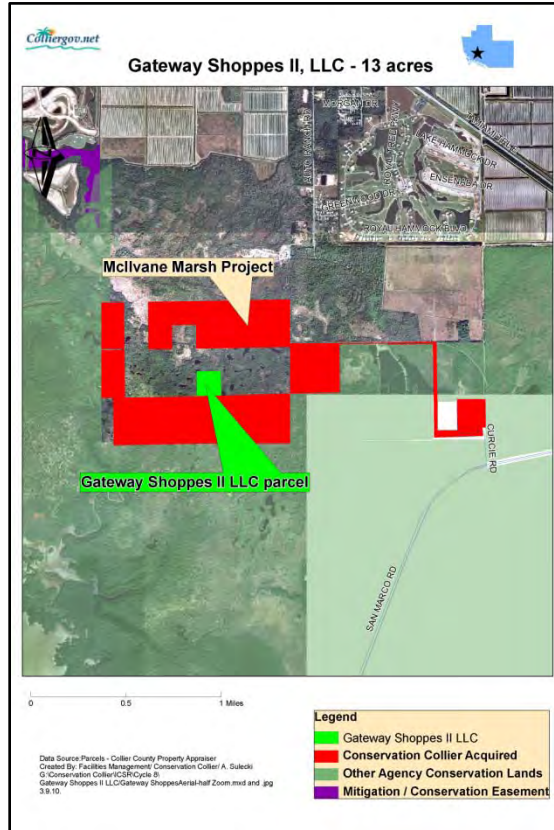


Conservation Collier Initial Criteria Screening Report



Property Name: Gateway Shoppes II LLC
Folio Number(s): 00775200009

Staff Report Date: April 12, 2010

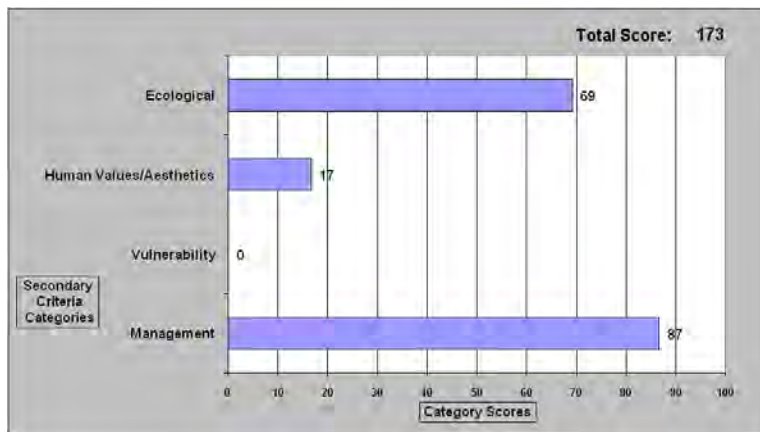


Table of Contents

I. Summary of Property Information	3
Table 1. Summary of Property Information.....	3
Figure 1. Location Map.....	4
Figure 2. Aerial Map.....	5
Figure 3. Surrounding Lands Aerial	6
Summary of Assessed Value and Property Costs Estimates	7
Zoning, Growth Management and Conservation Overlays	7
II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics.....	8
III. Potential for Appropriate Use and Recommended Site Improvements	13
IV. Assessment of Management Needs and Costs.....	14
Table 2. Summary of Estimated Management Needs and Costs.....	15
V. Potential for Matching Funds.....	16
VI. Summary of Secondary Screening Criteria	17
Table 3. Tabulation of Secondary Screening Criteria.....	17
Figure 4. Secondary Screening Criteria Scoring.....	17
Exhibit A. FLUCCs Map	19
Exhibit B. Soils Map.....	20
Exhibit C. Species Richness Map	21
Exhibit D. Listed Species Locations – Florida Fish and Wildlife Conservation Commission	22
Exhibit E. Well field Protection and Aquifer Recharge Maps.....	23
Exhibit F. Priority Habitats – Florida Natural Areas Inventory.....	24
Exhibit G. Integrated Wildlife Habitat Ranking 2008 - Florida Fish and Wildlife Conservation Commission	25
Exhibit H. Completed and Scored Secondary Criteria Screening Form.....	27
Exhibit I. Photographs	30

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	Gateway Shoppes II LLC	n/a
Folio Number	00775200009	The offered 13 acres is a portion of this 80-acre parcel, which is not split out at present. The remainder of parcel is being donated to the State of Florida as mitigation for development.
Target Protection Area (TPA)	Not within Established TPA	Parcel is within an area where 370 acres have already been acquired by Conservation Collier and adjoins those lands.
Size	13.059 acres	This size may be approximate, as the owner and property appraiser's records differ by 5.059 acres
STR	S30 / T51 / R27	n/a
Zoning Category/TDRs	A – Agriculture with CON/ST Overlay	Zoning maps show the parcel as Ag - but Property Appraiser Acreage header states “non-agricultural acreage.” Area has CON/ST overlay on County Future Land Use Map.
FEMA Flood Map Category	AE6	Base Flood Elevation determined at 6 feet above sea level
Existing structures	none	n/a
Adjoining properties and their Uses	Conservation, commercial, residential, agriculture	Directly surrounding properties are conservation (county, state and federal). To the north is residential (1 mile), commercial (auto junkyard – 2/3 mile) and agriculture (slightly over 1 mile).
Development Plans Submitted	none	This parcel does not appear to be developable.
Known Property Irregularities	Parcel is wetland, Limited non-vehicular access	There is no appropriate access for this parcel. To walk on it from the unimproved track one must climb through mangrove wetlands.
Other County Dept Interest	Transportation, Utilities, Parks and Recreation, Zoning, Pathways, Coastal Coordination	No interest communicated
Tax Value	Approx. \$125 per acre	Tax Value of entire 80-acre parcel is \$10,000; dividing by 13 results in \$125 per acre

