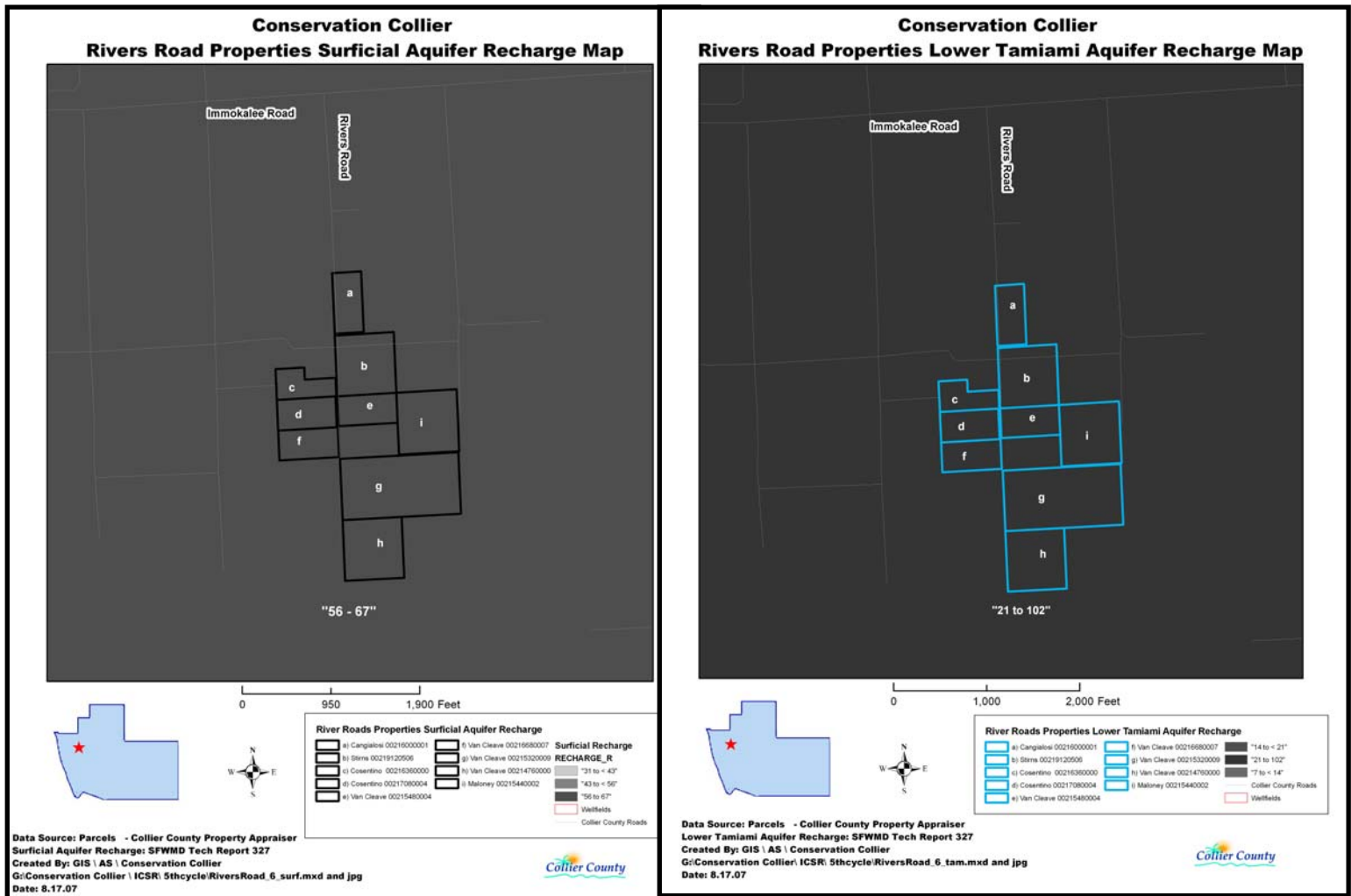


Exhibit F. Completed and Scored Secondary Criteria Screening Form

Please note: The secondary screening criteria presented here apply to the Rivers Road Properties as a whole. While the characteristics and contents of the nine parcels, individually, have been taken into account, these scores represent the "big picture". Information (tables and text) provided within this report does give individual parcel information

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	
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	pop ash forest
1.A. Total	100	15	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	Surficial Aquifer "56 - 67"; 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		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		
b. Slough Soils	40	15	Approx. 37% of all parcels are Riviera fine sand, limestone substratum - a slough soil
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	110	
1.B Total	100	37	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. These parcels have 5 or more FLUCCS native plant communities	100	100	411/422 - Pine/ Cabbage Palm; 428 - Cabbage Palm; 428 - Cabbage Palm (hydric); 616 - Inland Ponds and Sloughs ; 617 - Mixed Wetland Hardwoods; 621 - Cypress; 621/428 - Cypress/ Cabbage Palm Disturbed; 624 - Cypress, Pine, Cabbage Palm; 630 - Mixed Wetland Forests; 641 - Freshwater Marsh
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		
<i>2. Listed species</i>			
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	70	<i>Provide documentation source - photo evidence of black bear by property owner.</i>
c. Species Richness score ranging from 10 to 70	70		<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>Ophioglossum palmatum - hand fern (E-FL), Tillandsia fasciculata and T. utriculata (E-FL)</i>
<i>3. Restoration Potential</i>			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	
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	240	
1.C Total	100	80	<i>Divide the subtotal by 3</i>

