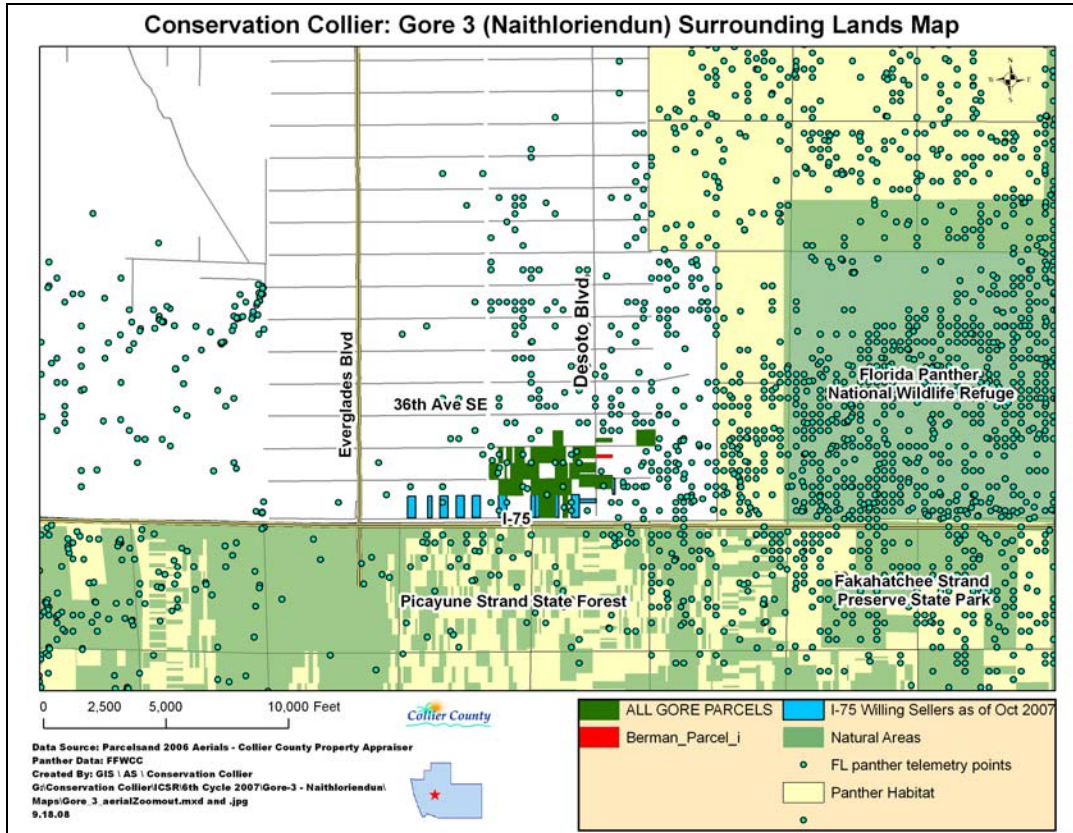


Conservation Collier

Initial Criteria Screening Report

Revised September 2008



Property Name: Gore-Naithloriendun
 Includes parcels offered in Gore-1 and Gore-2
 Folio Numbers inside

Staff Report Date: Revised – October 13, 2008

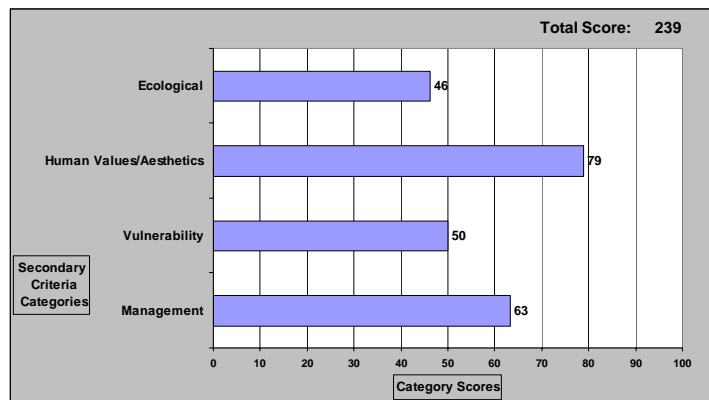


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Exhibits

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

I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Robert Gore	Local owner
Folio Number	69 parcels – see Folio list on Page 8	All except 3 parcels, totaling 13.73 acres, are contiguous and join Arias, Ayra and Argay, other offered I-75 parcels.
Target Protection Area (TPA)	NGGE	Located in Units 91 and 92
Size	69 parcels	Of a total of 183.52 acres – 169.79 are contiguous acres This group includes all cycle 5 B-list Gore parcels identified as Gore-1 and Gore-2
STR	S33 T49 R28	All parcels in same STR
Zoning Category/TDRs	Estates No TDRs	n/a
FEMA Flood Map Category	D	Area in which flood hazard is undetermined. This may change, as the area is currently being re-evaluated by FEMA.
Existing structures	One residential home	There is a residential home and open wooden pavilion on one ten-acre parcel, where Dr. Gore lives. He would offer an option on his homesite and sell as he is ready to leave, in a couple of years. The home could be used as a visitor center or leased for on-site security- homesite not part of this offering
Adjoining properties and their Uses	Estates residential	Mostly undeveloped; one adjoining home on 38 th Ave SE.
Development Plans	None known	No permits applied for in County system
Known Property Irregularities	Access Issues	Property can be accessed via Desoto Blvd., 40 th Ave SE and 38 th Ave SE. Desoto is paved, and the others are unpaved, though 38 th Ave SE is in better condition than 40 th Ave SE.
Other County Dept Interest	Transportation, Utilities, Parks and Recreation, Facilities, and Coastal Systems queried.	This group of parcels is located within the Utilities target area for a raw water well site, but there is not immediate interest. Feasibility for constructing a well would have to be determined. No other interest besides this was conveyed. Transportation may have interest but has not conveyed same.

