

Conservation Collier Initial Criteria Screening Report



Property Name: CDC land Investments, Inc.
Folio Number: 20760080007

Staff Report Date: April 2010

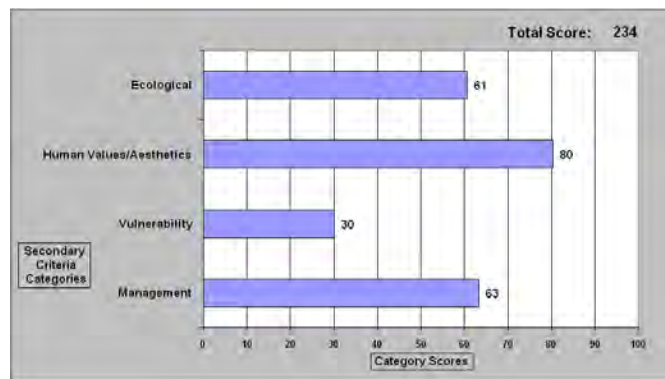


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I. Summary of Property Information

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	CDC Land Investments Inc	Collier Development Corporation
Folio Number	20760080007	A 1-acre portion of this property was offered previously to Conservation Collier – in cycle 2 – but withdrawn by the owner.
Target Protection Area	Urban	Parcel is within City Limits. A letter dated March 18, 2010 from Bill Barnett, Mayor of the City of Naples, advises that on 3/17/10, City Council approved acquisition by Conservation Collier.
Size	7.51 acres	n/a
STR	34/49/25	Located west of Naples Airport along Gordon River
Zoning Category/TDRs	R-1 -7.5 Airport Overlay Zone	This is a single family residential zoning within the City of Naples jurisdiction with a minimum lot size of 7,500 square feet. Within the Airport Overlay Zone restricting land use - requires FAA notice and Airport Authority comments and recommendations to build.
FEMA Flood Map Category	AE-8	Within a FEMA designated Special Flood Hazard Area – structures must be built 8’ above sea level.
Existing structures	n/a	A swale exists on the south side of the property running east / west along Port Ave from North Road to the Gordon River. The swale drains Port Ave. A survey and a title search may be required to determine if the swale is on this parcel and if there is a formal easement. None is currently known.
Adjoining properties and their Uses	Conservation, airport, residential, public marina, Gordon River	N- Adjoins Conservation Collier parcel; E- Naples Airport; S-residential (Avion Park) and public marina (Naples Harbor Yacht Club Marina); W- Gordon River. Across the river are Anthony Park and the River Park residential community.
Development Plans Submitted	Conceptual	Owner has submitted a March 2007 conceptual plan for residential homes on the site; Naples Airport Authority has advised they would oppose residential development here due to noise issues.
Known Property Irregularities	location	Location just west of an active airport runway may limit developmental uses of the property.
Other County Dept Interest	Utilities, Transportation, Parks& Recreation	No Interest Communicated.
Tax Value	\$18,775	\$2,500 per acre

