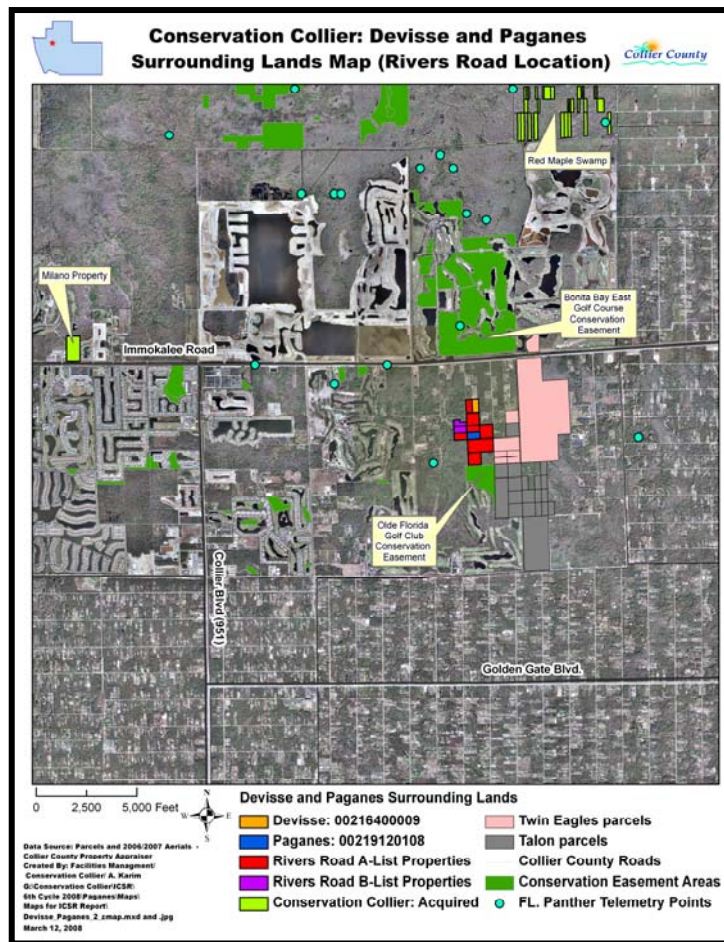


Conservation Collier Initial Criteria Screening Report



Rivers Road Addition Properties Devisse (00216400009) and Paganes (00219120108) May 12, 2008

Special Note: Nine parcels collectively known as the Rivers Road Properties were nominated to Conservation Collier's 5th acquisition cycle. In December 2007, the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) recommended that seven of these parcels (a, b, e – i) be placed on the A-list for acquisition. In January 2008, the Board of County Commissioners (BCC) placed these seven parcels on the A-list. Two parcels located in the same general location, Devisse and Paganes, were subsequently nominated to Conservation Collier's 6th acquisition cycle. This report contains information on the Devisse and Paganes parcels in the context of the Rivers Road Properties. The Devisse and Paganes parcels will be considered separately during the CCLAAC and BCC ranking meetings. Additional information on the Rivers Road Properties may be found in the Rivers Road ICSR document located at the following website link: <http://www.colliergov.net/Index.aspx?page=1773>

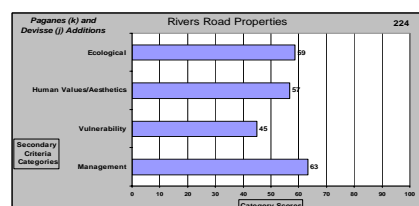


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- A. Complete Plant List**
- B. FLUCCs Map**
- C. Soils Map**
- D. Species Richness Map**
- E. Wellfield Protection and Aquifer Recharge Maps**
- F. Completed and Scored Secondary Criteria Screening Form**
- G. Photographs**

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	Devisse and Paganes	To be considered separately at ranking meetings
Folio Numbers	Devisse (00216400009)/ Paganes (00219120108)	To be considered separately at ranking meetings
Target Protection Area (TPA)	Rural Fringe Receiving Area	Not within an established Target Protection Area
Size	Devisse = 4.84 acres Paganes = 4.77 acres	When added to Rivers Road A-List Properties, entire area = 72.59 acres
STR	S30 T48 R27	
Zoning Category/TDRs	A-MHO RFMUD-Recieving	Agriculture with a Mobile Home Overlay – allows for no greater than one unit per 5 acres currently, but these are “receiving lands” within the Rural Fringe Mixed Use District and TDRs could be used to increase density.
FEMA Flood Map Category	Flood Zone D	Flood zone hazards are undetermined.
Existing structures	1(Paganes)	No structures on Devisse; Two story cabin with Florida Basement on Paganes property.
Adjoining properties and their Uses	Rural lands, single family homes, conservation easement area	E – rural residential, vacant ag zoned land, vacant PUD-preserve corridor S – Golf course preserve – Olde Florida Golf Club W – vacant ag-zoned land, rural residential N – Agricultural, residential, churches
Development Plans	No current plans in County computer system	Paganes home is 2 bedroom,2 story, 1584 sq. ft. log cabin built in 1988
Known Property Irregularities	yes	Devisse: trash located throughout property Paganes:
Other County Dept Interest	Transportation, Utilities, Facilities, Parks and Recreation	No current interest