Figure 1. Location Map

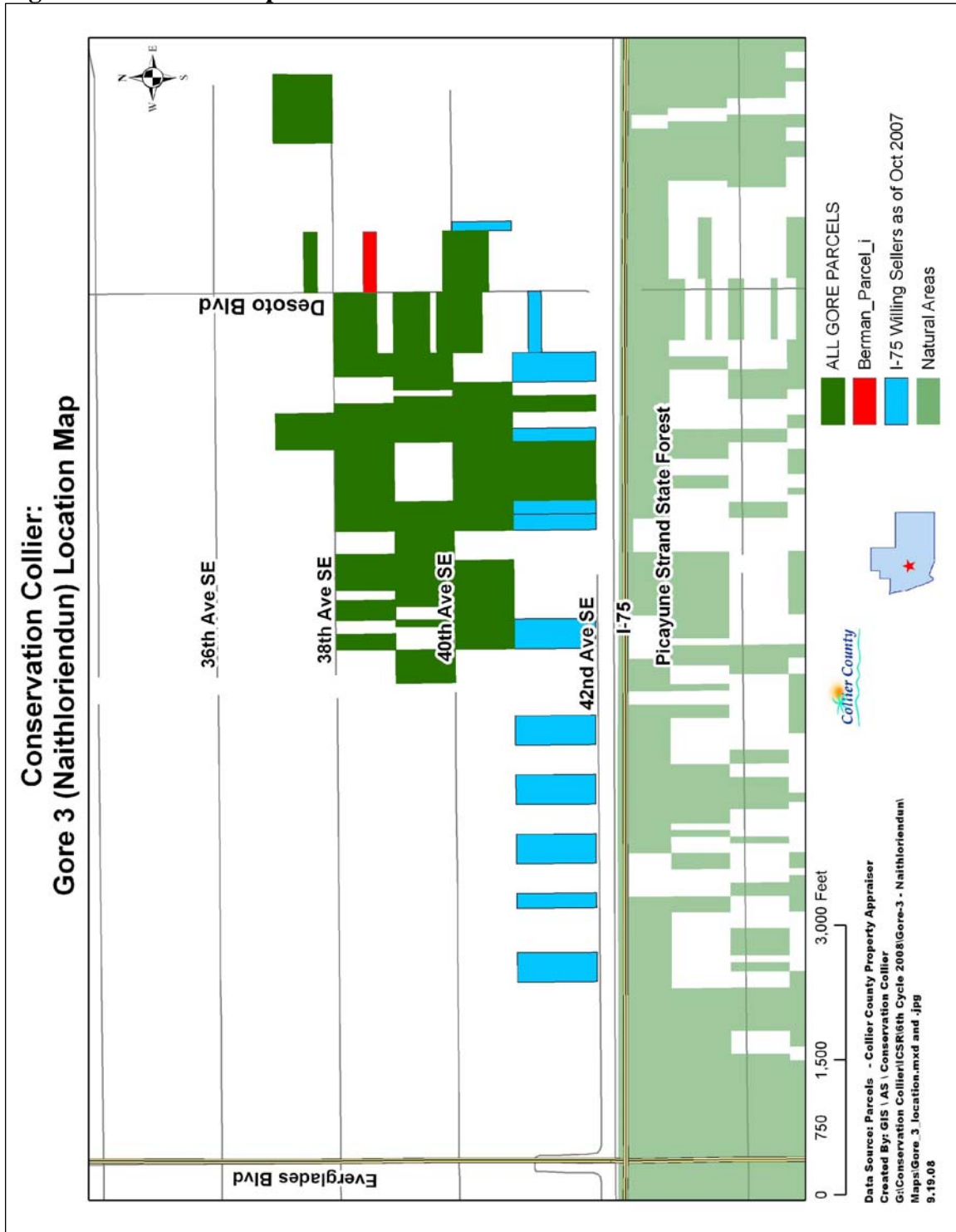


Figure 2. Aerial Map

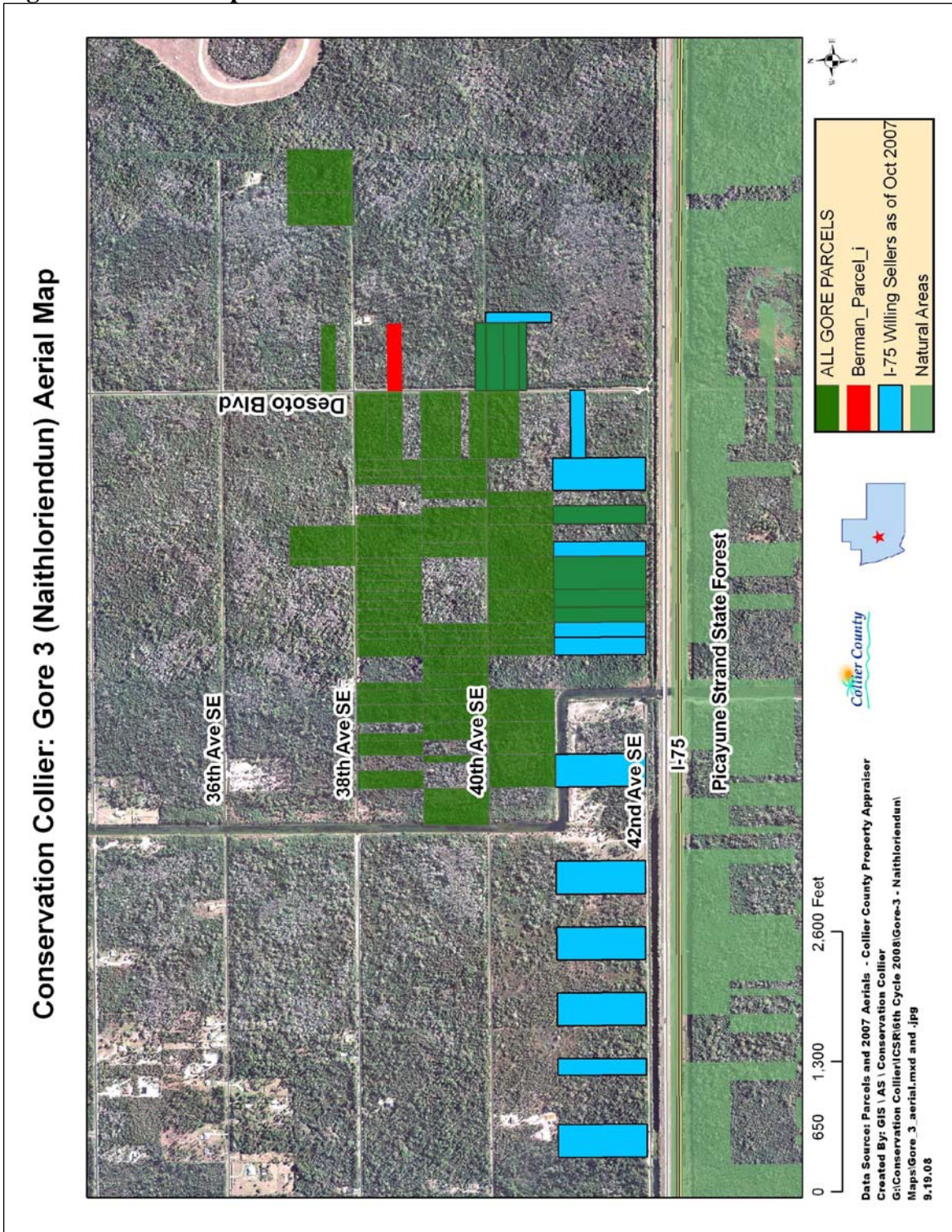
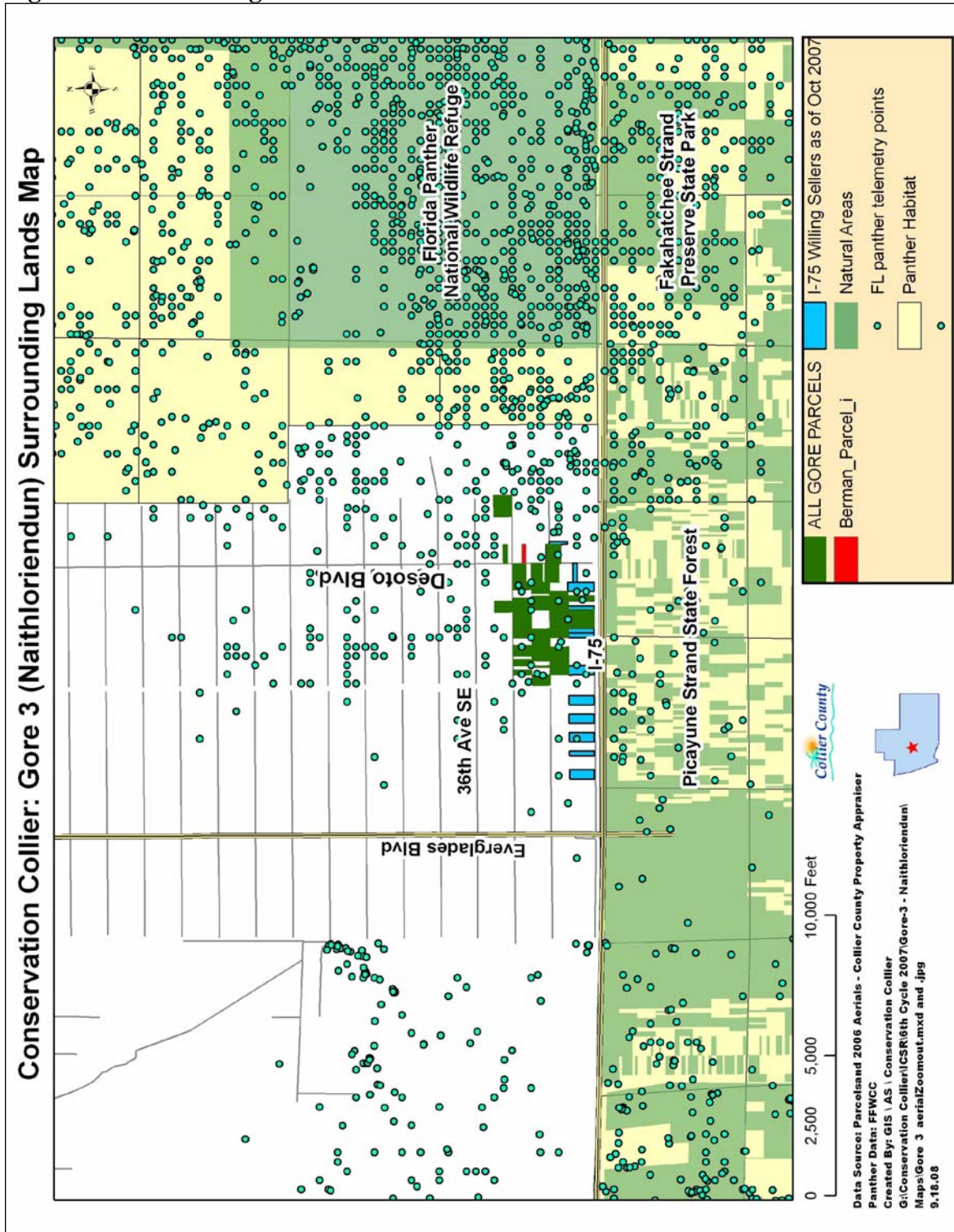