Figure 1. Location Map

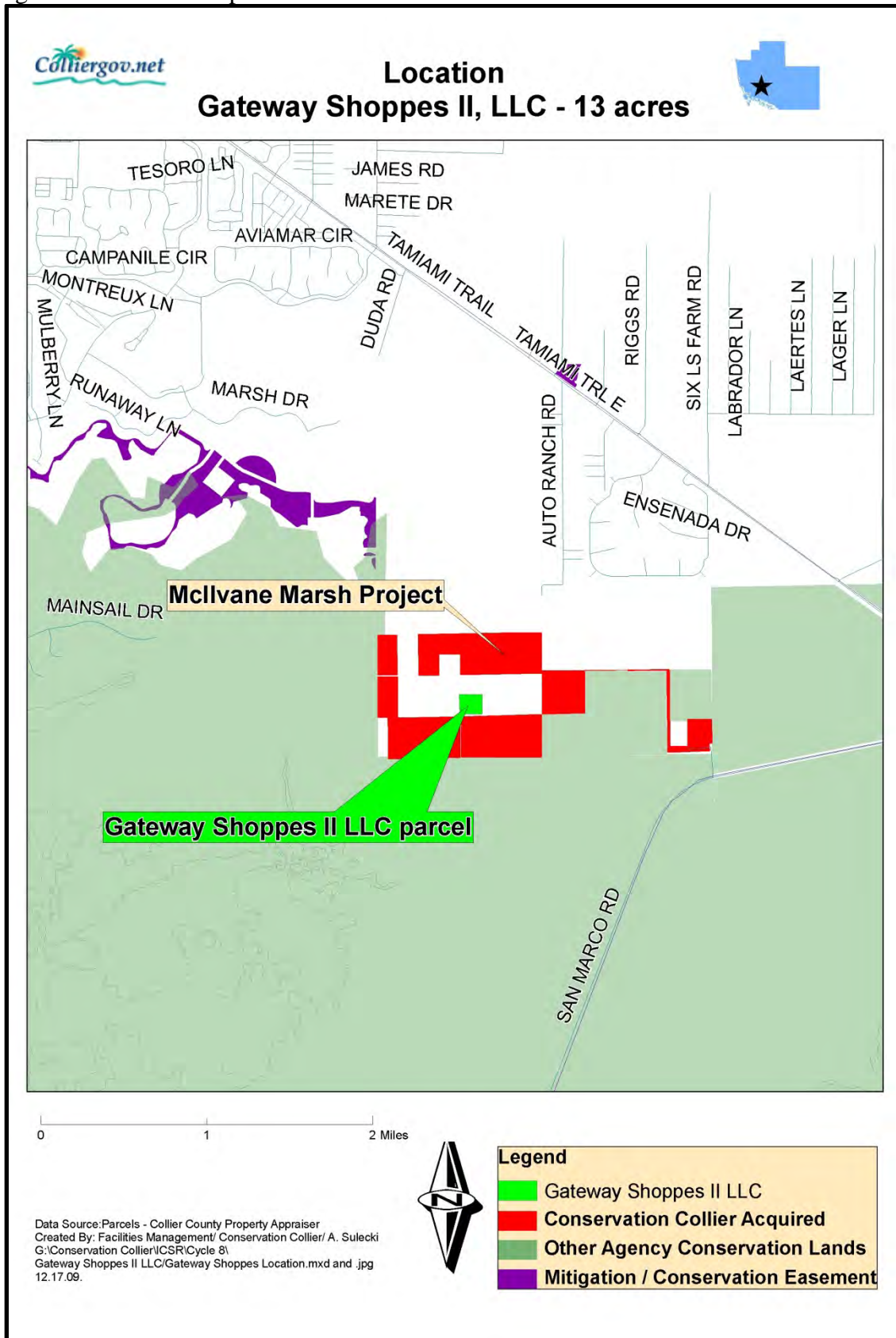


Figure 2. Aerial Map

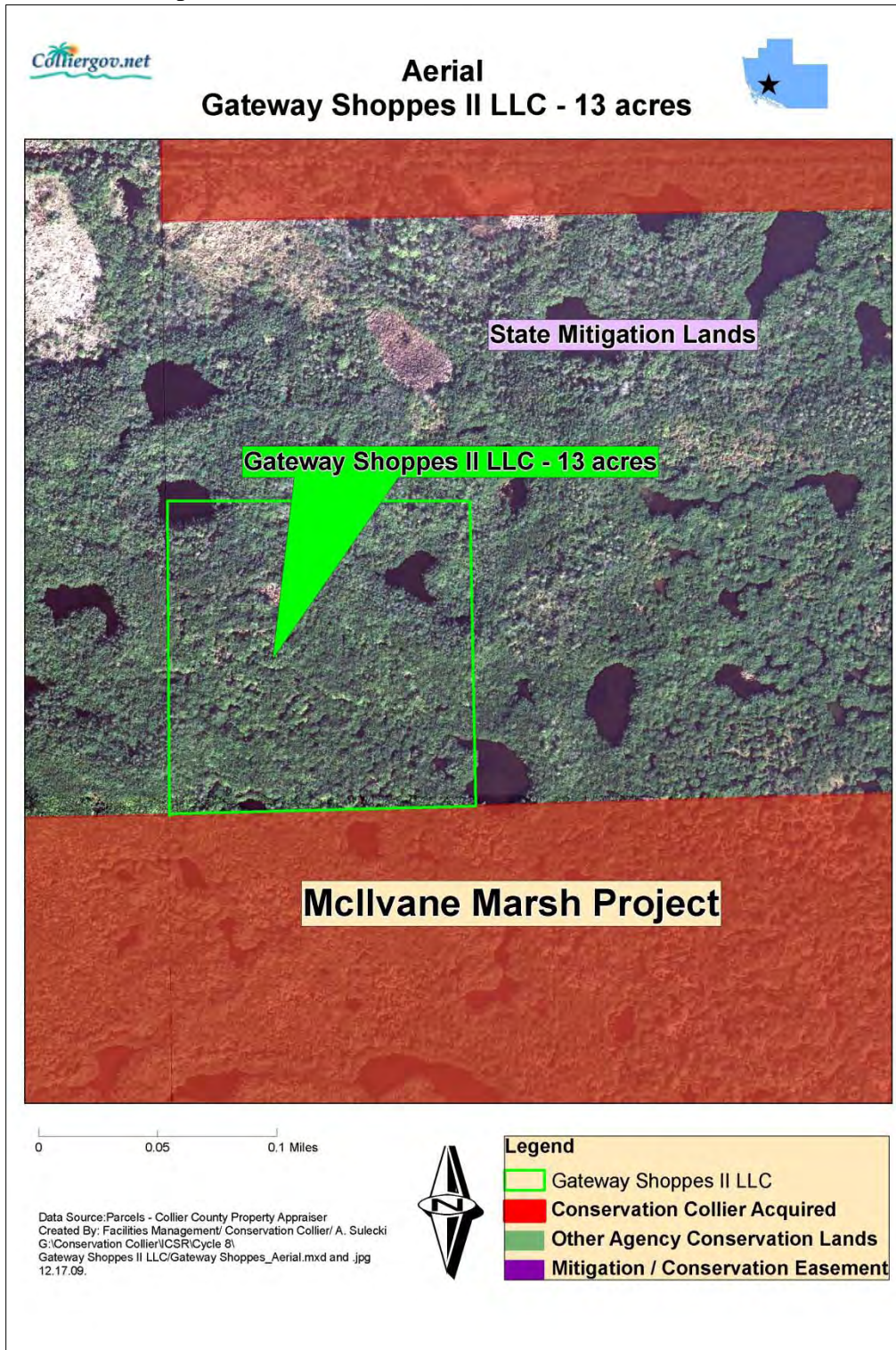
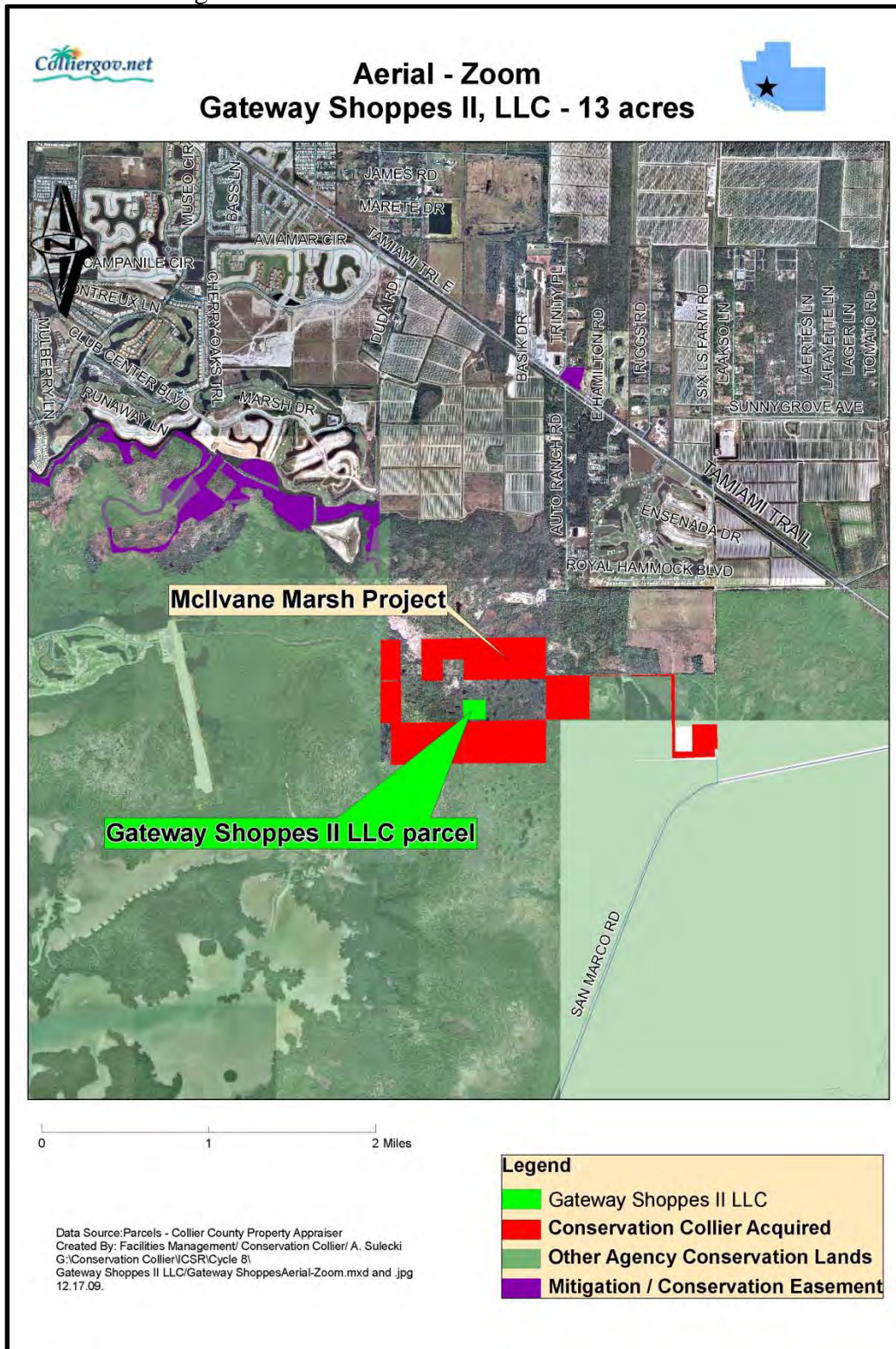


Figure 3. Surrounding Lands Aerial



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.