Figure 1. Location Map

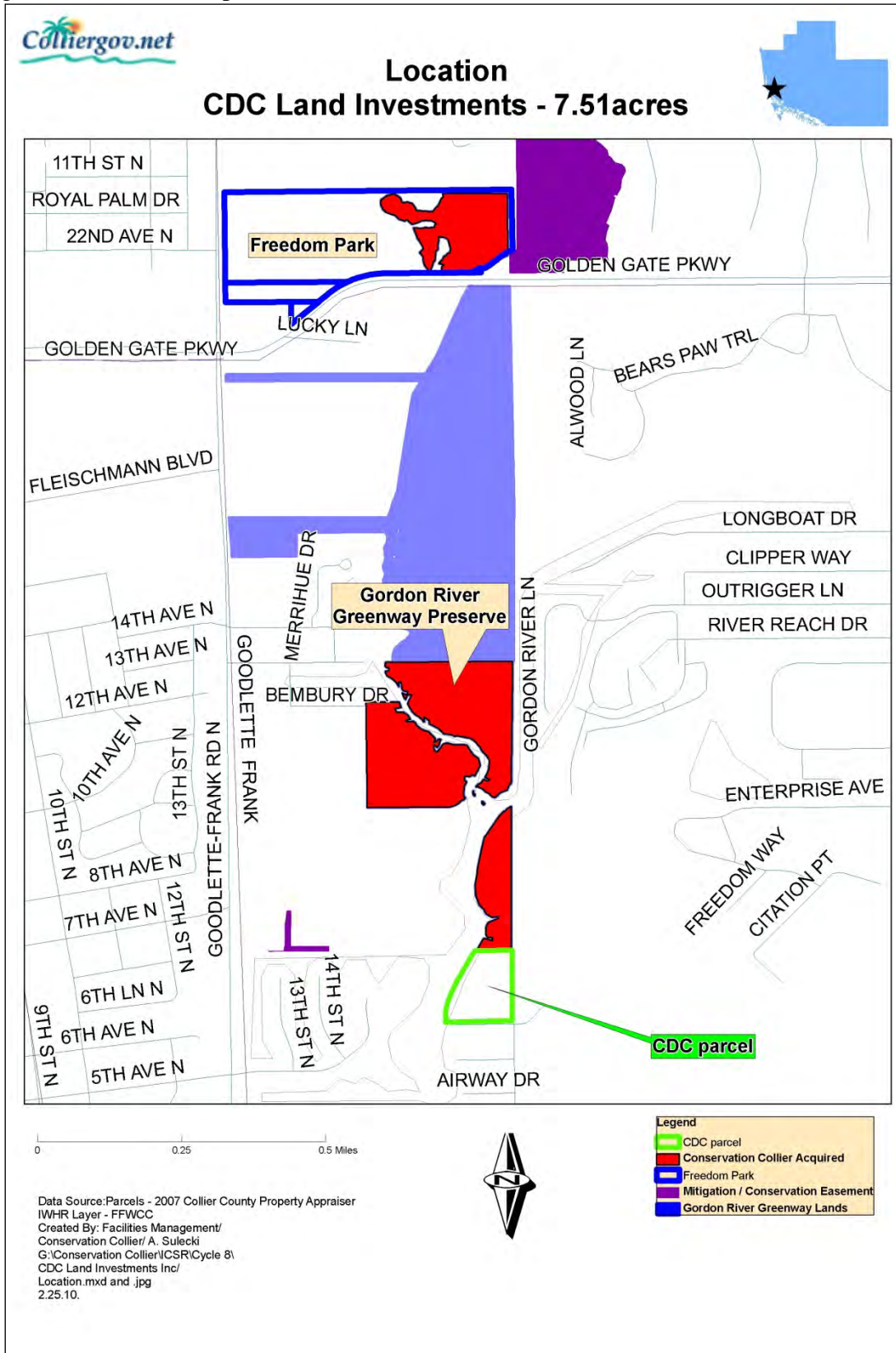
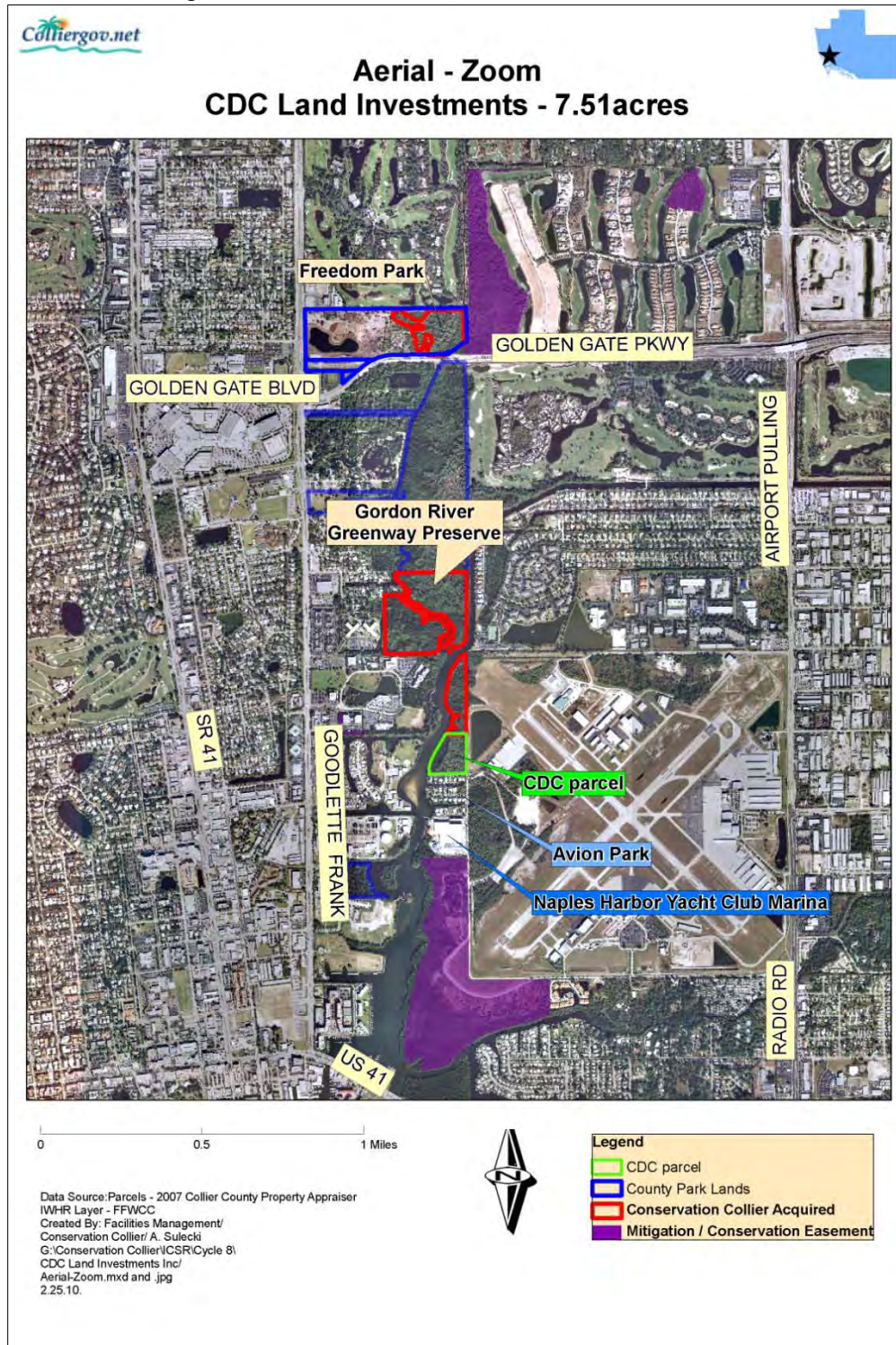