Figure 3. Surrounding Lands Aerial



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 appraisal is required.

See next page for listing of folios.

Assessed Value: * Total - \$1,862,410 for 69 parcels. This value includes 40% discount factor applied by the Collier County Property Appraiser upon request by the owner, as lands are assessed as for conservation uses.

Estimated Market Value: ** \$2,331,500 – approx. \$12,50 per acre, however, actual land values will vary depending on whether all parcels are purchased as a unit or individual parcels are selected for purchase.

“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 2009.

Gore Properties				
Folio	Legal Desc		acres	Assessed Value
1	41500040008	NGGE Unit 91 W 105 Ft of Tr 1	1.59	\$9,120
2	41500080000	NGGEUnit 91 E 75 Ft of W 180 Ft Tr 1	1.14	\$9,120
3	41500120009	NGGE Unit 91 E 150 Ft of Tr 1	2.27	\$18,160
4	41500160001	NGGE Unit 91 E 75 Ft Tr 2	1.14	\$9,120
5	41500200000	NGGE Unit 91 W 105 Ft of Tr 2	1.59	\$12,720
6	41500240002	NGGE Unit 91 W 75 Ft of E 150 Ft of Tr 2	1.14	\$9,120
7	41500280004	NGGE Unit 91 E 75 Ft of W 180 Ft of Tr 2	1.14	\$9,120
8	41500320003	NGGE Unit 91 E 75 Ft of Tr 3	1.14	\$9,120
9	41500360005	NGGE Unit 91 W 75 Ft of E 150 Ft of Tr 3	1.14	\$9,120
10	41500400004	NGGE Unit 91 W 180 Ft of Tr 3	2.73	\$21,840
11	41501320002	NGGE Unit 91 W 75 Ft of E 180 Ft of Tr 14	1.14	\$9,120
12	41501360004	NGGE Unit 91 E 105 Ft of Tr 14	1.59	\$9,120
13	41501400003	NGGE Unit 91 W 150 Ft of Tr 14	2.27	\$18,160
14	41501480007	NGGE Unit 91 Tr 16	5.00	\$40,000
15	41501520006	NGGE Unit 91 Tr 17	5.00	\$40,000
16	41501600007	NGGE Unit 91 W 75 Ft of E 150 Ft of Tr 19	1.14	\$9,120
17	41501640009	NGGE Unit 91 E 75 Ft of Tr 19	1.14	\$9,120
18	41501680001	NGGE Unit 91 W 105 Ft of Tr 19	1.59	\$12,720
19	41501720000	NGGE Unit 91 E 75 Ft of W 180 Ft of Tr 19	1.14	\$9,120
20	41501840003	NGGE Unit 91 E 75 Ft of Tr 20	1.14	\$28,500
21	41502680000	NGGE Unit 91 Tr 29	5.00	\$125,000
22	41502720009	NGGE Unit 91 Tr 30	5.00	\$40,000
23	41502760001	NGGE Unit 91 W 150 Ft of Tr 31	2.28	\$18,240
24	41502800000	NGGE Unit 91 E 180 Ft of Tr 31	2.73	\$21,840
25	41502840002	NGGE Unit 91 Tr 32	5.00	\$40,000
26	41502880004	NGGE Unit 91 E 150 Ft of Tr 33	2.27	\$18,160
27	41502920003	NGGE Unit 91 W 180 Ft of Tr 33	2.73	\$21,840
28	41502960005	NGGE Unit 91 E 75 Ft of Tr 34	1.14	\$9,120
29	41503000003	NGGE Unit 91 W 180 Ft of Tr 34	2.73	\$21,840
30	41503080007	NGGE Unit 91 W 105 Ft of Tr 35	1.59	\$12,720
31	41504080006	NGGE Unit 91 W 75 Ft of E 180 Ft of Tr 46	1.14	\$9,120
32	41504120005	NGGE Unit 91 E 75 Ft of W 150 Ft of Tr 46	1.14	\$9,120
33	41504200006	NGGE Unit 91 E 105 Ft Tr 46	1.59	\$12,720
34	41504240008	NGGE Unit 91 E 180 Ft of Tr 47	2.74	\$21,920
35	41504280000	NGGE Unit 91 W 150 Ft of Tr 47	2.27	\$18,160
36	41504400000	NGGE Unit 91 W 416 Ft of Tr 50	3.15	\$25,200
37	41504440002	NGGE Unit 91 E 264 Ft of Tr 50	2.00	\$16,000
38	41504520003	NGGE Unit 91 N 75 Ft of Tr 51	1.17	\$9,360
39	41504560005	NGGE Unit 91 S 180 Ft of Tr 51	2.81	\$22,480
40	41504600004	NGGE Unit 91 Tr 52	5.15	\$41,200
41	41504680008	NGGE Unit 91 N 150 Ft of Tr 53	2.34	\$18,720
42	41504720007	NGGE Unit 91 Tr 54	5.15	\$41,200
43	41506600002	NGGE Unit 91 N 150 Ft Tr 74	2.34	\$58,500
44	41507080003	NGGE Unit 91 S 105 Ft of Tr 78	1.64	\$13,120
45	41507160004	NGGE Unit 91 N 180 Ft of Tr 79	2.81	\$22,480
46	41507200003	NGGE Unit 91 S 150 Ft of Tr 79	2.27	\$18,160
47	41507320006	NGGE Unit 91 N 75 Ft of Tr 80	1.17	\$9,360
48	41510120002	NGGE Unit 91 Tr 109	5.00	\$125,000
49	41510640003	NGGE Unit 91 Tr 116	6.39	\$159,750
50	41560120007	NGGE Unit 91A E 180 Ft of Tr 122	3.81	\$30,480
51	41560160009	NGGe Unit 91A W 159 Ft of Tr 122	3.15	\$25,200
52	41560200008	NGGE Replat 91A Tr 123	6.99	\$55,920
53	41560320001	NGGE Unit 91A W 180 Ft ofTr 125	3.83	\$30,640
54	41616920009	NGGE Unit 92 Tr 84	5.68	\$56,800
55	41616960001	NGGE Unit 92 E 75 Ft of Tr 85	1.14	\$11,400
56	41617120002	NGGEUnit 92 W 180 Ft of Tr 86	2.73	\$27,300
57	41617960000	NGGE Unit 92 W 150 Ft of Tr 97	2.27	\$22,700
58	41618000008	NGGE Unit 92 W 75 Ft of E 180 Ft of Tr 97	1.14	\$11,400
59	41618080002	NGGE Unit 92 E 180 Ft of Tr 98	2.73	\$27,300
60	41618200002	NGGE Unit 92 W 180 Ft of Tr 99	2.73	\$27,300
61	41618240004	NGGE Unit 92 E 150 Ft of Tr 99	2.27	\$22,700
62	41618280006	NGGE Unit 92 W 180 Ft of Tr 100	2.73	\$27,300
63	41618320005	NGGE Unit 92 E 150 Ft of Tr 100	2.27	\$22,700
64	41619200001	NGGE Unit 92 W 75 Ft of Tr 111	1.14	\$11,400
65	41619320004	NGGE Unit 92 E 180 Ft of Tr 112	2.73	\$27,300
66	41619360006	NGGE Unit 92 W 150 Ft of Tr 112	2.27	\$22,700
67	41661640004	NGGE Unit 92A Tr 138	5.00	\$40,000
68	41661680006	NGGE Unit 92A Tr 139	5.00	\$40,000
69	41661800006	NGGE Unit 92A Tr 142	5.00	\$40,000
TOTAL			183.52	\$1,862,410

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

Collier County Environmental Resources Department staff conducted a site visit in 2005, on December 17, 2007 and revisited on September 29, 2008.