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

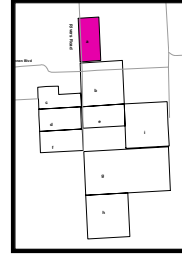
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Olde Florida Golf Club Conservation Easement
b. Property not immediately contiguous, 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		
1.D Total	100	100	
1. Ecological Total Score	100	58	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Access is from private section of Rivers/Moulder Road
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (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	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	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	Pop ash forest
Subtotal	300	170	
2. Human Social Values/Aesthetics Total Score	100	57	<i>Obtained by dividing the subtotal by 3.</i>
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation			
1. Zoning allows for Single Family, Multifamily, industrial or commercial			
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	Property within Receiving Area so vulnerability could increase if TDRs are purchased by owners.
3. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	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	45	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	
2. Minimal hydrologic changes are required to restore function, such as cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
5.A Total	100	100	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20	-20	
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	40	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	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	-10	
5.C Total	100	50	
4. Feasibility and Management Total Score	100	63	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score: Rivers Road Properties	400	223	

Exhibit G. Photographs
Property (a) - Cangialosi

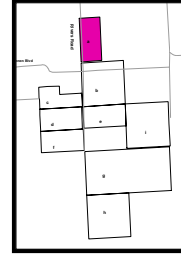
Photograph 1: Downed trees among ragweed



Photograph 2: Pop ash swamp on southeastern portion of property



**Exhibit G. Photographs (continued)
Property (a) – Cangialosi (continued)**



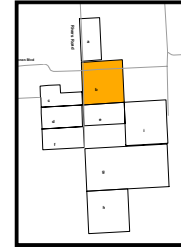
Photograph 3: Marsh (herbaceous vegetation including *Sagittaria*, *Pontederia* & ragweed)



Photograph 4: View from Rivers Road looking east/ south east into the property.



**Exhibit G. Photographs (continued)
Property (b) – Stirns**



Photograph 5: View of Power line corridor (Cannon Blvd) vegetated with dogfennel and ragweed. Cypress trees in the background.



Photograph 6: Excavated pond on eastern boarder of property.



**Exhibit G. Photographs (continued)
Properties (c & d) – Cosentino**



Photograph 7: Cabbage Palm forest on interior of properties



Photograph 8 (left): Trash on property

Photograph 9 (right): Air-potato infestation within southern parcel



**Exhibit G. Photographs (continued)
Properties (e, f, g & h) – Van Cleave**

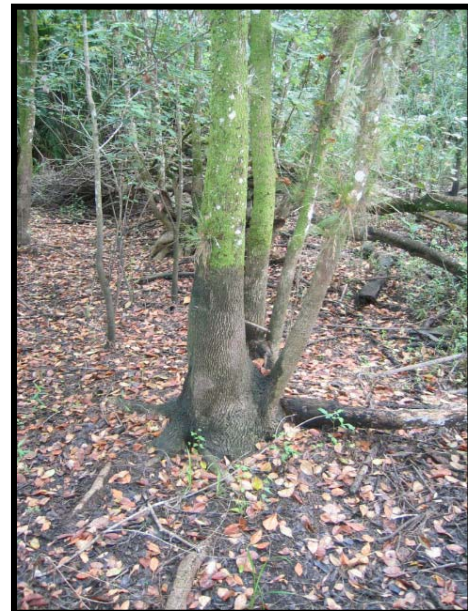


Photograph 10: State listed (endangered) hand-fern



Photograph 11 (left): pop ash swamp/ cypress area

Photograph 12 (right): water mark on pop ash tree indicating water levels (approx. 3 ft from soil)



**Exhibit G. Photographs (continued)
Properties (e, f, g & h) – Van Cleave**



Photograph 12: Herbaceous wetland



Photograph 13: Cypress/ cabbage palm area



**Exhibit G. Photographs (continued)
Properties (e, f, g & h) – Van Cleave**



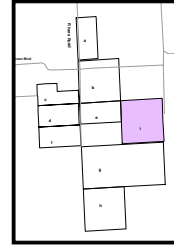
Photographs 14 and 15: Structures on parcel (f).



Photographs 16 and 17: Waste on properties



Exhibit G. Photographs (continued)
Property (i) – Maloney



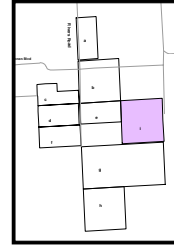
Photograph 18: Indication of water line on pop ash tree.



Photograph 19: Cabbage palms in foreground, Brazilian Pepper in the background. Brazilian Pepper currently infests the formerly cleared “road” on property.



Exhibit G. Photographs (continued)
Property (i) – Maloney



Photograph 20: Marshy area with cypress in background



Photograph 21: Interior of cabbage palm forest.