Figure 2. Aerial Map



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: * \$18,775

Estimated Market Value: ** \$472,000

“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

Zoning, Growth Management and Land Use Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is within the City of Naples and is zoned R-1 7.5, which means that it is residentially zoned for single family use. Implications for acquisition are that the residential zoning designation may increase value; however, the location adjacent to an airport runway may decrease value. It is partially within an established County overlay for well field protection – ST-W4. Well field protection zones have been used to regulate land use and to limit activities that could adversely affect the ambient quality of ground water, which may affect property value.

The parcel is entirely within an overlay boundary established by Exhibits A-E of the City of Naples Municipal Ordinance, Division 4, Airport Overlay District, with special reference to Sections 58-1073(a and (b), 58-1074(a) and 58-1075. The parcel’s location within lands identified in Exhibits A through E within the Airport Overlay District means that no structures may be built without Federal Airport Authority (FAA) review and written determination of the proposal’s effect on navigable airspace, no development proposal will be approved without first receiving comments from the executive director of the city airport authority and airport land use restrictions may apply regarding lighting and structure height. These regulations may limit how the site can be developed, and consequently affect property value.

* 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 April 1, 2009 and February 19, 2010.

MEETS INITIAL SCREENING CRITERIA Yes - Met 5 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)

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 – Mangrove Swamps / Pine-Mesic Oak

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:

- FLUCCS 600 – Wetland – Mangrove swamps
- FLUCCS 400 – Upland Forest – Australian pine

The following native plant communities were observed:

- FLUCCS 612 – Mangrove Swamps
- FLUCCS 414 – Pine-Mesic Oak

Characterization of Plant Communities present:

Ground Cover: Within the upland forest section the ground cover is sparse and consists of ferns (*Blechnum serrulatum* and *Pteridium aquilinum* appear dominant), poison ivy (*Toxicodendron radicans*), runner oak (*Quercus minima*) and small forbs. There is no ground cover other than giant leather fern (*Acrostichum danaeifolium*) evident in the mangrove area, which will be considered a midstory plant due to its size.