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
ix. Other native habitats	Yes – 624 – Cypress Pine – Cabbage Palm and 620 - Wetland Coniferous Forest

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

FLUCCS:

The electronic database identified:

- 624 – Cypress – Pine – Cabbage Palm

The following native plant communities were observed:

- 624 – Cypress – Pine – Cabbage Palm
- 620 – Wetland Coniferous Forest

Characterization of Plant Communities present:

Ground Cover: Ground cover species observed were swamp fern (*Blechnum serrulatum*), sword fern (*Nephrolepis* sp.), giant sword fern (*Nephrolepis biserrata*), strap fern (*Campyloneurum* sp.), gold-foot fern (*Phlebodium aureum*), match head (*Phylla nodiflora*), Arrowhead (*Sagittaria lancifolia*), *Cyperus* sp., and pepper vine (*Ampelopsis arborea*).

Midstory: Midstory species included marlberry (*Ardesia escallonioides*), wild coffee (*Psychotria nervosa* and *P. sulzneri*), myrsine (*Myrsine floridana*), Carolina willow

(*Salix caroliniana*), pond apple (*Annona glabra*), and buttonbush (*Cephalanthus occidentalis*).

Canopy: The canopy for most of the parcels consists of, in order of abundance, a mix of cypress (*Taxodium distichum*) cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), bay (*Persea sp.*) and, and slash pine (*Pinus elliottii*). In depressional areas, pop ash (*Fraxinus caroliniana*) was observed.

Statement for satisfaction of criteria: These data indicate that while the Ordinance-identified endangered plant communities are not present on the parcel, intact native plant communities are present. Many of the plants observed are wetland species, with areas of upland species on the northeast side, at 38th Ave. SE and Desoto Blvd. This observation loosely corresponds to mapped soil types, indicating that the historic native plant communities are still present.

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*

Statement for satisfaction of criteria: This group of parcels has access from four public roads: Desoto Blvd., 38th Ave. SE, 40th Ave. SE and 42nd Ave. SE. Desoto is paved road, both 38th Ave. SE and 40th Ave. SE are unpaved but passable by vehicle and 42nd Ave. SE is not passable on foot. The southern-most parcels abut 42nd Ave. SE, which runs along the I-75 canal and which is within the Florida Department of Transportation (FDOT) I-75 right of way, but are not visible from the interstate. All properties except for three are contiguous and could accommodate outdoor recreation with some clearing for trails.

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:

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
buttonbush (<i>Cephalanthus occidentalis</i>)	swamp fern (<i>Blechnum serrulatum</i>)
Carolina willow (<i>Salix caroliniana</i>)	red maple (<i>Acer rubrum</i>)
cypress (<i>Taxodium distichum</i>)	
pond apple (<i>Annona glabra</i>)	
pop ash (<i>Fraxinus caroliniana</i>)	
swamp bay (<i>Persea palustris</i>)	

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

Other hydrologic indicators observed: Mature cypress trees are present on the properties, with bases as wide as 4 feet in diameter at breast height (DBH). Cypress knees observed during a November 2005 unofficial visit are between 2 and 6 feet tall (see photos). No surface water was observed at the time of the November 2005 or December 2007 site visits. Staff visited again on September 29, 2008. No surface water was observed during this visit along the roads and behind Mr. Gore's homesite, however, the area was moist.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Approximately one-third of the properties are mapped as consisting of depressional Boca, Riviera, limestone substratum, and Copeland fine sands. These soils are very poorly drained and found in depressions, swamps, and marshes. Typical vegetation includes cypress, pickerel weed, and alligator flag. Another approximate one-third is mapped as Hallandale and Boca fine sands, a slough soil. This soil type is nearly level, poorly drained and found in sloughs and drainageways. The natural vegetation consists of scrub cypress, sand cordgrass, wax myrtle and maidencane. The remaining one-third is mapped as containing Hallandale fine sand. This soil type is poorly drained and typical of flatwoods. Slash pine, saw palmetto, and creeping bluestem are often found in it.

The vegetation observed on the properties is somewhat consistent with what is expected on these soils, with the difference that no scrub cypress was observed on the areas mapped as Hallandale and Boca fine sands. The size/age of some of the cypress trees indicates that the area has historically contained wetlands.

Karst, a formation of limestone, was observed in the central and southern portions of the parcels. Karst is a wetland indicator.

Lower Tamiami recharge Capacity: Low, mapped in GIS at 0-7" annually.

Surficial Aquifer Recharge Capacity: Moderate - mapped at 43 to 56" annually.

Federal Emergency Management Area (FEMA) Flood map designation: The property is within Flood Zone D, indicating an area in which flood zone hazards are undetermined. However, FEMA is in the process of reassessing flood zones, and the property's classification may change as a result. The County's consultant is working with FEMA to finalize the basic flood elevation data for FEMA to use to produce the new flood maps. Engineering staff estimates that FEMA will work to produce the DRAFT flood maps during the first half of 2009. The public review process is very lengthy, so it may be the end of 2010 before implementation of new flood maps.

Statement for satisfaction of criteria: The plant communities found on the properties were mostly consistent with mapped soils, and the properties contain wetlands. As such, they provide habitat for wetland-dependent species. The properties are not mapped as

contributing significantly to the Tamiami Aquifer, but they are mapped as contributing moderately to the Surficial Aquifer. Wetlands can serve as a buffer and filter contaminated water, and as surface water in this area flows towards the I-75 canal, they may help to clean runoff before it enters the canal. The ability of these parcels to contribute to flood control is unknown, though from the presence of hydrologic indicators such as cypress knees, karst and water marks on buttressed cypress trunks, they appear to have historically held 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.

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		State	Federal
Giant sword fern	<i>Nephrolepis biserrata</i>	T	
common wild pine	<i>Tillandsia fasciculata</i>	E	n/a
reflexed wild pine	<i>Tillandsia balbisiana</i>	T	n/a

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.

No listed wildlife species were observed during the site visit. The owner advises that Florida panther are seen 3-4 times a year and Florida black bear are sighted routinely. Florida Fish and Wildlife Conservation Commission panther telemetry data show panther presence on the parcels, most recently from late 2006.

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: The parcels scored 7 out of 10, except along roads, where the scores are 5 or 6, indicating potential for above average species diversity.

Non-listed species observed: A red-shouldered hawk was heard calling. The owner has observed bobcats, opossums, raccoons, deer, nine-banded armadillos and ibis on the parcels.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Florida panther (*Felis concolor coryii*), Florida black bear (*Ursus americanus floridanus*), Everglades mink (*Mustela vison evergladensis*), red rat snake (*Elaphe guttata*), florida brown snake (*Storeria dekayi victa*), florida ribbon snake (*Thamnophis sauritus sackenii*), striped mud turtle (*Kinosternon baurii*), limpkin (*Aramus guarauna*), tricolor heron (*Egretta tricolor*), and white ibis (*Eudocimus albus*).

Statement for satisfaction of criteria: These parcels are mapped as having above-average biodiversity. Collared Florida panthers have been tracked on them and in the immediate area. Because they are infested with Brazilian pepper (*Schinus terebinthifolius*) they would need extensive restoration for native wildlife to make best use of the area. Neighboring properties are similarly infested and could make restoration difficult to maintain. However, these parcels provide significant wildlife habitat due to size.