Figure 1. Location Map

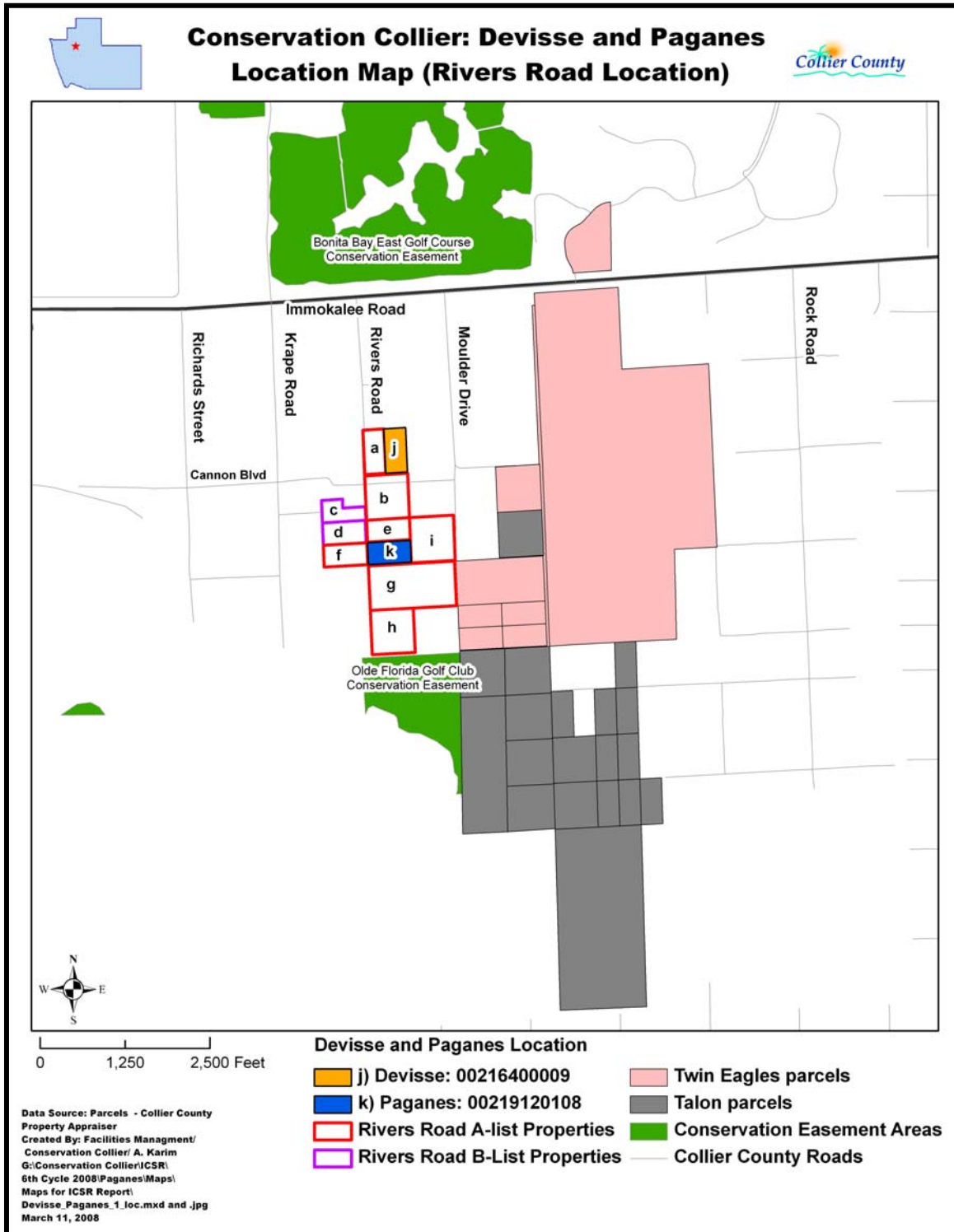


Figure 2. Aerial Map

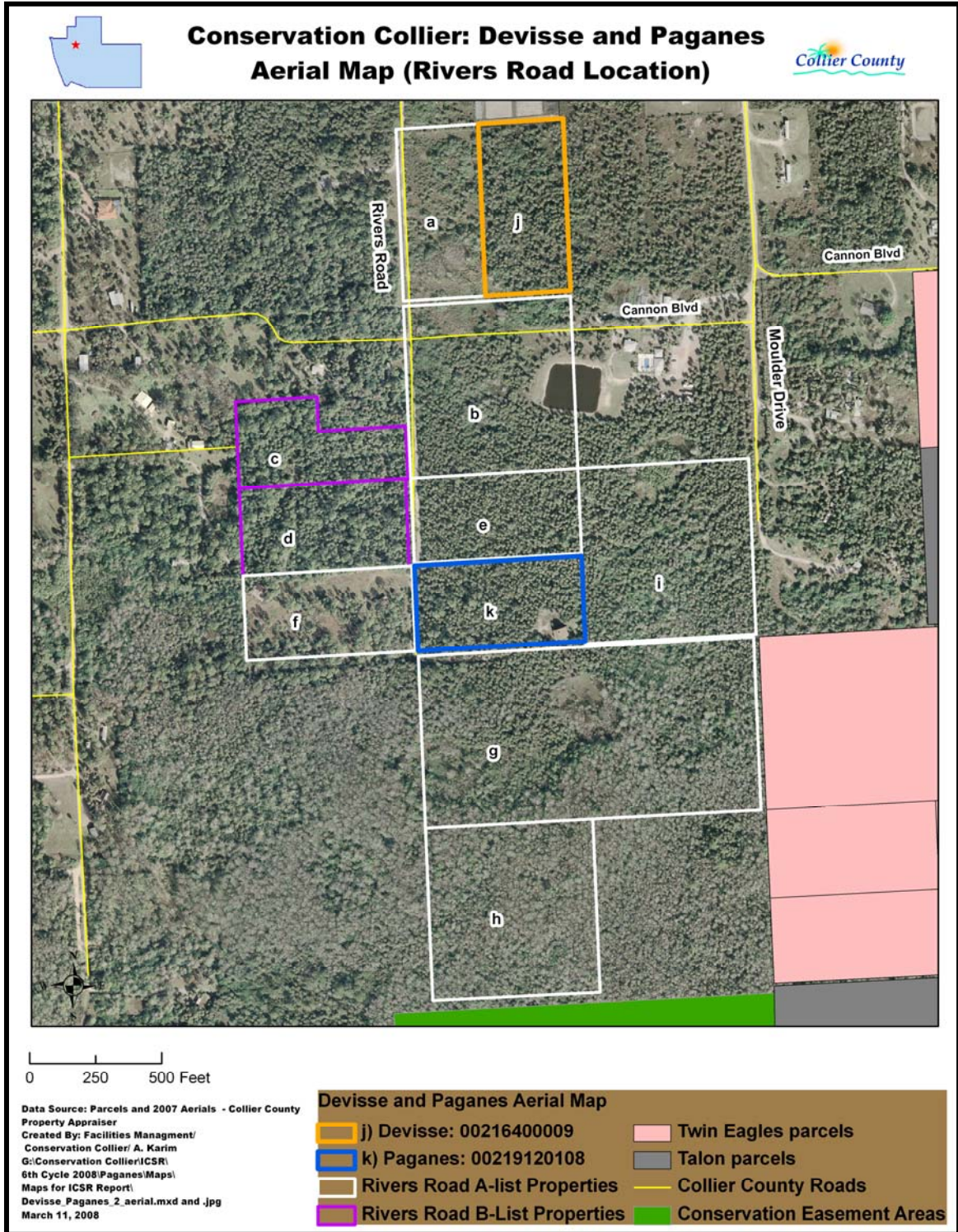
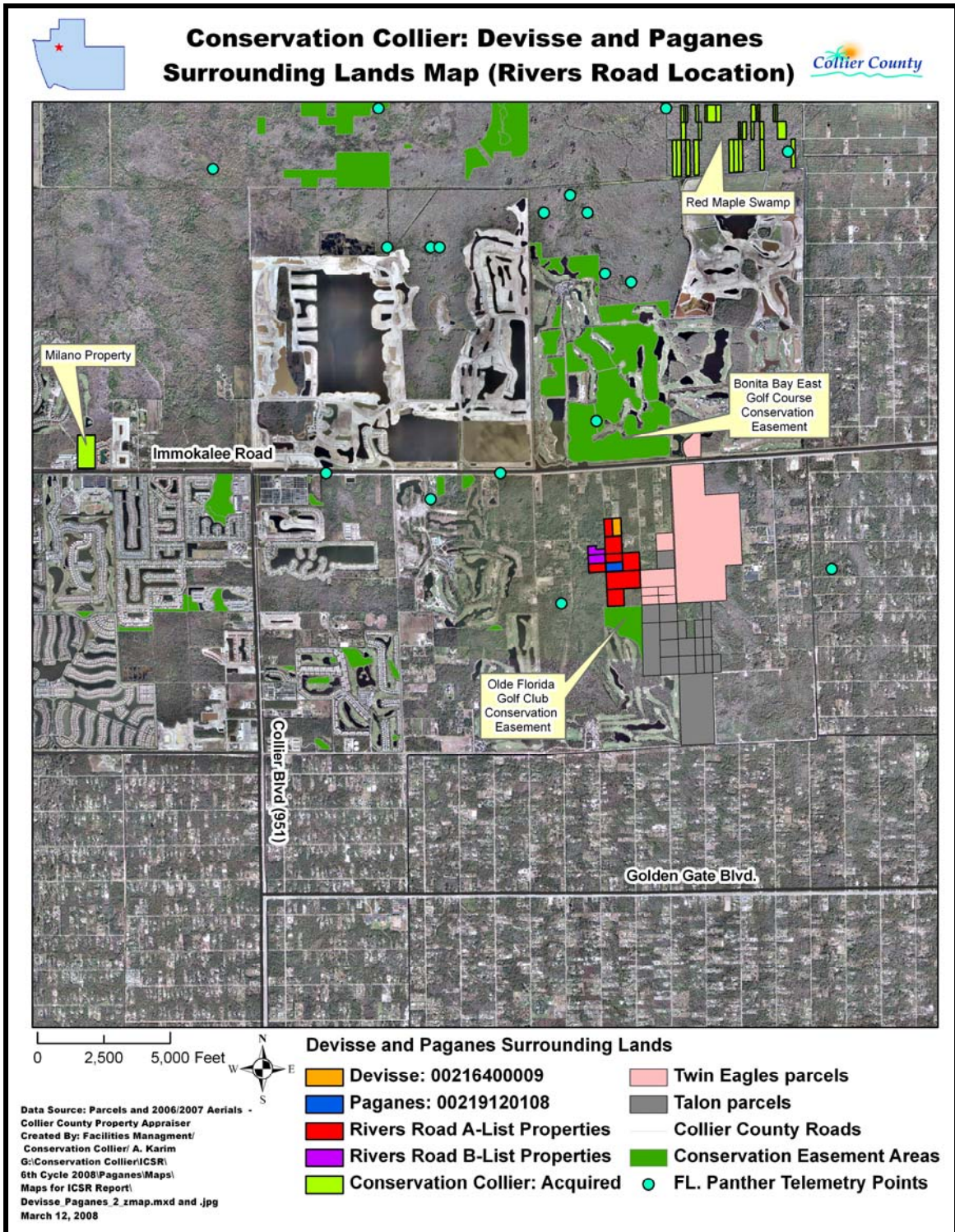
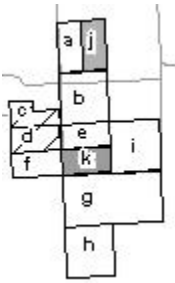