Midstory: Within the upland forest section the midstory ranges from sparse in areas with significant Australian pine canopy to thick in the Pine-mesic oak portions. Midstory vegetation observed includes: myrsine (*Rapanea guianensis*), indigoberry (*Randia*

aculeata), wild coffee (*Psychotria nervosa*), beautyberry (*Callicarpa americana*), coin vine (*Dalbergia ecastophyllum*), cabbage palm (*Sabal palmetto*) and stopper (*Eugenia sp.*). In the mangrove portion, the only mid story vegetation observed was giant leather fern.

Canopy: Within the upland forested section, native canopy vegetation observed includes slash pine (*Pinus eliottii var densa*), cabbage palm, live oak (*Quercus virginiana*), gumbo limbo (*Bursera simaruba*), strangler fig (*Ficus aurea*), bay (*Persea sp.*) and buttonwood (*Conocarpus erectus*). Within the mangrove portions native canopy vegetation observed includes white mangrove (*Laguncularia racemosa*), red mangrove (*Rizophora mangle*), buttonwood (*Conocarpus erectus*) and strangler fig (*Ficus aurea*).

Statement for satisfaction of criteria:

These data indicate that native plant communities do exist on the parcel.

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

Statement for satisfaction of criteria: This parcel abuts the Gordon River and offers opportunities to buffer the river from development impacts. It appears possible to access the river via a boardwalk and potentially (with appropriate permitting) to place a launch platform for canoes or kayaks along the mangrove shoreline. Acquisition could offer potential for aesthetic enhancement by providing a view of the Gordon River and Anthony Park, although currently the shoreline can only be viewed from the river side of the property.

-
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
<i>Acrostichum danaefolium</i>	<i>Blechnum serrulatum</i>
<i>Laguncularia racemosa</i>	<i>Conocarpus erectus</i>
<i>Persea sp.</i>	
<i>Rizophora mangle</i>	

OBL-Obligate (requires wetland conditions); FACW-Facultative wetland (grows in alternating wet and dry conditions)

Wetland dependent wildlife species observed: None observed

Other Hydrologic indicators observed: Red mangrove prop roots along the shoreline portion and dark colored organic soils typical of tidally flooded areas were observed in the shoreline mangrove area. A swale extends along the southern edge of the property within the right-of-way for Port Ave. from North Road to the Gordon River. This is a part of the water management system for Avion Park, but may also provide drainage for this parcel.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The soil survey identifies two soil types on this parcel: Hallendale fine sand, an upland soil type (approx. 4 acres), and Durban and Wulfert mucks, a frequently flooded tidal soil type (approx. 3.3 acres). Hallendale fine sand is a nearly level, poorly drained soil type associated with flatwoods. Typical vegetation includes South Florida slash pine, saw palmetto and grasses, although the trees on this parcel are primarily hardwoods and cabbage palms. This soil type has severe limitations for urban development due to its shallow depth to bedrock and wetness. Durban and Wulfert mucks are found in areas subject to tidal flooding. Natural vegetation consists of red, white and black mangroves. The existing red mangroves match with the plant community expected for 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: Mapped Lower Tamiami recharge rates for this parcel are 0" to < 7" annually.

Surficial Aquifer Recharge Capacity: Mapped surficial aquifer recharge rates for this parcel are 31" to < 43" annually.

FEMA Flood map designation:

The property is within Flood Zone AE-8 indicating this parcel is within a FEMA designated Special Flood Hazard Area and structures must be built with the first floor at or above 8 feet above sea level.

Statement for satisfaction of criteria: Acquisition of this property for conservation purposes offers the following opportunities for protection of water resource values: preventing runoff that would occur from a street and homes if it were developed as residential; buffering the Gordon River from runoff from existing developed properties to the east; providing storage for floodwaters in the approximately 3-acre mangrove portion; providing some recharge for the Lower Tamiami and surficial aquifers, and providing habitat for wetland dependent wildlife species, including potential listed species.

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.

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		DOACS	FWS
Common or stiff-leaved wild pine	<i>Tillandsia fasciculata</i>	n/a	E

E=Endangered

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>. Florida Fish and Wildlife Conservation Commission (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 species were observed: No listed species were observed.

Bird Rookery observed? No bird rookery was observed; however, the entire shoreline was not accessible and was not surveyed. There does appear to be appropriate habitat present to support a bird rookery.