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, on the east

Statement for satisfaction of criteria: These properties are within a historic wetland area that connects on the east side with the Florida Panther National Wildlife Refuge (FPNWR) via the Harley Davidson Test Track. However, the test track is fenced, discouraging movement of wildlife across the property.

The North Belle Meade sending lands are to the west but tentative transportation plans for the area include a new access ramp to I-75 at Everglades Blvd., which could present a danger to wildlife moving west across Everglades Blvd. Additionally, Florida Fish and Wildlife Conservation Commission (FFWCC) biologists do not encourage use of the area to corridor panthers farther west into North Belle Meade due to increasing development in that area.

The Picayune Strand State Forest is directly to the south across I-75. This is potentially significant because a Comprehensive Everglades Restoration Project (CERP) is occurring on these lands, involving plugging of canals and restoring surface flow of water. There has been concern voiced in the community that such restoration may have potential to flood parcels just to the north, across I-75, including these parcels. While CERP project engineers consider flooding unlikely, acquisition of lands in this area for conservation could help resolve this question. However, all lands in the area would need to be acquired and not all have even been offered nor has a study been done to determine which exact lands should be targeted for flooding concerns. No wildlife underpass connection currently exists in this area, however, FFWCC biologists advise this could be requested as part of mitigation for development of a future access ramp for I-75. Presently, the County Transportation Department is studying where the best location for an access ramp could be, at Everglades Blvd., Desoto Blvd. or farther east, with a selection expected in spring of 2009.

<i>Is the property within the boundary of another agency's acquisition project?</i>
--

No
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>
No
<i>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</i>

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: This property would provide opportunities for hiking. Trails exist on the parcels though they are overgrown at present, having not been maintained since hurricane Wilma in 2005.

Nature Photography: This property provides opportunities for nature photography, however the property is currently difficult to access due to overgrown trails.

Bird-watching: This property provides opportunities for bird-watching, though such activity is limited due to dense vegetation.

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

Swimming: This property does not provide opportunities for swimming.

Hunting: Hunting is not permitted in Golden Gate Estates.

Fishing: This property does not provide opportunities for fishing.

Recommended Site Improvements: Existing trails could be restored to allow hiking access to the property, with additional access points developed. However, existing trails begin on the homesite parcel and that parcel would need to be acquired in order to use these trails. Additional trails could be developed and a small parking area could be placed off Desoto Blvd. in an upland soils area.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, signage, the construction of a trail system to allow the public to have access to selected portions of the property and a small public parking area. The following assessment provides estimates of both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 20027-63, as revised (Ordinance 2007-65), requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present: The property is approximately 25-50% infested with mature Brazilian pepper. Along roads, the infestation is at approximately 95%, with interior areas having scattered plants and occasional dense patches of Brazilian pepper.

Exotic Vegetation Removal and Control: The initial cost of exotic removal would be substantial due to the amount present, the density of the vegetation and the difficulty of accessing some areas. Based on previous exotic removal contracts, costs for the level of infestation observed to treat with herbicide in place are estimated at approx \$3,000 per acre. For cutting and removal of debris to a waste facility, costs are estimated at \$5,000 per acre. Considering this range of costs, exotic removal for these parcels could cost between half a million and a million dollars. Including other I-75 parcels in a removal would likely increase costs, as some I-75 parcels are not contiguous.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at approximately **\$1,500 per acre**, per year for a total of close to **\$274,500** for approximately **183** acres. These costs would likely decrease over time as the soil seed bank is depleted, however, much of the parcels are wetlands where prescribed fire would not be appropriate and hand removal of exotics would be required. Costs could continue to be high for some time.

Public Parking Facility: Considering the size of the parcels, a preserve at this location could be a destination for hikers, making development of a small parking area appropriate. Parking is currently possible along the shoulders of roads. At present, the estimated cost for construction of a shell or gravel parking lot to accommodate approximately 10 cars is \$15,000. Associated additional costs could include:

- Land clearing
- Engineering design
- Permitting costs

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 volunteers and the Sheriff's weekend work groups to clear existing trails and to establish and open additional trails. If a wheelchair-accessible, or ADA (American's with Disabilities Act) compliant portion of the trail is required, this would need to be contracted. If crushed shell is used for wheelchair accessible portions, this could cost up to \$40.00 per foot. Other materials, such as asphalt or concrete, would be less costly.

Security and General Maintenance: It would be desirable to fence this group of properties to reduce opportunities for dumping and trespass, however, this could be problematic if private parcels remain interspersed within preserve parcels. Field fencing, similar to that used by FL DOT along I-75 could be used. Costs, including installation, for this type of fencing are approx. \$6.00 per foot. Gates are \$800 each. A sign could be placed at the intersection of Desoto Blvd and 38nd Ave SE, directing visitors to the property, and on the property itself. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor, though this could be expensive and/or problematic due to the remote location.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$750,000	\$274,500	Kill in place at \$3,000 per acre for 183 acres. This is a high estimate, as some areas not directly observed may not be as significantly impacted by exotics as other areas. Annual recurring cost would likely be less than shown, a straight calculation of \$1,500 per acre, but would still be substantial.
Parking Facility	\$15,000	t.b.d.	Current estimates are \$15,000 minimum for a small parking lot. Cost could be higher, to include engineering, permits and clearing.
Access Trails/ ADA	t.b.d.	t.b.d.	Simple dirt trails established during exotic removal and cleared later based on a plan – no mulch. ADA trails would cost significantly more.
Fencing	\$75,200	t.b.d.	Field fencing - \$6.00 per foot Gates - \$800 ea. Considers fencing approx 12,000 feet, representing core preserve parcels only, not including I-75 parcels on west side of Naithloriendun. Estimate includes 4 gates.
Trash Removal	\$5,000	t.b.d.	No solid waste observed on parcels but dumping is chronic in this area. Estimate is placeholder value. If trails were established, contracting for trash removal from on-site trash barrels could be problematic due to the remote location.
Signs	\$600	t.b.d.	6 - 3' X 1.5' metal on post – uninstalled. Signs in this area have been shot at.
Total	\$845,400+	\$274,500+	

t.b.d. To be determined; costs are unknown at this point.

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 2008 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2009. 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**, making it unlikely to be selected for funding.

Florida Forever Program: The Florida Forever Program has all current funds committed through 2010. This parcel **is not** inside a Florida Forever project boundary and is unlikely to be selected for funding.

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. This parcel is not within CERP project boundaries, although it is north of CERP project lands directly across I-75. Big Cypress Basin (BCB) has been queried for partnership potential. While the BCB supports the acquisition to provide natural flood attenuation opportunities within the Golden Gate Estates, it is unknown whether their coming budget will allow for a financial partnership.

Other Potential Partner Funding Sources:

There may be potential to partner with the County Transportation Department to receive mitigation funding assistance for parcel purchase in this area depending upon the location selected for an I-75 access interchange. Transportation staff has advised the potential location will be determined in the spring of 2009.

The Collier Soil and Water Conservation District (CSWCD) have plans for develop a Regional Offsite Mitigation Area (ROMA) within the North Golden Gate Estates. There may be some opportunity to partner with CSWCD for acquisition should this become a reality.