**Assessed Value: * \$1,625 (\$10,000 assessed value for entire parcel / 80=
\$125 X 13 acres = \$1,625)**

Estimated Market Value: ** \$45,000 (\$3,500 per acre)

**“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.**

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned Agricultural, however, the Property Appraiser list it as “non-agricultural acreage.” This means that it has the rights of agricultural land but it is not currently considered to have agricultural potential. It is not within an established growth management overlay; however, it is within a Conservation / Special Treatment (CON/ST) area on the Collier County Future Land Use Map. The implications for acquisition are that this is an appropriate area for conservation.

* Property Appraiser’s Website

** Collier County Real Estate Services Department

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

Conservation Collier Program staff conducted a site visit on February 4, 2010.

MEETS INITIAL SCREENING CRITERIA Yes - Met 4 out of 6

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) **Yes**

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)	Yes
viii. Tidal freshwater marsh	No
ix. Other native habitats	Yes – Mangrove swamp

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) (2004) and field verification of same.

FLUCCS:

The electronic database identified:

- 612 – mangrove swamps

The following native plant communities were observed:

- 612 – mangrove swamps
- 642 – saltwater marshes

Characterization of Plant Communities present:

Ground Cover: Ground cover observed was relatively sparse. Plants observed include swamp fern (*Blechnum serrulatum*), cattail (*Typha sp.*), water hyssop (*Bacopa sp.*). Adjoining lands contain significant stands of sand cordgrass (*Spartina bakeri*), which may also exist on portion of this parcel which were directly not observed.

Midstory: Plants observed in the midstory include wax myrtle (*Myrica cerifera*), myrsine (*Myrsine guianensis*), and red mangrove (*Rhizophora mangle*).

Canopy: red mangrove (*Rhizophora mangle*)

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

2. **Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?** Ord. 2002-63, Sec. 10 (1)(b) **No**

Statement for satisfaction of criteria: This parcel is difficult to access and not conducive to casual visitation. To walk on it, one must first cross an area of flooded mangrove forest. While it is wet, it is not uniformly wet and the water depth is not enough to consider recreational uses such as canoeing and kayaking. It cannot be seen from a public thoroughfare and so does not enhance the general aesthetic setting of Collier County. Its acquisition value would be to increase and connect current conservation holdings, not to provide additional distribution of conservation lands.

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 - obligatory (OBL) and facultative wetland (FACW) observed:

OBL	FACW
<i>Bacopa spp.</i>	<i>Blechnum serrulatum</i>
<i>Rhizophora mangle</i>	<i>Spartina bakeri</i>
<i>Typha sp.</i>	

Wetland dependent wildlife species observed: None directly observed.

Other Hydrologic indicators observed: Standing groundwater approximately 1½ feet deep.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (U.S. Department of Agriculture (USDA) /Natural Resource Conservation Service (NRCS) 1990). Mapped soils on this parcel are entirely Durban Wulfert mucks. These are level, poorly drained soils commonly found in mangrove swamps. The water table over these soils commonly fluctuates with the tide. Natural vegetation consists of red, white and black mangroves. Red mangroves are present, consistent with this soil type.

Aquifer Recharge Potential: Aquifer recharge map data was developed by Fairbank, P. and S. Hohner in 1995 and published as *Mapping recharge (infiltration and leakage) throughout the South Florida Water Management District*, Technical publication 95-20 (DRE # 327), South Florida Water Management District, West Palm Beach, Florida.

Lower Tamiami Recharge Capacity: The mapped Lower Tamiami recharge rate for this parcel is -16” to -1” annually, indicating a wetland discharge area.

Surficial Aquifer Recharge Capacity: The mapped surficial recharge rate for this parcel is 43” to < 56” annually, considered moderate.

FEMA Flood Map Designation: The property is within Flood Zone AE6, indicating a base flood elevation has been determined at 6 feet above sea level.

Statement for satisfaction of criteria: This parcel provides opportunities for protection of water resource values in several ways: by protecting an area of surficial aquifer recharge, protecting habitat important to many coastal wildlife species and by protecting developed commercial and residential properties farther landward from possible storm surge.

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: The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (FWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at <http://www.fws.gov/endangered/wildlife.html#Species>. The Florida state lists of protected plants are administered and maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via chapter 5B-40, Florida Administrative Code (F.A.C.). This list of plants can be viewed from a link provided at http://www.fl-dof.com/forest_management/plant_conserve_list.html.

No listed plant species were observed.

Listed Wildlife Species: Federal wildlife species protection is administered by the FWS with specific authority published in 50 CFR 17. Lists of protected wildlife can be viewed on-line at: <http://www.fws.gov/endangered/wildlife.html#Species>. FWC maintains the Florida state list of protected wildlife in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, of the Florida Administrative Code (F.A.C.).

A list of protected Florida wildlife species can be viewed at:

http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf.

The following listed wildlife species have been observed or documented within McIlvane Marsh, though not necessarily on this parcel, by Rookery Bay National Estuarine Research Reserve (RBNERR) and FWS.

COMMON NAME	SCIENTIFIC NAME	STATUS	FWS
American alligator	<i>Alligator mississippiensis</i>	FWCC SSC	Threatened due to similarity of appearance to the Florida crocodile
American crocodile	<i>Crocodylus acutus</i>	E	T
Florida ribbon snake	<i>Thamnophis sauritus sackeni</i>	T	
snowy egret	<i>Egretta rufescens</i>	SSC	
wood Stork	<i>Mycteria americana</i>	E	E
tri-colored heron	<i>Egretta tricolor</i>	SSC	
osprey	<i>Pandion haliaetus</i>	SSC	
little blue heron	<i>Egretta caerulea</i>	SSC	
bald eagle	<i>Haliaeetus leucocephalus</i>	DELISTED but special rule F.A.C. 68A-16.002	DELISTED on current
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	E	E
Florida panther	<i>Puma concolor coryi</i>	E	E
Florida black bear	<i>Ursus americanus floridanus</i>	T	Listed in other states but not in Florida

E (Endangered); T (Threatened), SSC (Species of Special Concern)

Bird Rookery Observed? No bird rookery was observed.

Non Listed Wildlife Species: The following non-listed species have been observed or documented within the McIlvane Marsh, though not necessarily on this parcel, by staff and RBNERR. Data collected by RBNERR staff.

COMMON NAME	SCIENTIFIC NAME	Frequency	Notes
Alligator		1	
Anginga		1	
Barn Swallows		3	
Black Racer Snake		2	
Bobcat		4	tracks
Commorant		1	
Florida rabbit		4	scat
Great Blue Heron		2	
Great Egret		2	
Greb Duck		3	
Kingfisher		3	
Mallard, female		3	
Mocking bird		2	
Osprey		3	
Otter		4	tracks
Possum		4	tracks
Raccoon		4	tracks

Red bellied Turtle	3
Red shouldered Hawk	2
Florida Ribbon Snake	3
Ringbill Duck	3
Softshell Turtle	2
Snowy Egret	2
Tri-colored egret	3
Turkey Vulture	1
Water Snake	3
White tail Deer	3

Potential Listed Species: The observed habitat and location would support the presence of the following additional listed species: Mangrove rivulus (*Rivulus marmoratus*), mangrove cuckoo (*Coccyzus minor*), limpkin (*Aramus guarauna*), reddish egret (*Egretta rufescens*), white ibis (*Eudocimus albus*), roseate spoonbill (*Platalea ajaja*) and swallow-tailed kite (*Elanoides forficatus forficatus*).

Statement for satisfaction of criteria: The wildlife observations made by state and federal biologists within McIlvane Marsh over the last decade indicate that the McIlvane Marsh, which includes the offered parcel, provides habitat for numerous listed and non-listed wildlife species. While parts of the marsh have significant infestations of invasive exotic plant species, this parcel appears to be relatively free of exotics. The habitat is not particularly diverse; however, it appears to have good ecological quality.

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 parcel is surrounded and connected to approximately 700 acres of conservation lands within McIlvane Marsh, approximately 370 of them owned by Collier County under the Conservation Collier Program. These lands are, in turn, connected to approximately 159,370 acres of existing coastal and inland conservation and park lands, including the Ten Thousand Islands National Wildlife Refuge (TTINWR) (33,843 acres), Collier Seminole State Park (6,912 acres), RBNERR (40,000 acres), and Picayune Strand State Forest (78,615 acres).