GIS mapped species and habitats: A Florida Fish and Wildlife Conservation Commission (FWC) 2008 report titled *The Integrated Wildlife Habitat Ranking System 2008 (IWHRS 2008)* (Endries, Gilbert and Kautz) includes a number of GIS data layers that identify listed species and priority habitats. Those applicable to this parcel are listed as follows:

- Florida Natural Areas Inventory (FNAI) Priority Habitats – The CDC parcel is shown, along with other parts of the Gordon River shoreline, as a category 6 in a ranked system of 1-6 with 1 being the highest priority.
- FWC Strategic Habitats conservation Areas (SHCA) – SHCA identify important habitat areas for species of wildlife with a deficiency in the amount of appropriate habitat protected by the current system of lands managed for conservation in Florida. The mangrove portion of this parcel, approx. 3 acres, is mapped as strategic habitat.

- FWC Species Richness (Exhibit C) identifies potential biodiversity at 4 and 5 on a scale of 1 to 11.
- FWC Listed Species Locations (Exhibit D) identifies the potential for 2 listed species to exist on the parcel.

Non-listed species observed: Eastern Grey squirrel (*Sciurus carolinensis*); raccoon droppings (*Procyon lotor*) noted.

Potential Listed Species:

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

COMMON NAME	SCIENTIFIC NAME	STATUS FWC	FWS
mangrove rivulus	<i>Rivulus marmoratus</i>	n/a	SSC
limpkin	<i>Aramus guarana</i>	n/a	SSC
snowy egret	<i>Egretta thula</i>	n/a	SSC
tricolored heron	<i>Egretta tricolor</i>	n/a	SSC
roseate spoonbill	<i>Platalea ajaja</i>	n/a	SSC
little blue heron	<i>Egretta caerulea</i>	n/a	SSC

SSC-Species of Special Concern

Statement for satisfaction of criteria:

This property is GIS mapped by FNAI and FWC as offering biological value. This mapping shows potential for biodiversity and for 2 listed species to use the parcel, although the specific species are not identified. Restoration can be accomplished by removal of significant numbers of exotic plants. It is estimated that exotic plants account for 35-40% of the overall vegetative cover on this parcel, though most of these exist on the eastern and southern edges of the parcel. The parcel is directly connected to previously acquired Conservation Collier lands and could serve as a connector parcel in the Gordon River Greenway project.

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:

This parcel could function as a buffer for current conservation lands. Because there is residential development and a public marina just south and fencing along parts of North road, the parcel may not function well as a habitat corridor for mammals, however, its preservation would guarantee future habitat for wetland dependent (and other) bird species.

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

Possibly – Naples Airport

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

Details for a potential partnership are being explored and will be reported as an update prior to ranking.

III. Potential for Appropriate Use and Recommended Site Improvements

Access to this parcel is via North Road, a paved, public County-maintained road which turns west from Airport Road and travels west until reaching the SW corner of the Airport property, where it enters City of Naples jurisdiction. The remainder of North Road, extending along the west side of the Airport property is maintained by the City of Naples and currently services the Naples Harbor Yacht Club Marina, a public facility, and the Avion Park subdivision. North Road extends to the corner of Port Avenue, a publicly dedicated road (Plat Book 4, Page 4) within Avion Park extending along the south side of the subject property. At present, it is unknown whether the City of Naples portion of North Road is public or private and whether it legally extends to the north right-of-way line of Port Ave. Definitive answers to these questions may require a title search.

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

Hiking:

There is potential to connect a trail on this parcel with the Gordon River Greenway Project trail, although a connection for the trail has already been established by easement on the adjoining Naples Airport property. Acquisition of this parcel is not critical for connecting a continuous trail throughout the Gordon River Greenway Project, but would add to and enhance such a trail.

Nature Photography: There is potential for nature photography on this parcel if a river view can be established.

Bird-watching: There is potential for bird watching on this parcel.

Kayaking/Canoeing: There is potential for a kayak/canoe launch on the parcel if an appropriate river launch platform and parking area can be permitted and constructed. The Gordon River Greenway project already has provision for a kayak/canoe launch on County lands on the north side of the project. An additional launch site would enhance the project.

Swimming: There is potential for swimming, but due to safety concerns regarding swimming in the Gordon River, this is not a suggested use.

Hunting: There is no potential for hunting on this parcel due to its small size and urban location.

Fishing: There is potential for fishing on this parcel if an appropriate fishing platform and parking area can be permitted and constructed.

Recommended Site Improvements: For protection of habitat and existing species, the removal of significant amounts of exotic vegetation is the primary recommended improvement. For purposes of public access and recreation/education, a parking area, boardwalk and combination riverside kayak/canoe launch and fishing platform are the recommended improvements.