VI. Summary of Secondary Screening Criteria

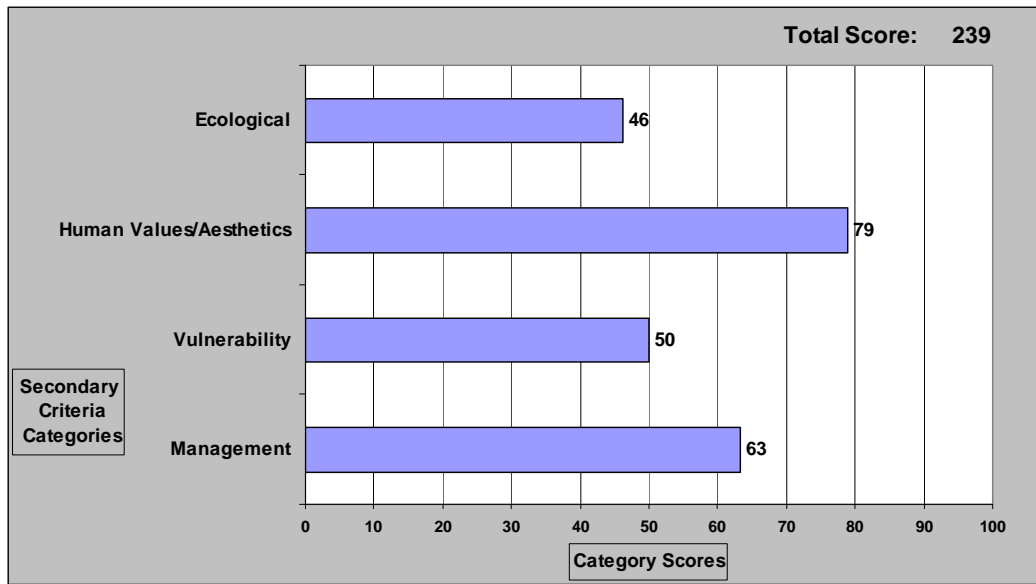
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of **239 out of a possible 400** was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	46	46%
Human Values/Aesthetics	100	79	79%
Vulnerability	100	50	50%
Management	100	63	63%
Total Score:	400	239	60%

Percent of Maximum Score: 60%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 239 out of 400

Ecological – 46 out of 100:

The property scored slightly below average in the ecological section. It did not contain any targeted plant communities, though native wetlands plant communities are present on the site. Hydrological indicators and soil type indicate that area is part of a wetland system. It contributes minimally to the Lower Tamiami Aquifer and moderately to the Surficial Aquifer. Biodiversity on the site is scored by FFWCC as above average. However, it would need significant work to remove exotics and restore it to a high level of ecological function. It is approximately 2 miles from the Florida Panther NWR, via the Ford test track, 2.5 miles from the Fakahatchee Strand State Preserve and just north of the Picayune Strand State Forest across I-75 but not directly connected to other conservation lands.

Human Values/Aesthetics – 79 out of 100:

The property scored above average in this category primarily due to access from a paved road (Desoto Blvd.), because its size would accommodate hiking and because area roads (38th, 40th and 42nd Aves SE) make a large portion visible from a public thoroughfare. The properties are also accessible on foot via 42th Ave. SE, which is an unimproved gravel road traversing the FDOT I-75 right of way. An historic agreement between the State Department of Transportation and the original NGGE developer grants legal access to property owners along 42nd Ave. SE, although this access is not maintained by the County Road Department.

Vulnerability –50 out of 100: The parcels include 69 separate lots that could be developed. Eleven lots could be subdivided once, making a total of 80 homes that could be built on the parcels. No development permits have been applied for, other than one for the homesite parcel (10 acres) that not currently for sale.

Management –63 out of 100:

The slightly above-average score for this section is a result of the lack of alterations necessary to sustain the area's hydrologic functions. The score was depressed, however, by the need to remove the severe Brazilian pepper infestation. Adjacent properties would serve as seed banks, and any trails created on the parcel would need to be maintained regularly through mechanical removal of exotics, as burning is not appropriate to the area because of the presence of wetland hardwoods and difficult due to proximity to I-75.

Parcel Size: 197.66 acres

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This group of parcels is significant in size and is comparable with other multi-parcel projects within the North Golden Gate Estates, such as Winchester Head and NGGE Unit 53.