Figure 3. Surrounding Lands Aerial



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. Values of the parcels were **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: * j) Devisse 00216400009 = 4.84 acres = \$326,700
 k) Paganas 00219120108 = 4.77 acres = \$357,750 (Land value)
 \$133,409 (Improved value)
 \$491,159 (Total Assessed value)

Estimated Market Value:

** (j) Devisse 00216400009 = 4.84 acres = \$490,000
 (k) Paganas 00219120108 = 4.77 acres = \$386,400 (Land value)
 \$133,400 (Improved value)
 \$ 520,000 (Total Estimated val.)

“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 early 2009.

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

Conservation Collier staff conducted a site visit on the Devisse property (j) on February 21, 2008 and the Paganas property (k) on April 4, 2008. Due to their proximity to each other and the seven, A-list, Rivers Road Parcels - the Devisse and Paganas are presented together but they will be considered separately during the CCLAAC and BCC ranking meetings.

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 –**

621/428: Cypress Cabbage Palm disturbed [j] Devisse]

6240: Cypress-Pine-Cabbage Palm [k] Paganas]

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.

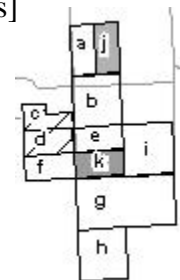
FLUCCS:

The electronic database identified:

- 111: Fixed Single Family Units (Zoned) [j] Devisse]
- 4119: Pine Flatwoods – Melaleuca Infested [j] Devisse and k) Paganas]
- 617: Mixed Wetland Hardwoods [j] Devisse]

Native plant communities observed:

- 621/428: Cypress Cabbage Palm disturbed [j] Devisse]
- 6240: Cypress-Pine-Cabbage Palm [k] Paganas]



Characterization of Plant Communities Present:

A complete plant list for the seven A-list, Rivers Road Parcels (labeled a, b, e –i) and the Devisse (j) and Paganes (k) parcels is provided in Exhibit A of this document.

Table 2. Plant Species Observed on the Devisse and Paganes Properties

<u>Statum</u>	<u>Common name</u>	<u>Scientific Name</u>	<u>j) Devisse</u>	<u>k) Paganes</u>
<u>Canopy</u>	cypress	<i>Taxodium spp.</i>	x	x
	cabbage palm	<i>Sabal palmetto</i>	x	x
	red bay	<i>Persea borbonia</i>	x	x
	slash pine	<i>Pinus elliotii</i>		x
<u>Midstory</u>	marlberry	<i>Ardisia escallonioides</i>	x	x
	myrsine	<i>Rapanea punctata</i>	x	x
	saffron plum	<i>Sideroxylon celastrinum</i>	x	x
	saltbush	<i>Baccharis halimifolia</i>	x	x
	saw palmetto	<i>Serenoa repens</i>	x	x
	wax myrtle	<i>Myrica cerifera</i>	x	x
	stiff dogwood	<i>Cornus foemina</i>	x	
	dahoon holly	<i>Ilex cassine</i>	x	
	dogfennel	<i>Eupatorium capillifolium</i>	x	
	ragweed	<i>Ambrosia sp.</i>	x	
	American beautyberry	<i>Callicarpa americana</i>		x
	wild coffee	<i>Psychotria sp.</i>		x
white indioberry	<i>Randia aculeata</i>		x	
<u>Groundcover/ Epiphytes/Vines</u>	chain fern	<i>Woodwardia virginica</i>	x	
	swamp fern	<i>Blechnum serrulatum</i>	x	
	golden polypody	<i>Phlebodium aureum</i>	x	x
	butterfly orchid	<i>Encyclia tampensis</i>	x	
	shoestring fern	<i>Vittaria lineata</i>	x	
	spanish moss	<i>Tillandsia usneoides</i>	x	
	common wild pine	<i>Tillandsia fasciculata</i>		x
	muscadine	<i>Vitis rotundifolia</i>	x	x
	poison ivy	<i>Toxicodendron radicans</i>	x	x
	smilax	<i>Smilax sp.</i>	x	x
	Virginia creeper	<i>Parthenocissus quinquefolia</i>	x	x
<u>Non-native</u>	Brazilian Pepper	<i>Schinus terebinthifolius</i>	x	x
	Caesar's weed	<i>Urena lobata</i>	x	x
	Melaleuca	<i>Melaleuca quinquenervia</i>	x	
	paragrass	<i>Urochloa mutica</i>	x	
	air-potato	<i>Dioscorea bulbifera</i>		x

Statement for satisfaction of criteria: These data indicate that two 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 Devisse and Paganes Parcels are located approximately 2.5 miles east of Collier Blvd (CR 951). The Devisse parcel cannot be accessed via any roads; the Paganes parcel may be accessed via Rivers Road – a private, unpaved road. These properties 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.

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 (FACW/ OBL) Observed

Wetland status	Common Name	Scientific Name	Properties	
			Devisse	Paganes
FACW	stiff dogwood	<i>Cornus foemina</i>	x	
FACW	chain fern	<i>Woodwardia virginica</i>	x	
FACW	swamp fern	<i>Blechnum serrulatum</i>	x	
OBL	cypress	<i>Taxodium spp.</i>	x	x
OBL	dahoon holly	<i>Ilex cassine</i>	x	

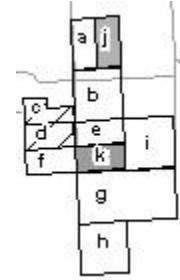
Wetland dependent wildlife species observed: A Cottonmouth (*Agkistrodon piscivorous conanti*) was observed on the Paganes parcel (k).

Other hydrologic indicators observed: In addition to the wetland dependent plant species listed in table 3, Cabbage Palms on the Paganes parcel showed evidence of soil subsidence possibly associated with wet conditions. This property is directly north of the Van Cleave parcels (properties **g** and **h** - A-list parcels) on which standing water has been detected by staff.

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 the Devisse property (**j**) and approximately 25% of the Paganes property (**k**). 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 contained 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.

Boca fine sand, a non-hydric soil, was mapped for approximately 75% of property *k*. 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 contained cabbage palms with an understory of saw palmetto and some pines. However, chalky bluestem, creeping bluestem, lopsided Indiangrass, and pineland threeawn were not detected.



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

Surficial Aquifer Recharge Capacity: Capacity for recharge to the Surficial Aquifer for both parcels 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. Both properties contain wetlands and therefore do provide habitat for wetland-dependent species. Both parcels contribute significantly to both the Lower Tamiami Aquifer and the Surficial Aquifer. The ability of these parcels to contribute to 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 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. The only listed plant species observed occurred on the Paganes Parcel (Common wild pine; *Tillandsia fasciculata* – endangered in Florida)

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 the Paganes property by the owner.