Is the property within the boundary of another agency's acquisition project?
No. There has been informal discussion between Collier County, state and federal entities about including McIlvane Marsh within either or both state (RBNERR) and federal (TTINWR) project boundaries to facilitate management and law enforcement capabilities, but it is not currently included.

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? **No**

III. Potential for Appropriate Use and Recommended Site Improvements

Physical access to this parcel is limited to the eastern boundary along a narrow unpaved section-line track. To enter the parcel, one must climb through a red mangrove forest.

Potential Uses as Defined in Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, section 5.9:

Hiking: This parcel is not accessible nor is it appropriate for hiking as it has standing surface water.

Nature Photography: There is limited potential for nature photography on this parcel.

Bird-watching: There is limited opportunity for bird watching on this parcel. Birds are present; however, the access difficulties would limit this site to hardier souls.

Kayaking/Canoeing: There is no opportunity for kayaking/canoeing on this property.

Swimming: There is no opportunity for swimming on this parcel.

Hunting: There is no opportunity for hunting on this parcel.

Fishing: While there is opportunity for fishing in the McIlvane Marsh area, there is no opportunity directly on this parcel.

Recommended Site Improvements: No site improvements are recommended.

IV. Assessment of Management Needs and Costs

Management of this property will address potential costs associated with accessing the property and removing any exotic plant species found there. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Exotic, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2009 List of Invasive Plant Species (Category I and Category II). FLEPPC is an independent incorporated advisory council created to support the management of invasive exotic plants in Florida's natural areas by providing a forum for exchanging scientific, educational and technical information. Its members come primarily from public educational institutions and governmental agencies. Annual lists of invasive plant species published by this organization are used widely in the state of Florida for regulatory purposes.

The current FLEPPC list (2009) can be viewed on-line at <http://www.fleppc.org/list/list.htm>. Category I plants are those that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. **Category II** invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by **Category I** species. These species may become **Category I** if ecological damage is demonstrated.

Category I and II plants found on this parcel in order of observed abundance: No Category I or II FLEPPC invasive plant species were observed on this parcel; however, the entire parcel was not accessible and was not surveyed for exotics.

Exotic Vegetation Removal and Control: Until such time as invasive exotic plant species are observed on the parcel, no removal and control is necessary.

Public Parking Facility: There is no opportunity for development of a public parking facility on this or adjoining parcels.

Public Access Trails: There is no opportunity for development of trails on this parcel. It may be possible to build a raised boardwalk; however, it is not feasible to develop a parking area to access a raised boardwalk and so that is unlikely to happen.

Security and General Maintenance: Security for this area is currently maintained via locked gate on Curcie Road limiting access to the McIlvane Marsh area to RBNERR staff, FWS staff, Conservation Collier staff and property owners. With no access, there is no need for general maintenance.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$0	t.b.d.	There may be exotics on the parcel, but none were observed along the west edge.
Parking Facility	\$0	\$0	Vehicle access is not feasible.
Access Trails/ ADA	\$0	\$0	Site has standing surface water.
Fencing	\$0	\$0	Fencing is not necessary.
Trash Removal	\$0	\$0	Trash removal is not necessary.
Signs	\$100 each		3' X 1.5' metal on post - uninstalled
Total	\$100	t.b.d.	

t.b.d. To be determined; cost estimates are unknown.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust - Parks and Open Space Florida Forever grant program:

Application for this program is typically made for pre-acquired sites. Each recipient is limited to a maximum of \$5 million of the available bond proceeds. The program makes approximately \$63 million to eligible applicants each year (unless otherwise allocated by the Florida legislature). The Florida Legislature did not include funding for Florida Forever, which allocates funds to the FCT grant program, in its budget for the 2009-2010 fiscal year. As a result, FCT did not fund applications in 2009. The availability of Florida Forever funds for the 2010 - 2011 fiscal year is currently unknown and dependent on legislative appropriation which may occur by the end of the current legislative session on April 30, 2010. FCT is, however, accepting applications through May 26, 2010 in anticipation of funding availability. 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 59 out of a possible 320 points. In the past, staff has been verbally advised as to the threshold number of points that might indicate potential funding success. However, the application has substantially changed this year, and a success threshold is not currently known. Staff has provided information about this parcel to FCT staff to determine its funding potential and will report this when a response is received.

Florida Forever Program:

The Florida Legislature did not include funding for Florida Forever in its budget for the 2009-2010 fiscal year. Staff has been previously advised that the Florida Forever Program is concentrating on parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

Other Potential Funding Sources:

None known

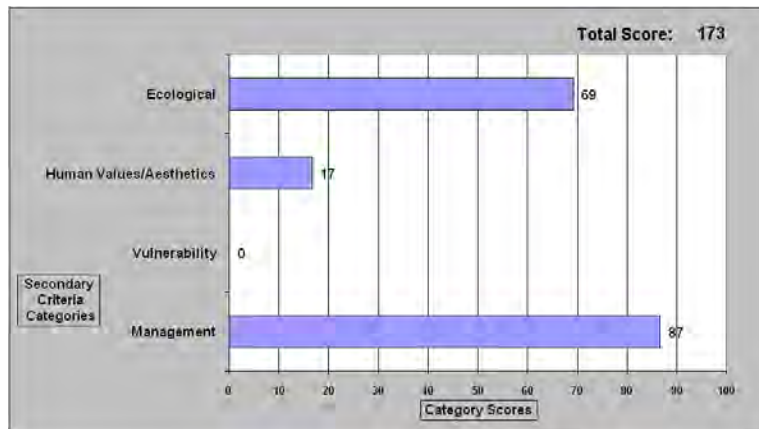
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of ? 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	69	69%
Human Values/Aesthetics	100	17	17%
Vulnerability	100	0	0%
Management	100	87	87%
Total Score:	400	173	43%
Percent of Maximum Score:			43%

Figure 4. Secondary Screening Criteria Scoring



Summary of Factors Contributing to Score

Total Score: 173 out of 400 possible points

Ecological: 69 out of 100 possible points

This parcel achieved a higher than moderate score because it contains one of the ordinance-identified priority habitats (high marsh-saline), it is mapped as contributing somewhat to surficial aquifer recharge, it is wetlands, has a likelihood of being biologically diverse, and does not need to be altered to maintain high ecological function. The parcel is surrounded and connected to approximately 700 acres of conservation lands within McIlvane Marsh, approximately 370 of them owned by Collier County under the Conservation Collier Program. These lands are, in turn, connected to approximately 159,370 acres of existing coastal and inland, county, state and federal conservation and park lands.

Human Values/Aesthetics: 17 out of 100 possible points

Access is limited to the eastern boundary by walking on an unpaved seasonal access track. There is no kayak/canoe access and water is not deep enough to accommodate these. The parcel cannot be seen from a public thoroughfare.

Vulnerability: 0 out of 100 possible points

This parcel has a base zoning of Agriculture, however, the property appraiser considers it “non-agricultural acreage.” There may be some potential for aquaculture on this parcel. Under the current zoning, aquaculture for native species is permitted, but aquaculture for exotic species would require a Conditional Use approval. As the parcel is located within a Conservation/Special Treatment (CON/ST) Area on the Collier County Future Land Use Map, that potential is low. The likelihood of this parcel being developed for other purposes is nearly nonexistent.

Management: 87 out of 100 possible points

There were no exotic plant species observed on the parcel, however, the entire parcel was not accessible and was not surveyed. The parcel would require minimal to no maintenance. There may be opportunity for joint management with RBNERR in the future, which could reduce some costs should exotics be found on the property.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is not similar to other parcels currently being considered by Conservation Collier.