Exhibit A. FLUCCs Map

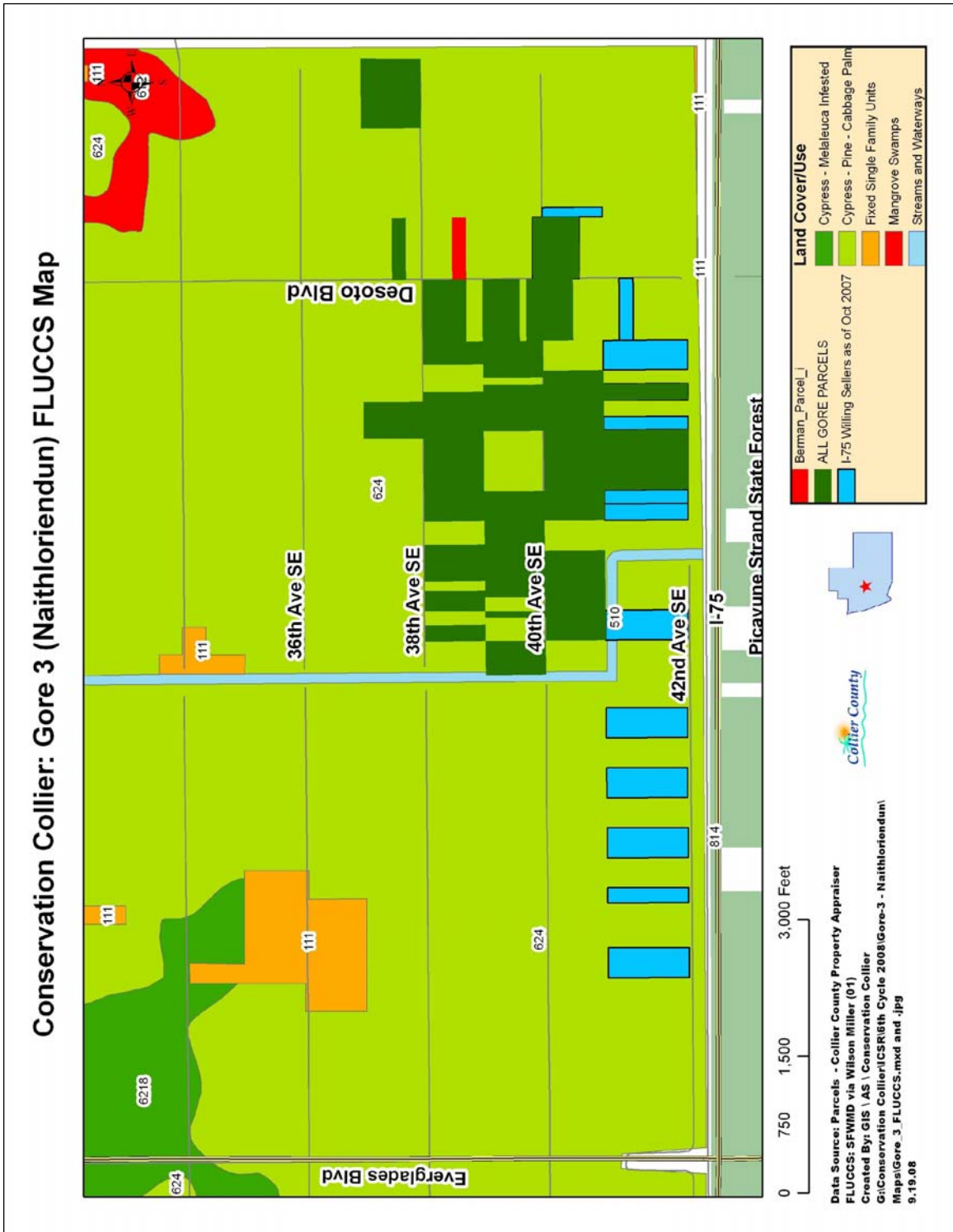


Exhibit B. Soils Map

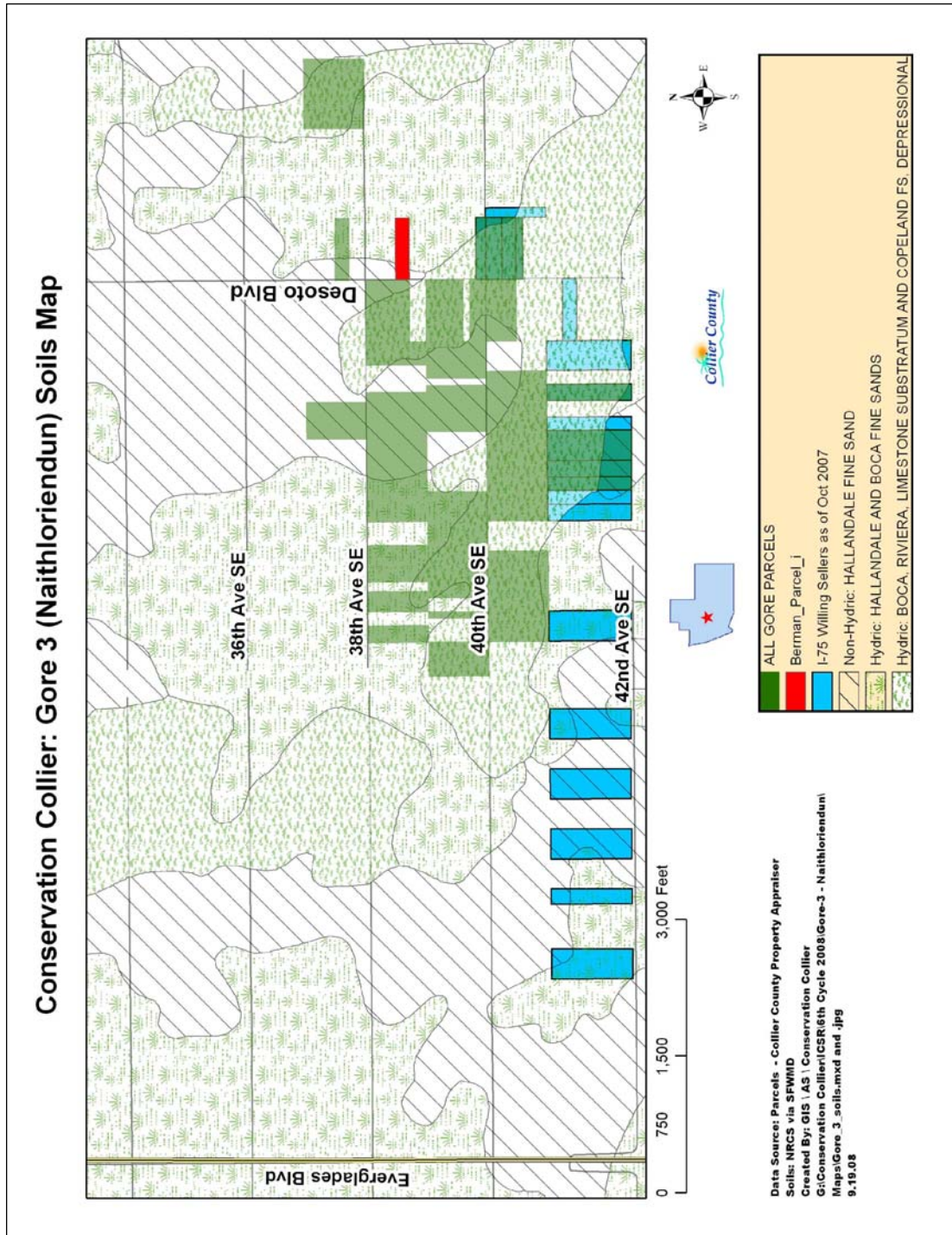


Exhibit C. Species Richness Map

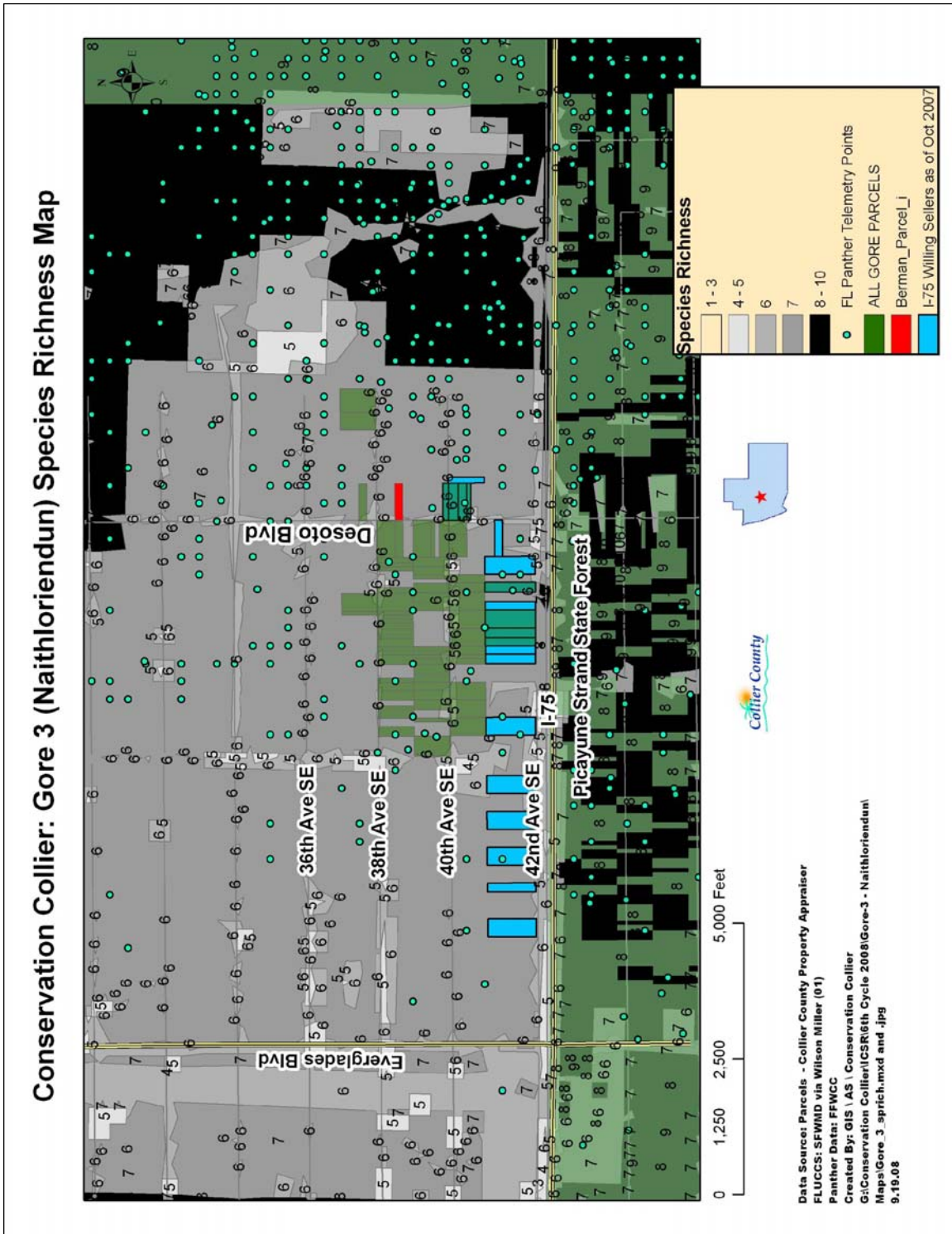


Exhibit D. Wellfield Protection and Aquifer Recharge Maps

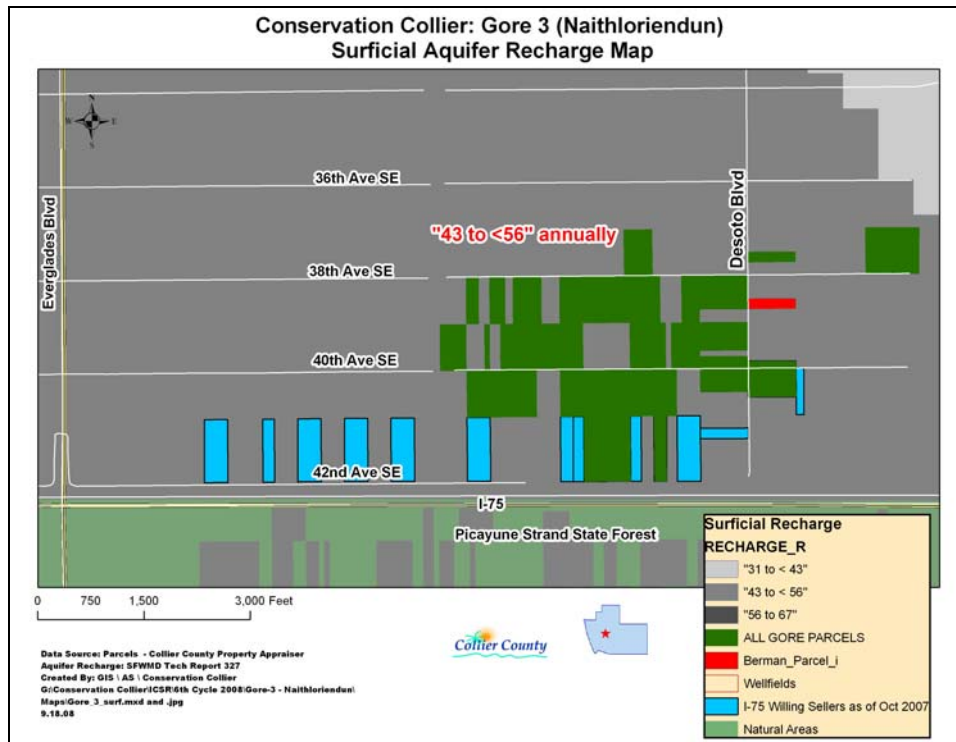
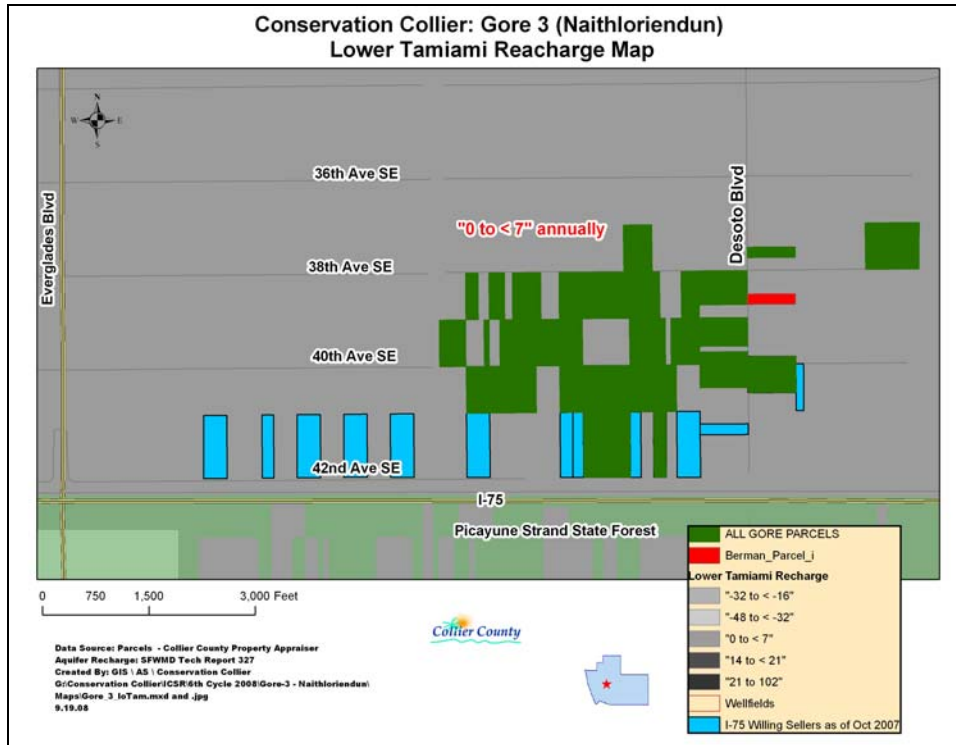


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Gore parcels aka Naithloriendun		Folio Numbers: 69 parcels	
Geographical Distribution (Target Protection Area): NGGE			
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	FLUCCS maps identify this area as 624 - Cypress-Pine-Cabbage Palm. Onsite observations show wetland hardwoods mixed in as well.
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	0-7" annually for Lower Tamiami; 43-56" annually for surficial aquifer
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface Water Quality (Select the Highest Score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	approx 2/3 of the parcels have slough or depressional soils and appear to be wetlands though visited in dry season
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soils	80	27	approx 1/3 are depressional soils - Boca, riviera, limestone substratum and copeland fs
b. Slough Soils	40	13	approx 1/3 are slough soils - hallandale and boca fs
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	site visit shows areas where water typically ponds during wet season, evidenced by water lines on cypress trees - approx 2 feet
Subtotal	300	135	
1.B Total	100	45	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or or less FLUCCS native plant communities	50	50	FLUCCS mapping shows only 624 (Cypress-Pine-Cabbage Palm) but site visit shows also 620 (Wetland coniferous forest)
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source - Owners advises that panther (3-4 times per year) and bear are often seen. Panther telemetry points documented on parcels.</i>
b. Listed wildlife species have been documented on the parcel by w	70	70	
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 - Score is mostly 7 -with 5 and 6 at road edges</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 point	20	20	<i>Nephrolepis biserrata - giant sword fern - (T-state) observed; Tillandsia fasciculata (E-state) and T. balbisiana (T-state) also observed.</i>

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

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	remove exotics - but roads cut through (40th Ave. SE and 38th Ave. SE) and these can't be removed.
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	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		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Florida Panther National Wildlife Refuge is approx 2 miles to the east - crossing the Harley Davidson Test Track, Fakahatchee Strand State Preserve is approx 2.5 miles to the east south of I-75 and Pinyun State Forest is directly south across I-75
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	50	