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: The Devisse parcel had mapped species richness scores ranging from 4-6 out of 10, indicating a somewhat average potential for species diversity. The Paganes parcel showed a mapped species richness score of 6 throughout the property indicating potential for an above average diversity.

Table 4. Non-listed Wildlife Species Observed

Common Name	Scientific Name	Detected by CC staff	Detected by property owners (photo documentation available)
Red-shouldered Hawk	<i>Buteo lineatus</i>	x	
Northern Cardinal	<i>Cardinalis cardinalis</i>	x	
Gray catbird	<i>Dumetella carolinensis</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	
Blue-gray Gnatcatcher	<i>Poliophtila caerulea</i>	x	
White-eyed Vireo	<i>Vireo griseus</i>	x	
Mourning Dove	<i>Zenaida macroura</i>	x	
Gulf Fritillary	<i>Agraulis vanillae</i>	x	
Zebra Longwing	<i>Heliconius charithonia</i>	x	
White-tailed Deer	<i>Odocoileus virginianus</i>	x	x
Black racer	<i>Coluber constrictor</i>	x	
Cottonmouth/ Water Moccasin	<i>Agkistrodon piscivorous conanti</i>	x	x

Table 5. 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
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. There are anecdotal reports of panthers on the Paganes parcel.

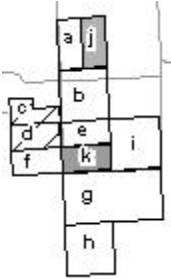
Statement for satisfaction of criteria: The Devisse parcel had an average mapped species diversity score while the Paganes parcel had an above average score. The location of these parcels makes them potentially valuable to a number of listed species. The native plant communities would provide suitable habitat for a suite of upland and wetland dependent species. Air-potato (*dioscorea bulbifera*) and Brazilian pepper (*Schinus terebinthifolius*) were the most prevalent invasive, exotic species on both the Devisse and Paganes parcels. Some control of air potato on the Paganes parcel was noted; done by Florida Power and Light according to the owner. Although some of the

mapped areas designated these properties as being infested with melaleuca (*Melaleuca quinquenervia*), very few melaleuca trees were observed on the Devisse parcel and none were observed on the Paganas parcel. Neighboring properties did contain a seed source for various exotics.

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 Devisse parcel (*j*) and the Paganas parcel (*k*) are adjacent to seven parcels (*a, b, e – i*) placed on the A-list for acquisition. These properties (as a whole) are directly north of and contiguous with the Olde Florida Golf Course Conservation area. As such, added to the existing Rivers Road Project, they will effectively increase the size of the conservation area. However, if the seven, A-list parcels are not acquired, the Devisse and Paganas Parcels could serve as buffers and habitat corridors until the adjacent properties are developed.



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.

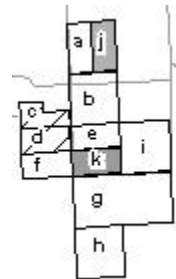
Swimming: These properties do not provide opportunities for swimming.

Hunting: These parcels do not provide opportunity for hunting.

Fishing: These properties do not provide opportunities for fishing.

Recommended Site Improvements:

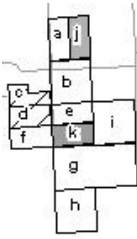
Air-potato and Brazilian pepper exist on both properties. Additionally, the Devisse (*j*) property contains trash and debris that would have to be removed. Rivers Road ends in a cleared area of the Paganes (*k*) property that **currently houses a 2-story cabin**. The cabin is suitable for use as a field office or visitor center and the cleared area could be used as a parking lot. A trail through the Paganes property could be created. As the Devisse parcel is not adjacent to any roads, this parcel would not be accessible unless and until parcel *a* and/or *b* of the Rivers Road cycle 5 nominated properties were acquired by Conservation Collier.



IV. Assessment of Management Needs and Costs

Management of these properties will address the costs of exotic vegetation removal and control, signage, trash and debris removal, structure maintenance and public parking. 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 Devisse and Paganas parcels contain 5 species of exotic plants, including Brazilian pepper, air potato, melaleuca, Caesar weed and paragrass. Brazilian pepper and air-potato are the dominant exotics. Brazilian pepper exists on both parcels and ranges from 5-25% coverage. Air-potato is quite extensive on properties *d* and *f* and on *k* (Paganas). Florida Power and light has done some control of air potato along the Rivers Road power lines. 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 approximately \$1,600 per acre, or **\$16,000** to cut and stack the debris onsite at the Paganas and Devisse parcels. or the entire Rivers Road Project including Devisse and Paganas (72 acres), cost could be approximately **\$115,000**.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at close to \$1,100 per acre, per year for a total of close to **\$11,000** for Devisse and Paganas or **\$80,000** for the entire 72 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 private road. 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 10 cars is \$15,000. Associated costs could include:

- Land clearing
- Engineering design
- Permitting costs

Debris and Trash Removal: Ms. Devisse has agreed to remove the solid waste found on her parcel and the Paganas parcel did not appear to contain solid waste.

Structure Maintenance (Paganas):

If the existing structure were to be acquired, a complete inspection of septic, air conditioning, water system/pump and roof integrity would need to be made prior to acquisition. A full assessment could cost approximately \$1,000. The structure was built in 1988, pre-Hurricane Andrew, so likely the roof tie-downs would need to be upgraded. Repair cost are unknown at this point, but for the above items could cost up to \$20,000. The structure would need to be retrofitted to accommodate wheelchairs at an unknown, but likely significant, cost. Approximate costs can be determined prior to selection. Ongoing general maintenance including utilities and landscaping could be close to \$375 per month for an estimated annual cost of \$4,500, excluding insurance.

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	\$115,000*	\$80,000*	Costs are high due to the dense areas of air potato
Structure Maintenance (Paganes)	\$20,000	\$4,500+	Initial costs are estimated high to include some costs for retrofitting for wheelchairs, though actual costs for that are unknown at this time. Annual costs do not include insurance.
Parking Facility	\$15,000*	t.b.d.	Parking would be possible on some of the disturbed lots.
Access Trails	t.b.d.	t.b.d.	Simple dirt trails established during exotic removal and cleared later based on a plan
Fencing	\$37,000*	t.b.d.	Field fencing - \$5.00 per foot X 7,250 ft. Gates - \$500 ea. X 2 gates – considers fencing all perimeters but ones on east and south adjoining conservation lands
Trash and Debris Removal	n/a	t.b.d.	Owners have agreed to remove debris prior to closing.
Sign	\$1,600*		One main preserve sign and three 2 - 3' X 1.5' metal on post - uninstalled
Total	\$188,600	\$84,500+	

*Costs reflect entire Rivers Road Project

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 both parcels with FCT criteria by staff gives the Devisse and Paganas parcels a score of **60 (each) out of a possible 320 points**, too low for it to be selected for funding. A cursory scoring of **the entire Rivers Road Project by staff results in a score of 70**, too low to anticipate FCT funding.