Exhibit A. FLUCCs Map

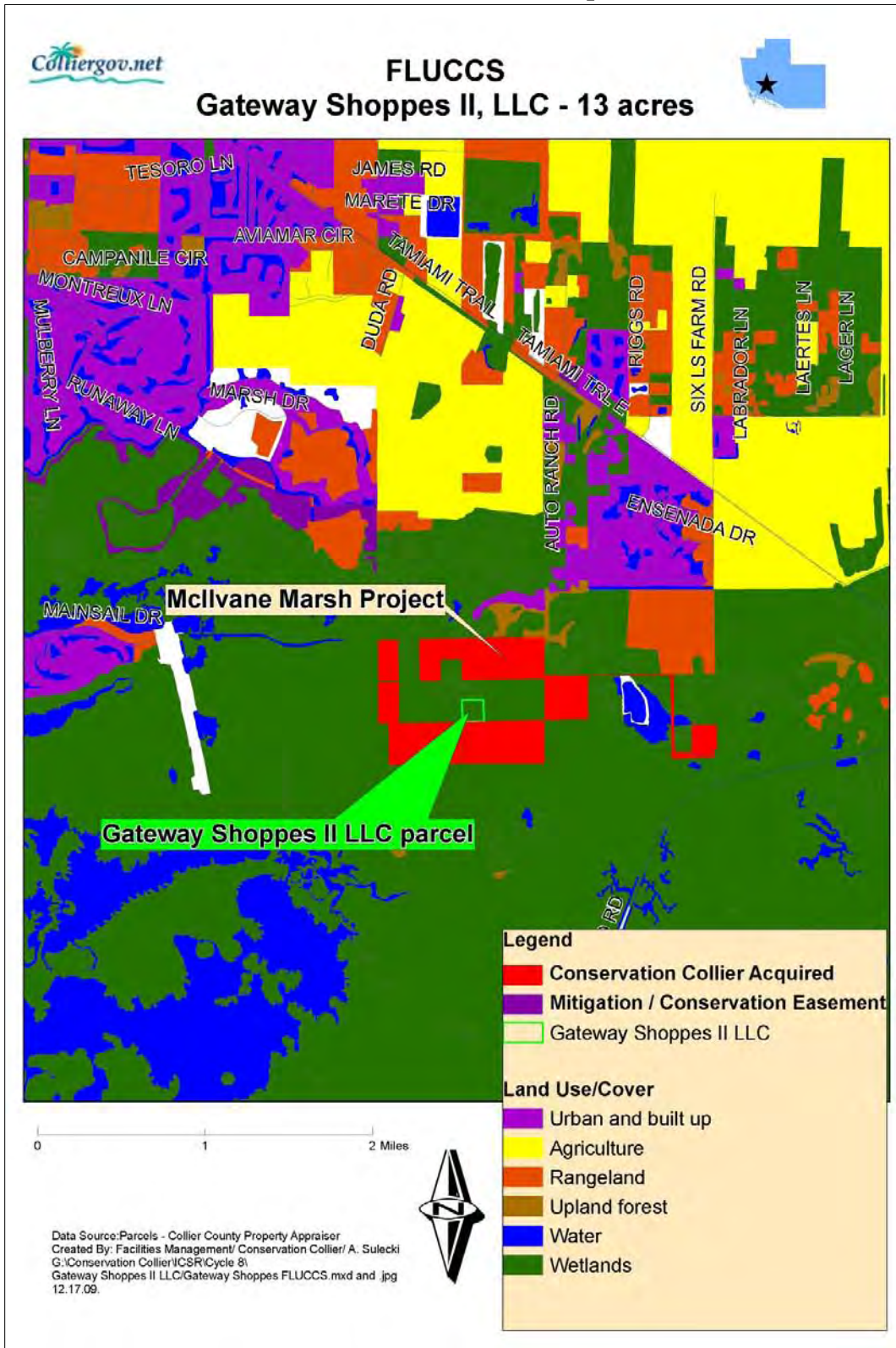


Exhibit B. Soils Map

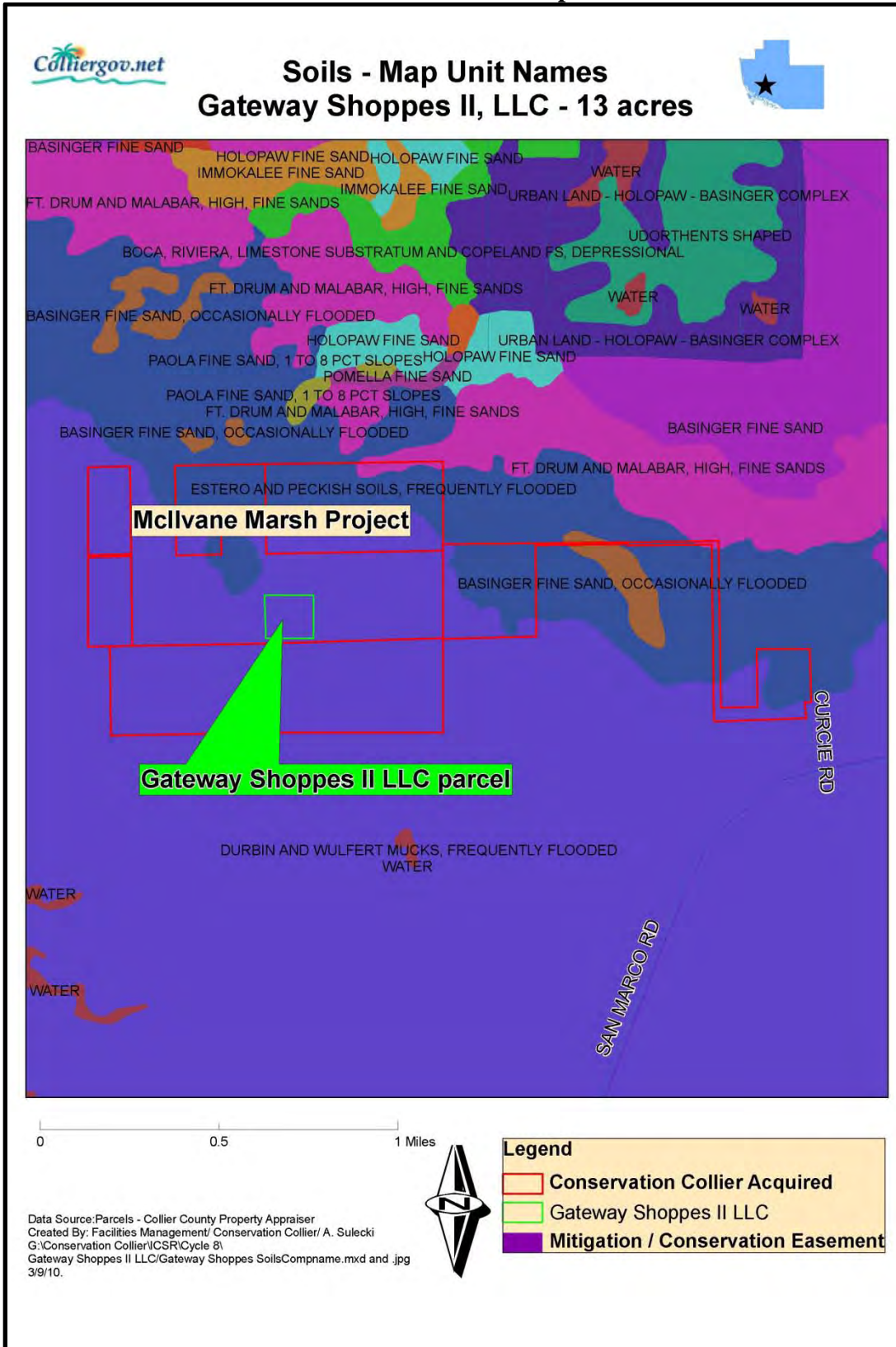


Exhibit C. Species Richness Map

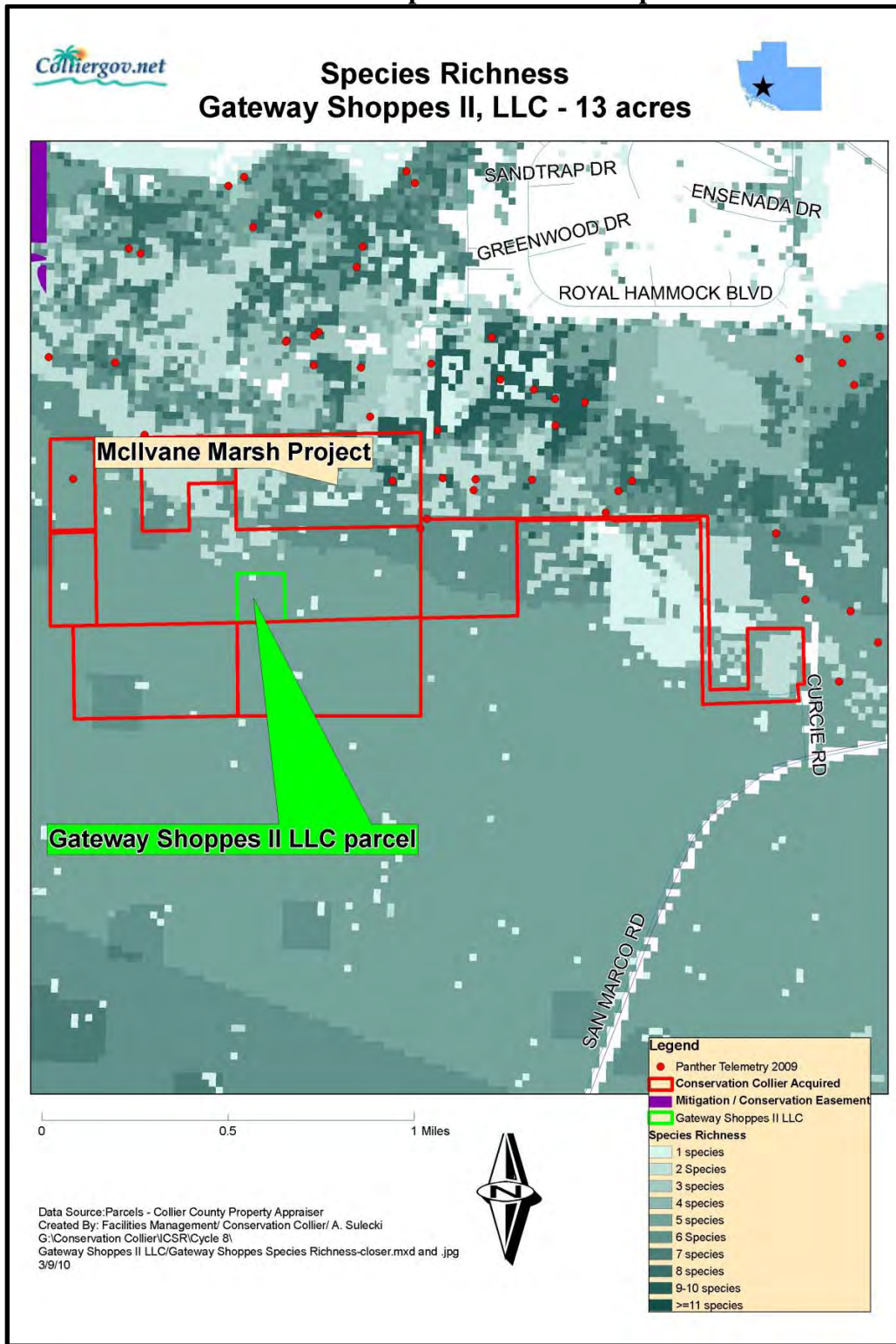