1. Ecological Total Score	100	46	<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	100	Desoto Blvd is paved but parcels can also be accessed from 38th, 40th and 42nd Aves. SE via unpaved roads. The County maintains all but 42nd Ave. SE, which must be maintained by adjoining owners. There are no homes built along this section of 42nd Ave. SE. It is not currently maintained and is little more than a trail in places.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	hiking and wildlife observation/photography
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	62	<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. 77% of the perimeter can be seen by accessing</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		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	237	
2. Human Social Values/Aesthetics Total Score	100	79	<i>Obtained by dividing the subtotal by 3.</i>

Exhibit E. 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	50	Estates zoning - 69 folios with 14 of those being 5 acres or more. 69 homes could be built (excludes homesite property as 1 home exists there) unless properties < 5 acres are subdivided, in which case up to 83 homes could be built.
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		no permits in system
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	50	
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 needed to sustain site characteristics
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	95% Brazilian pepper at roadsides and 15-30% in interior
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	many adjacent lots contain exotics with no requirement to remove until developed.
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	Parcels have trails that would require maintenance. Trails are overgrown since hurricane Wilma. Prescribed fire management would be appropriate on portions of the parcels but their location near I-75 does not favor burning.
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	Owner advises chronic trespass and dumping issues exist
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	400	239	

Exhibit F. Photographs

Photo 1. Looking west along 38th Ave SE from Desoto Blvd. Gore parcels on left. Photo taken 2008.



Photo 2: Looking South along Desoto Blvd., from the corner of 38th Ave SE – Gore parcels on right. Photo taken 2007.



Photo 3: Looking east along 38th Ave SE, from just east of Desoto Blvd. Gore parcels across Desoto on left. Photo taken 2008.



Photo 4: Looking west along 42nd Ave. SE from Desoto Blvd. Gore parcels on right. Road impassable by vehicle. Photo taken 2007.



Photo 5. Tall cypress knees on homesite parcel. Photo taken Nov. 2005



Photo 6. Entrance to homesite parcel Photo taken Nov. 2005



**Photo 7. Vanilla sp. orchid in wooden pavilion on homesite parcel –
Photo taken 2008**



**Photo 8. Trail marking – Photo taken Nov. 2005. Trails have not been
maintained since hurricane Wilma and are not open at this time.**



Photo 9. Typical interior in center of parcels. Photo taken 2007.



Photo 10. Wetland depressional area in center of parcels with alligator flag (*Thalia geniculata*) Photo taken 2007.



Photo 11. Depressional area with popash (*Fraxinus caroliniana*) – Note water marks on tree trunks at approx. 1.5 feet showing typical wet season water levels. Photo taken 2007.



Photo 12. Internal Brazilian pepper thicket. Photo taken 2008.