Florida Forever Program: Staff was verbally advised that the Florida Forever Program is concentrating on larger, 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

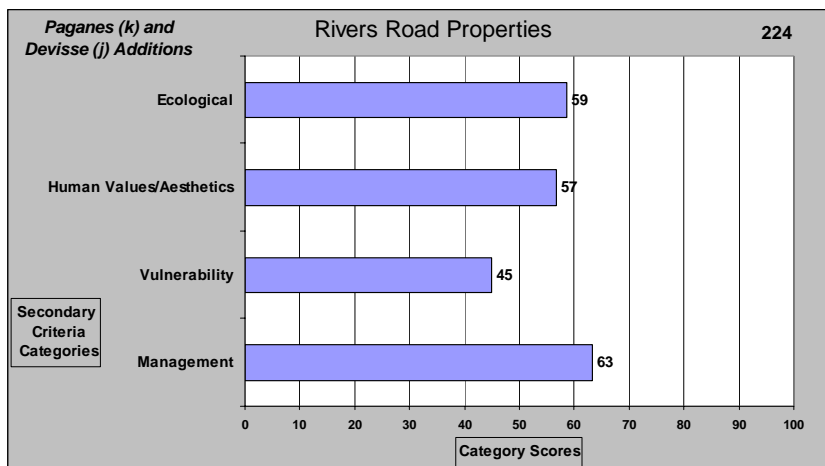
The Devisse and Paganes proposals make the most sense from an acquisition standpoint when added to the larger Rivers Road project area. Therefore, the Rivers Road Project was scored again in its entirety including the Devisse and Paganes parcels. The previous score for Rivers Road was 223, almost exactly the current score with these parcels added. The only scored difference indicated a slightly different ratio of slough soils. The combined Secondary Criteria Scoring Form is attached as Exhibit F. **A total score of 224 out of a possible 400** was achieved for the Rivers Road Project with Devisse and Paganes included. The chart and graph below show a breakdown of the specific components of the score.

The Devisse and Paganes parcels were also scored separately. The **Devisse parcel achieved a score of 183 out of 400**; the **Paganes parcel achieved a score of 208 out of 400**. These Secondary Criteria Scoring Forms are not included in the report but can be viewed upon request. The lower individual scores were due to fewer native vegetation communities on each property (1 plant community on each) than when combined with the entire project (10 communities on all parcels in project area).

Table 7. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	59	59%
Human Values/Aesthetics	100	57	57%
Vulnerability	100	45	45%
Management	100	63	63%
Total Score:	400	224	56%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 224 out of 400

Please note: The summaries of the secondary screening criteria presented here include the entire Rivers Road project including the additions of Devisse and Paganes. These scores represent the “big picture” for the project. Specific information for the Devisse and Paganes parcels is included within the text.

Ecological – 58 out of 100: The Rivers Road Project scored above average on the ecological criteria section, while the Devisse and Paganes properties individually scored below average. Devisse and Paganes each contain one native plant community while the Project as a whole contains 10. For the entire Rivers Road Project area, including both parcels, there are significant benefits for water resources. The Project area is mapped as contributing significantly to both the Surficial and Lower Tamiami Aquifers. Wetland soils exist on Devisse and primarily upland soils exist on Paganes. Overall the Project is approximately 60% wetland soils. Both parcels can be restored to high ecological function but will require moderate work, primarily removal of exotics. The Devisse and Paganes parcels are not immediately contiguous to the Olde Florida Golf Club Conservation Easement to the south or the proposed Bonita Bay Properties wildlife corridor on the east, but would be connected through other Project lands and parcels in between them and the conservation lands are undeveloped.

Human Values/Aesthetics – 57 out of 100: The Project scored above average on the human values/aesthetics criteria section of the scoring form. Access to the Project area exists via two unpaved private roads, Rivers Road and Moulder Drive. The Devisse parcel does not have physical access, but the owner advises there is legal access. There is legal and physical access to the Paganes parcel. As a combined Project, there are 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. A site visit by Conservation Collier Staff revealed trails within the property likely created by large animals. These trails may be easily incorporated into a trail system.

Vulnerability – 45 out of 100: Forty-five points were given to the Project because zoning allows for density of no greater than 1 unit per 5 acres. All parcels, including Devisse and Paganes are within the Rural Fringe Mixed Use District “receiving” lands, meaning the density could be increased through the Transfer of Development rights (TDR) Program. Therefore, vulnerability to a more dense type of development is possible.

Management – 63 out of 100: While no hydrologic changes are necessary to sustain qualities of sites in perpetuity, exotic plants constitute between 25% and 30% of plant cover and chronic dumping issues exist. Initial exotic removal and fencing would constitute the largest management expense. Property owners have agreed to remove solid waste prior to closing.

Parcel Size: Devisse - 4.84 ac; Paganes 4.77 ac; entire Project area – 72.59 ac

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. Both the Paganes and Devisse parcels are similar in size.

Exhibit A. Complete Plant List of the A-List Rivers Road Properties and j)Paganes and k)Paganes

Canopy	Midstory	Groundcover	Other	Non-Native	Common name	Scientific Name	Properties										
							a	b	e	f	g	h	i	j	k		
x					cypress	<i>Taxodium spp.</i>	x	x		x	x	x	x	x			
x					lauerl oak	<i>Quercus laurifolia</i>					x	x					
x					red maple	<i>Acer rubrum</i>		x	x		x	x	x				
x					pop ash	<i>Fraxinus caroliniana</i>	x				x	x					
x					willow	<i>Salix caroliniana</i>		x				x	x				
x					cabbage palm	<i>Sabal palmetto</i>	x	x	x	x	x	x	x	x	x	x	
x					red bay	<i>Persea borbonia</i>			x		x		x	x	x		
x					slash pine	<i>Pinus elliottii</i>	x	x	x	x			x			x	
	x				stiff dogwood	<i>Cornus foemina</i>									x		
	x				dahoon holly	<i>Ilex cassine</i>			x				x		x		
	x				Common Buttonbush	<i>Cephalanthus occidentalis</i>	x				x	x					
	x				sawgrass	<i>Cladium jamaicense</i>		x						x			
	x				American beautyber	<i>Callicarpa americana</i>			x		x	x	x		x		
	x				dogfennel	<i>Eupatorium capillifolium</i>		x		x	x				x		
	x				gallberry	<i>Ilex glabra</i>			x								
	x				hog plum	<i>Ximenia americana</i>	x				x						
	x				marlberry	<i>Ardisia escallonioides</i>							x		x	x	
	x				myrsine	<i>Rapanea punctata</i>				x		x	x	x	x	x	
	x				ragweed	<i>Ambrosia sp.</i>	x	x					x		x		
	x				red mulberry	<i>Morus rubra</i>				x							
	x				rusty lyonia	<i>Lyonia ferruginea</i>				x							
	x				saffron plum	<i>Sideroxylon celastrinum</i>							x		x	x	
	x				saltbush	<i>Baccharis halimifolia</i>	x		x		x		x		x	x	
	x				saw palmetto	<i>Serenoa repens</i>	x		x				x		x	x	
	x				wax myrtle	<i>Myrica cerifera</i>	x						x		x	x	
	x				wild coffee	<i>Psychotria sp.</i>				x		x	x		x		
	x				winged sumac	<i>Rhus copallinum</i>				x							
	x				white indiberry	<i>Randia aculeata</i>										x	
		x			chain fern	<i>Woodwardia virginica</i>						x	x		x		
		x			swamp fern	<i>Blechnum serrulatum</i>						x	x	x		x	
		x			habernaria	<i>Habernaria sp.</i>											
		x			alligatorflag	<i>Thalia geniculata</i>	x	x					x				
		x			ludwigia	<i>Ludwigia sp.</i>					x						
		x			maidencane	<i>Panicum hemitomon</i>	x	x									
		x			pickernelweed	<i>Pontederia cordata</i>		x									
		x			sagittaria	<i>Sagittaria lancifolia</i>	x	x			x		x				
		x			Southern Cattail	<i>Typha domingensis</i>		x									
		x			blue porterweed	<i>Stachytarpheta jamaicensis</i>					x						
		x			Bracken fern	<i>Pteridium aquilinum</i>				x				x			
		x			frog-fruit	<i>Phylla nodiflora</i>	x				x		x				
		x			passion flower	<i>Passiflora sp.</i>											
		x			southern dewberry	<i>Rubus trivialis</i>											
			Epiphyte		common wild pine	<i>Tillandsia fasciculata</i>				x		x	x			x	
			Epiphyte		hand fern - listed	<i>Ophioglossum palmatum</i>						x	x				
			Epiphyte		reflexed (inflated) w	<i>Tillandsia balbisiana</i>											
			Epiphyte		ballmoss	<i>Tillandsia recurvata</i>						x	x				
			Epiphyte		blood lichen	<i>Mycoblastus sp.</i>						x					
			Epiphyte		butterfly orchid	<i>Encyclia tampensis</i>										x	
			Epiphyte		golden polypody	<i>Phlebodium aureum</i>						x	x	x		x	
			Epiphyte		Resurrection fern	<i>Polypodium polypodioides</i>						x	x				
			Epiphyte		shoestring fern	<i>Vittaria lineata</i>						x	x	x		x	
			Epiphyte		spanish moss	<i>Tillandsia usneoides</i>										x	
			Vine		climbing hempvine	<i>Mikania scandens</i>									x		
			Vine		love vine	<i>Cassytha filiformis</i>				x	x				x		
			Vine		morning glory	<i>Ipomoea sp.</i>									x		
			Vine		muscadine	<i>Vitis rotundifolia</i>	x	x	x	x					x	x	
			Vine		poison ivy	<i>Toxicodendron radicans</i>						x			x	x	
			Vine		smilax	<i>Smilax sp.</i>	x	x	x						x	x	
			Vine		Virginia creeper	<i>Parthenocissus quinquefolia</i>	x	x							x	x	
				x	air-potato	<i>Dioscorea bulbifera</i>						x	x		x		
				x	bougainvillea	<i>Bougainvillea glabra</i>						x					
				x	Brazilian Pepper	<i>Schinus terebinthifolius</i>	x	x	x	x	x	x	x	x	x	x	
				x	Caesar's weed	<i>Urena lobata</i>	x		x	x				x	x	x	
				x	citrus	<i>Citrus spp</i>					x						
				x	lantana	<i>Lantana camera</i>											
				x	Melaleuca	<i>Melaleuca quinquenervia</i>										x	
				x	Monk orchid	<i>Oeceoclades maculata</i>											
				x	paragrass	<i>Urochloa mutica</i>										x	
				x	Tabebuia	<i>Tabebuia sp.</i>					x						
				x	Wedelia	<i>Wedelia trilobata</i>	x	x			x						