Exhibit D. Listed Species Locations – Florida Fish and Wildlife Conservation Commission

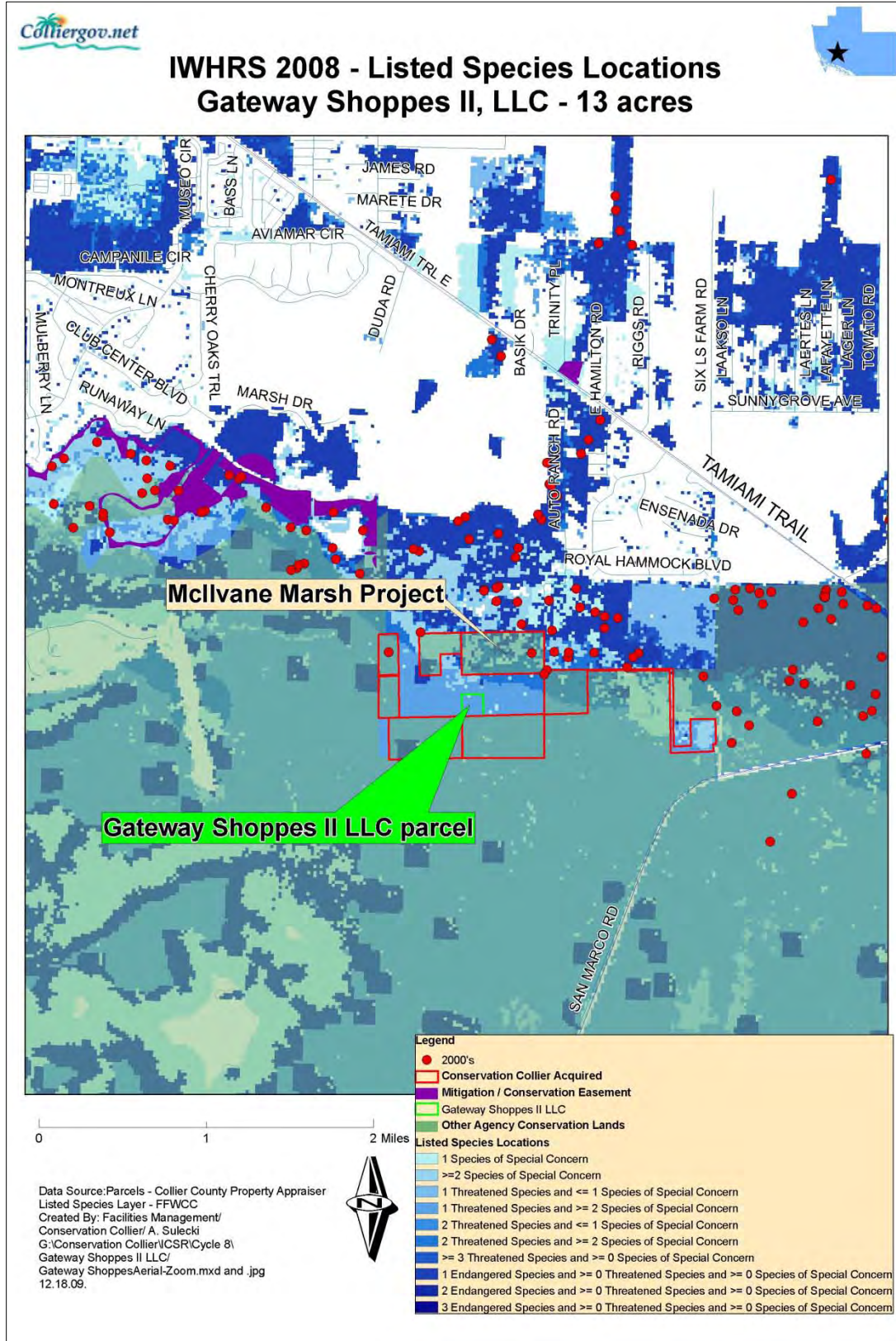


Exhibit E. Well field Protection and Aquifer Recharge Maps

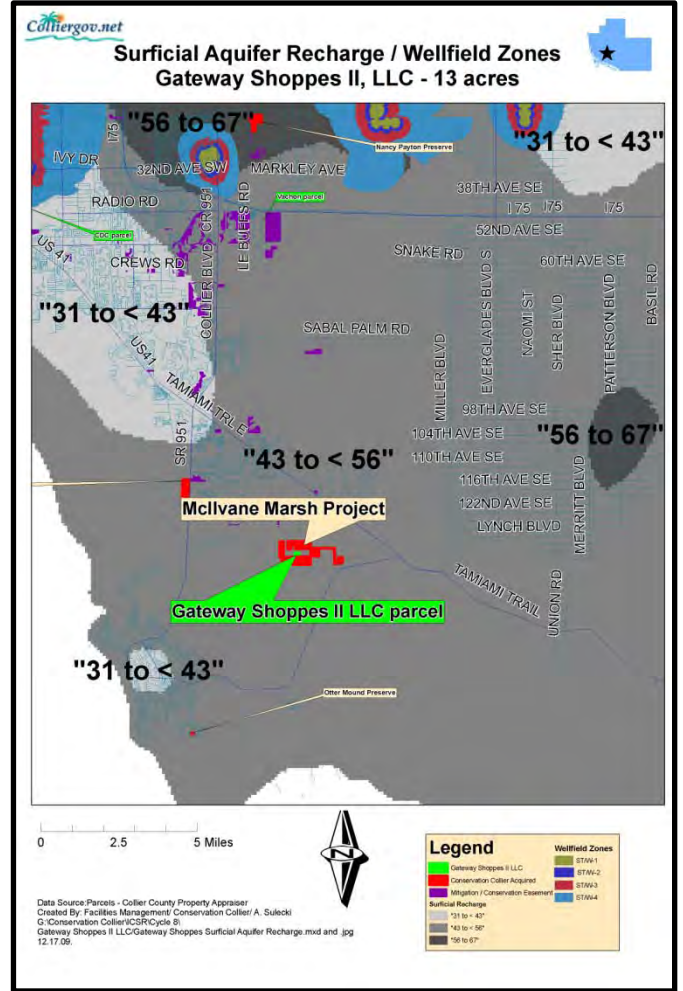
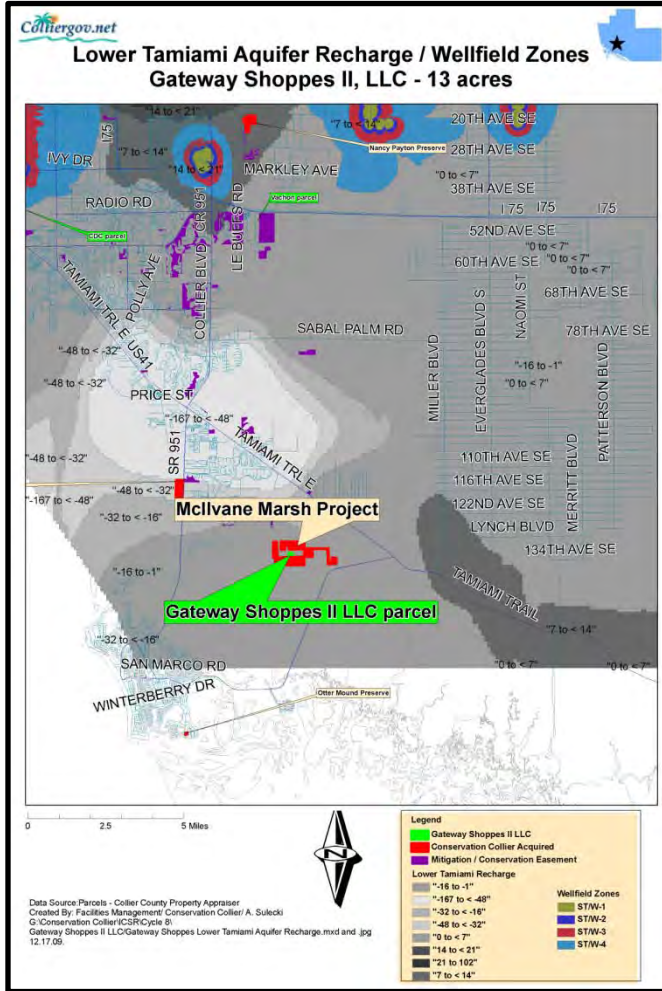


Exhibit F. Priority Habitats – Florida Natural Areas Inventory

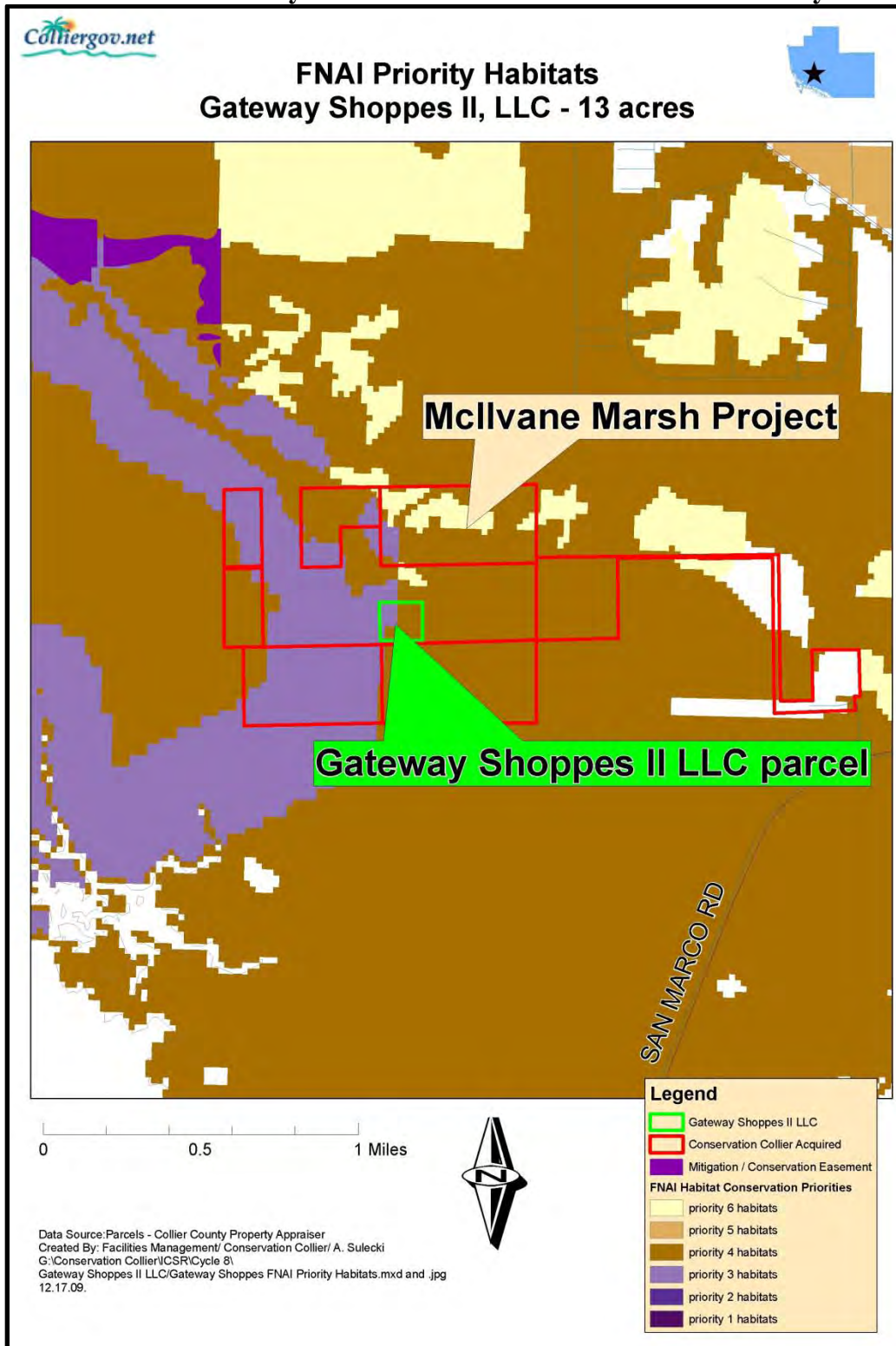
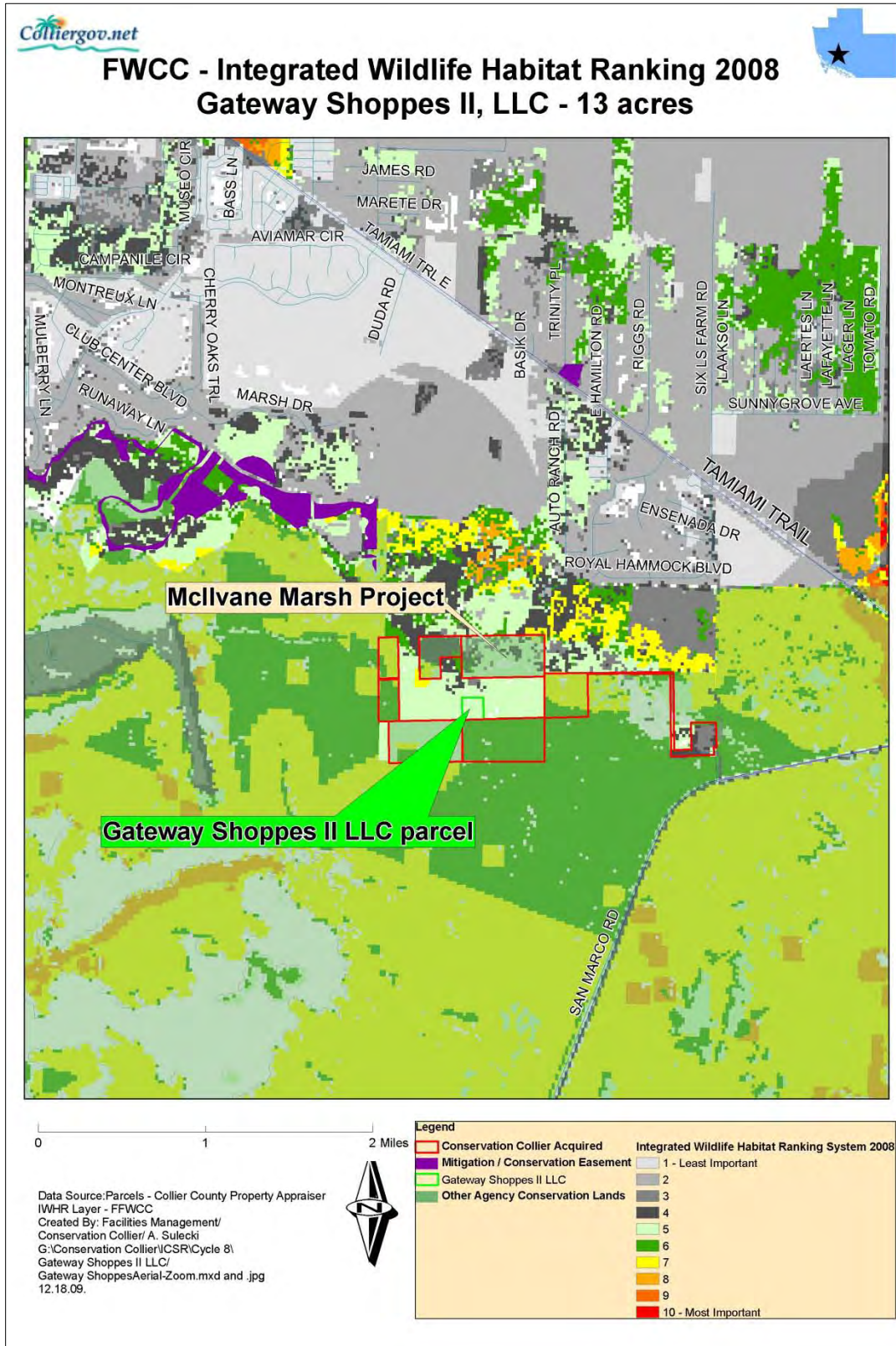