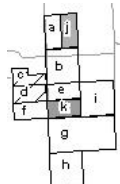


Exhibit B. FLUCCs Map

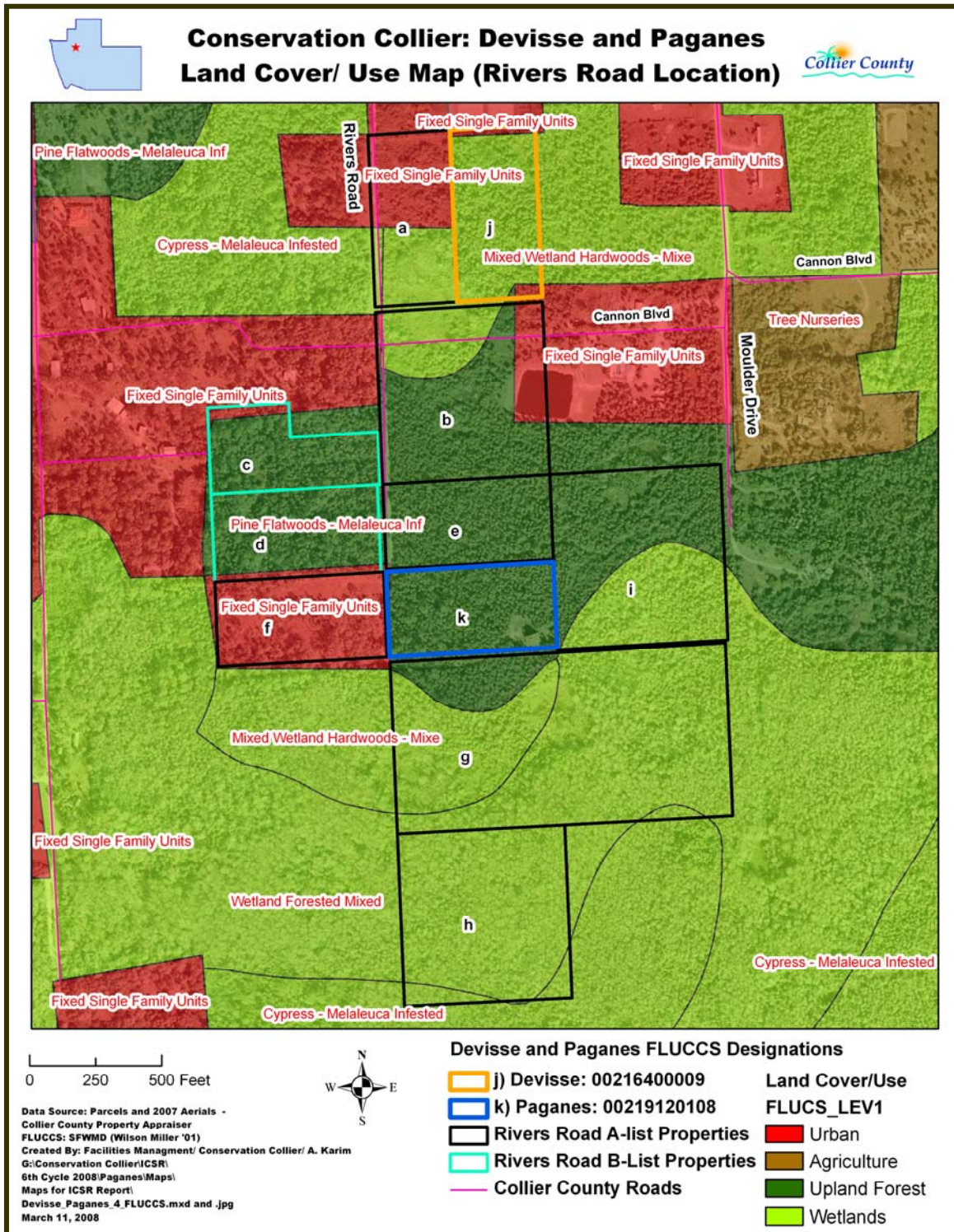


Exhibit C. Soils Map

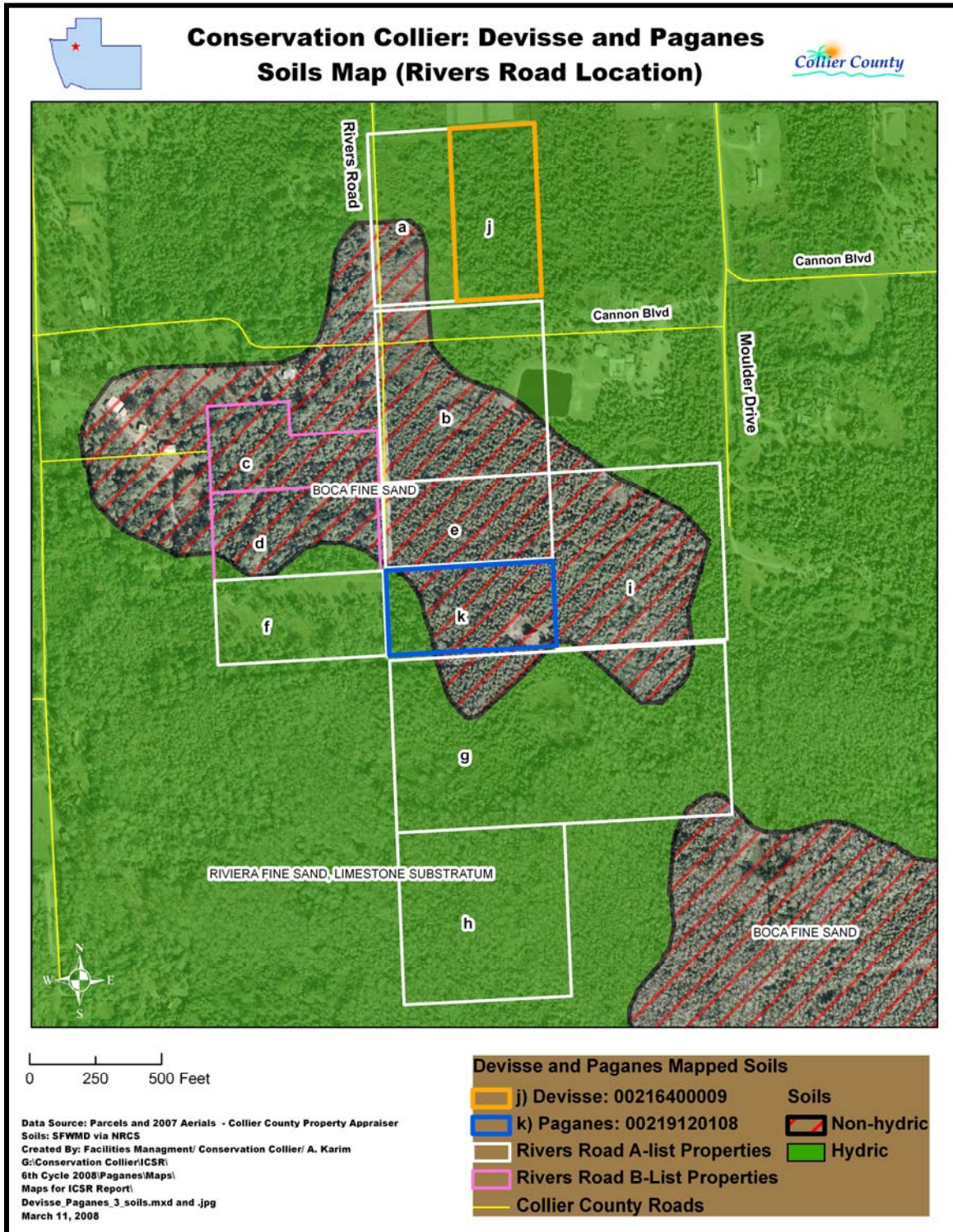


Exhibit D. Species Richness Map

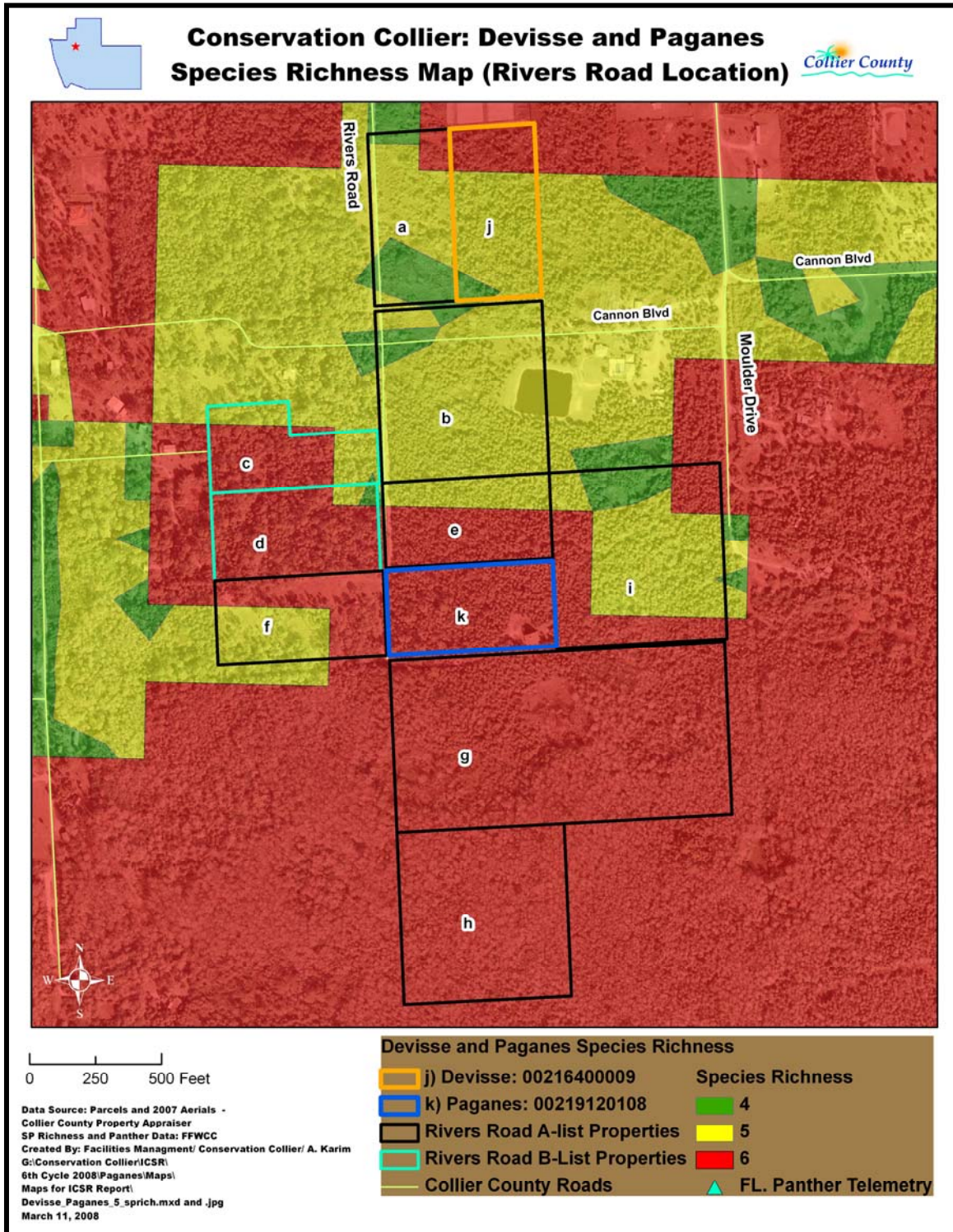


Exhibit E. Wellfield Protection and Aquifer Recharge Maps

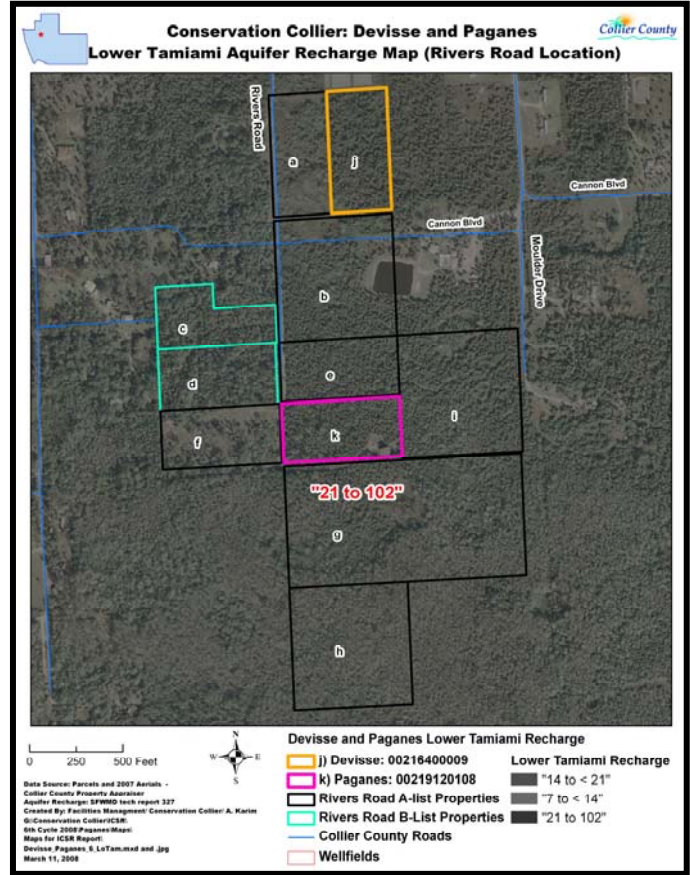
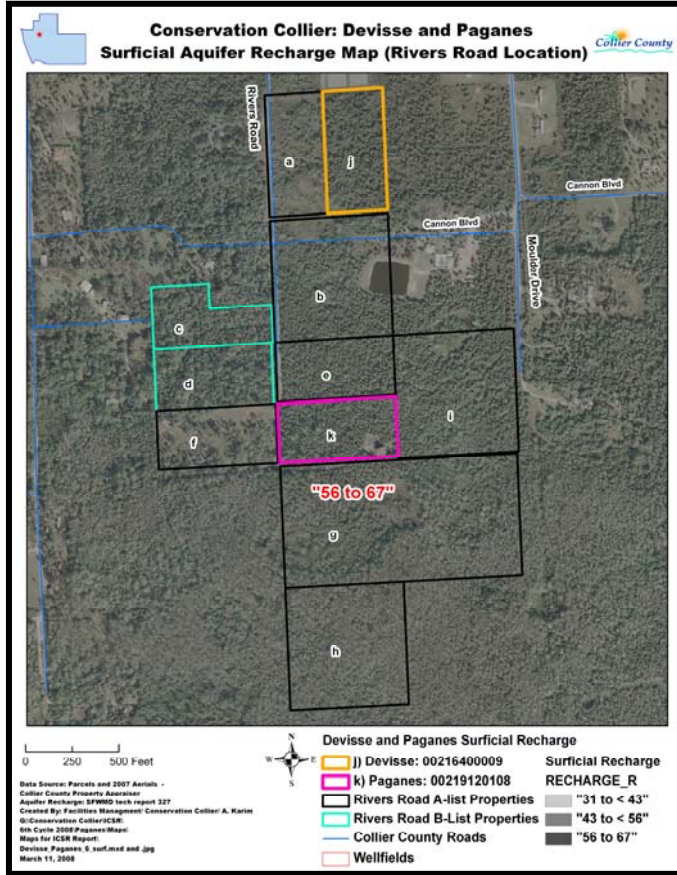


Exhibit F. Completed and Scored Secondary Criteria Screening Form

Property Name: Rivers Road Properties		Folio Numbers: a) 00216000001, b) 00219120506,	
Paganes (k) and Devisse (j) Additions		c) 00216360000, d) 00217080004, e) 00215480004,	
Geographical Distribution (Target Protection Area): Not in Target Protection Area, in Rural Fringe Receiving Area		f) 00216680007, g) 00215320009, h) 00214760000,	
		i) 00215440002 j)00216400009 k)00219120108	
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			
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	411/422- Pine,cabbage palm; 428-Cabbage palm; 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; Paganes parcel- 624- cypress, pine, cabbage palm; Devisse parcel - 621/428 Cypress/ Cabbage palm disturbed
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 - Van Cleave and Cangiolosi properties
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	24	Approx. 60% 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	cypress knees and water marks on popash and cypress show some areas hold water. Devisse and Paganes do not appear to attenuate water
Subtotal	300	119	
1.B Total	100	40	Obtained by dividing the subtotal by 3.
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. Devisse and Paganes each have 1 type of plant community -Cypress, pine and cabbage palm.
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		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by wildlife professionals	70	70	Provide documentation source - photo evidence of black bear by property owner.