Exhibit G. Integrated Wildlife Habitat Ranking 2008 - Florida Fish and Wildlife Conservation Commission



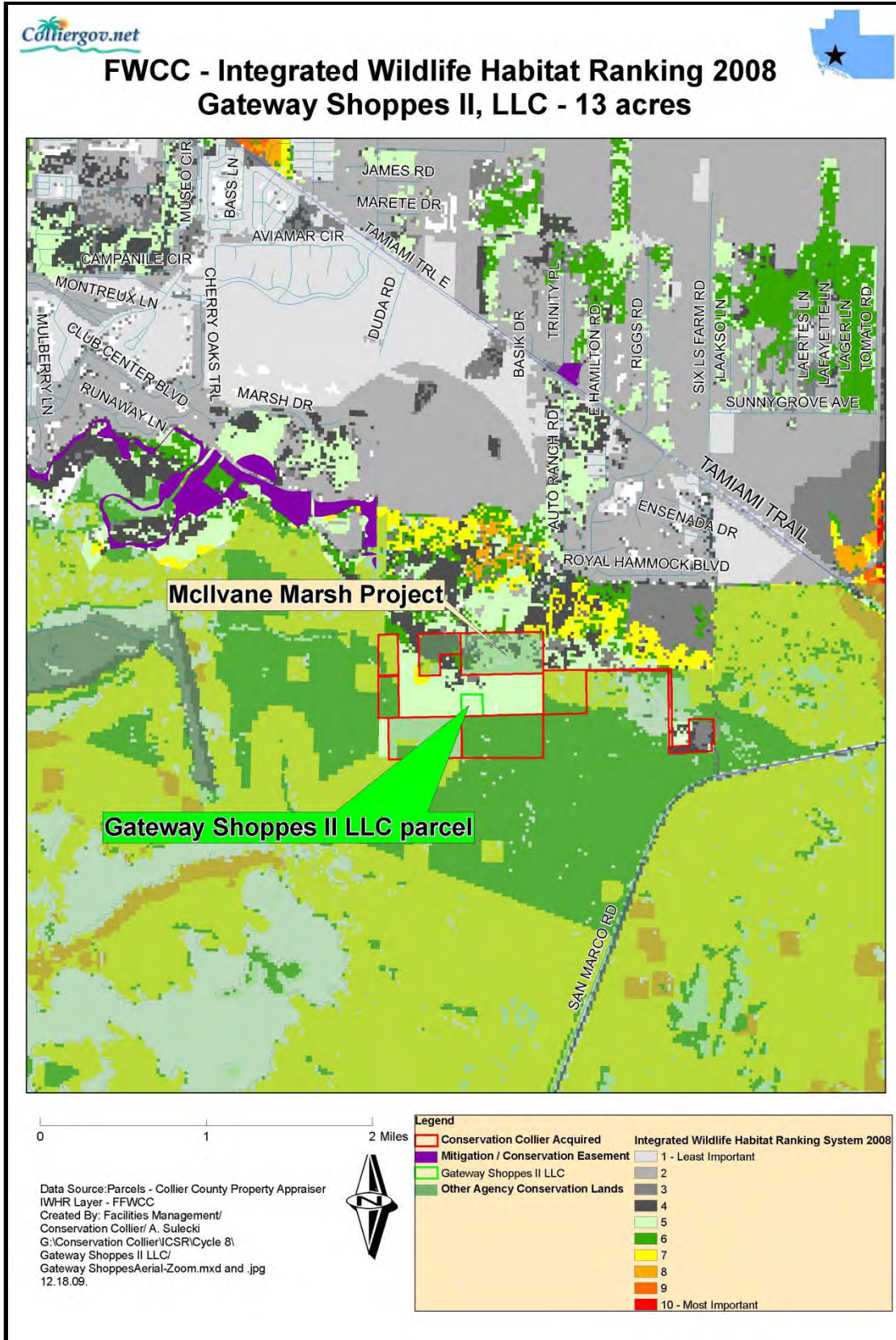


Exhibit H. Completed and Scored Secondary Criteria Screening Form

Property Name: Gateway Shoppes II LLC		Folio Number(s): 00775200009 - approx. 13-acre portion	
Geographical Distribution (Target Protection Area): Parcel is not within identified Target Protection Areas			
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	30	642- saltwater marsh - water is fresh to brackish
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	612-mangrove swamps
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) 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	40	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25	25	Parcel is mapped as contributing to surficial aquifer 43 to 56" annually; to Lower Tamiami -16 to -1 annually (discharge area)
d. Parcel will not contribute to aquifer recharge, eg., coastal loca	0		
2. Surface Water Quality (<i>Select the Highest Score</i>)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Parcel is contains tidal wetlands contiguous with the Gulf of Mexico
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	The parcel is entirely wetlands
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	80	Durban and Wulfert Mucks - tidal
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	parcel is flooded
Subtotal	300	225	
1.B Total	100	75	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	612-mangrove swamps; 642 saltwater marsh
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 - Score is prorated from 10 to 70 based on the FFWCC Species Richness map - FWC maps parcel as having 5 species on a scale of 1-10; 5 X 7 = 35</i>
b. Listed wildlife species have been documented on the parcel by	70		
c. Species Richness score ranging from 10 to 70	70	35	
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20		
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	No alterations appear needed to maintain high ecological function
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	185	
1.C Total	100	62	<i>Divide the subtotal by 3</i>

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

1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	The offered 13-acres is part of a parcel deeded to DEP for mitigation and contiguous with other Conservation Collier parcels within McIlvane Marsh; also through adjacent conservation lands contiguous with 10,000 NWR, Deltona lands and Collier Seminole State Park
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	69	<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		
c. Parcel has seasonal access only or unimproved access easement	50	50	Walking access only from an unimproved track
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		
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		Parcel is coastal marsh land with mangrove islands; water not deep enough for canoe or kayak access
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	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. None of the perimeter can be seen from a public thoroughfare.
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	0	Provide a description and photo documentation of the outstanding characteristic - No views
Subtotal	300	50	
2. Human Social Values/Aesthetics Total Score	100	17	<i>Obtained by dividing the subtotal by 3.</i>
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		
3. Zoning allows for agricultural use /density of no greater than 1 unit per 5 acres	40		Base zoning is Agricultural - property appraiser shows it as non-agricultural acreage. Ag zoning would allow aquaculture for native fish species. For exotic fish species, a Conditional Use approval would be required.
4. Zoning favors stewardship or conservation	0	0	Area has Conservation Designation on 2006-2016 Future Land Use Map and CON-ST Overlay exists
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	0	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity			No hydrologic changes necessary to sustain site qualities. McIvane Marsh is situated near and is expected to be influenced by the Picayune Strand Restoration Project, a sub-project of the Comprehensive Everglades Restoration Project. The project area includes 55,000 acres located between Alligator Alley and Tamiami Trail in southeastern Collier County and involves plugging canals, building and operating pump stations, placing culverts under the Tamiami Trail, removing old road beds and removing exotic vegetation. The South Florida Water Management District, Big Cypress Basin is also considering a project to add a ditch/canal to route water from under US 41 between Tomato Road and Collier Seminole State Park, which would increase surface water within the McIvane Marsh. There are no actions required on the County's part to accommodate these projects; however, if and when completed, they are expected to provide an overall hydrologic benefit to the entire McIvane Marsh.
	100	100	
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
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	100	No exotic plants observed
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
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	adjointing lands contain Brazilian pepper and climbing fern
5.B Total	100	80	
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	Parcel requires minimal maintenance
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	0	
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	0	
5.C Total	100	80	
4. Feasibility and Management Total Score	100	87	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	173	

Exhibit I. Photographs

Photo 1. Western side of the parcel, along the unpaved access track



Photo 2. Surrounding habitat with *Spartina bakeri* that likely exists also on this parcel



Photo 3. Mangrove edge of the parcel. This is what one needs to climb through to access the parcel



Photo 4. Beyond mangrove edge– water depth approx. 1½ Ft.