c. Species Richness score ranging from 10 to 70	70		Score is prorated from 10 to 70 based on the FFWCC Species Richness map
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Ophioglossum palmatum - hand fern (E-FL), Tillandsia fasciculata and T. utriculata (E-FL) - No listed plants were observed on Devisse or Paganes

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

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	exotic removal, no alterations in topography
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>
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 - not directly adjacent to either Devisse or Paganes
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	59	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
	Possible points	Scored points	Comments
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 - Paganes has direct access from Rivers Road; Devisse does not have direct road access
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	hiking, nature photography, environmental education - no hunting or fishing.
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 (Van Cleave and Cangiolosi properties)
Subtotal	300	170	
2. Human Social Values/Aesthetics Total Score			
	100	57	<i>Obtained by dividing the subtotal by 3.</i>

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

3. Vulnerability to Development/Degradation			
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	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	
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 hydrologic changes envisioned
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		
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	all parcels to varying degrees within this range
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 rosemarytle)	-20	-20	air potato present
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	large vacant parcels with significant exotics surrounding
5.B Total	100	20	
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 beyond exotic control
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	-10	chronic dumping is a problem in this area
5.C Total	100	70	
4. Feasibility and Management Total Score	100	63	Sum of 5A, 5B, 5C, then divided by 3
Total Score: Rivers Road Properties	400	224	

Exhibit G. Photographs

Photographs 1-4: Various debris/ trash found on the Devisse Parcel



Exhibit H. Photographs (continued)

Photograph 5: Brazilian pepper and cabbage palm in the foreground – cypress in the background - Devisse Parcel



Photographs 6 and 7: Butterfly orchid (left) and shoestring fern (right) – Devisse Parcel



Exhibit H. Photographs (continued)

Photograph 8: Cabin on southeastern corner of Paganes Parcel – occupies approximately 1.5% of total property



Photographs 9 and 10: Interior of the cabin - Paganes Parcel



Exhibit H. Photographs (continued)

Photographs 11 - 13: Wildlife and evidence of wildlife detected on Paganes Parcel

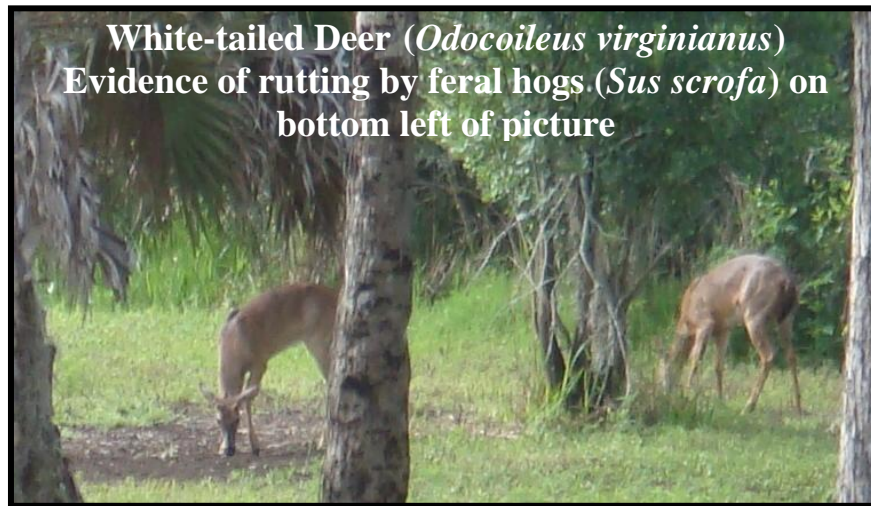


Exhibit H. Photographs (continued)

Photograph 14: Rivers Road – runs along the western and southern portions of the Paganes Parcel – a private road.



Photograph 15: Note root balls on cabbage palms and flared base of cypress tree – evidence of high water levels – Paganes Parcel. Mr. Paganes confirmed that this area was underwater during the heavy rains 3 or 4 years ago.



Exhibit H. Photographs (continued)

Photographs 16 and 17: Air-potato on Paganes Parcel. Photo on right shows evidence of recent FPL attempt to eradicate/ control this invasive, exotic plant.



Photograph 18: Evidence of fire on Rivers Road along the southern boundary of the Paganes Parcel.