IV. Assessment of Management Needs and Costs

Management assessment of this property will address the costs of exotic vegetation removal and control, and the construction of a boardwalk and riverside platform to allow the public to have access to riverside portions of the property. The following assessment considers both the initial and recurring costs of these management actions. These are very preliminary estimates; Ordinance No. 2002-67, as amended, 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 found on 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:

Category I	
Common Name	Scientific Name
Australian pine	<i>Casuarina equisetifolia</i>
Brazilian pepper melaleuca	<i>Schinus terebinthifolius</i>
downy rose myrtle	<i>Melaleuca quinquinerva</i>
shoebuttan ardisia	<i>Rhodomyrtus tomentosa</i>
climbing cassia	<i>Ardesia elliptica</i>
carrotwood	<i>Senna pendula</i>
Java plum	<i>Cupaniopsis anacardiodes</i>
arrowhead vine	<i>Syzygium cumini</i>
	<i>Syngonium podophyllum</i>

Category II

Common Name	Scientific Name
oyster plant	<i>Tradescantia spathacea</i>
life plant	<i>Kalanchoe pinnata</i>
guinea grass	<i>Panicum maximum</i>
wedelia	<i>Wedelia trilobata</i>

Staff observations are that approximately 35-40% of the overall vegetative cover on this parcel consists of exotic invasive plants, with 64% of the site impacted to greater or lesser degree. Interior areas appear to be infested at 25% or less and the infestation of edges along the eastern and southern sides exceeds 90% in some areas. The swale located along the south side of the property contains mimosa/silk trees (*Albizia julibrissin*), a category I FLEPPC exotic.

Exotic Vegetation Removal and Control

An estimate of the cost for initial exotic removal and follow-up maintenance was obtained from a company under contract with the County and used frequently by Conservation Collier. Based on this estimate, costs for the level of infestation observed to treat, cut and remove the exotics to a waste facility would be close to \$2,500 per acre for interior upland areas with fewer exotics (approx. 2 acres) and possibly up to \$6,000 per acre for edges (approx. 2.21 acres) having heavier exotic concentrations, with treatment needed on approximately 4.21 of the total 7.51 acres. The remaining 3.3 acres consists of the mangrove fringe along the Gordon River. No significant infestation was observed within the mangrove fringe, as viewed from the west end of Port Avenue; however, the entire river edge was not surveyed. **Based on the above calculations, a minimum estimate for initial exotic removal on this parcel is \$18,260; however, removal and disposal of 45-60' tall Australian pine trees could significantly increase this cost.**

The Naples Airport Authority advises that the Australian pines located on the parcel are in violation of Federal Aeronautics Administration (FAA) air space obstructions regulations, which provides them with the ability to financially partner with Conservation Collier for removal. This may significantly reduce the cost to Conservation Collier for initial removal.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at \$550 per acre, per year for a total of \$3,575 for 7.51 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility: The cost of design and construction of an engineered parking lot to accommodate approximately 10 cars would be approximately **\$15,000**, which includes consideration of Americans with Disabilities Act (ADA) requirements but excludes design, permitting and any required land clearing.

Public Access Trails: Currently, the plan for the Gordon River Greenway trail shows no use of this property. Additional looped trails on this parcel connecting with that trail

could be different dimensions or materials, however, estimates for the cost of the 12-foot wide asphalt trail being considered for the Greenway are approximately \$2 per square foot. A similar trail of approximately 1,000 feet in length on this property is estimated to cost **\$26,000**.

Public Access Facilities: A fishing platform-canoe launch of 200 sq. ft., constructed of environmentally friendly, long lasting Ipe wood is estimated to cost \$10,000, excluding permitting and design. A boardwalk leading to the launch through the mangroves, also made of Ipe wood, is estimated to cost \$35,000, including labor and materials, excluding design and permitting cost.

Security and General Maintenance:

There is some debris existing on site, mostly along the southern edge of the parcel along Port Ave. The owner could remove prior to closing. Fencing may be required if a parking lot exists and a trail and/or boardwalk/fishing platform were to be connected to the Gordon River Greenway project site with limited hours of public visitation envisioned. Fencing costs are unknown at present. It may be necessary to have a trash receptacle at the trailhead or near a fishing/viewing platform. Trash removal and trail maintenance can be accomplished by the Conservation Collier site management team. Trail maintenance costs are unknown at present.

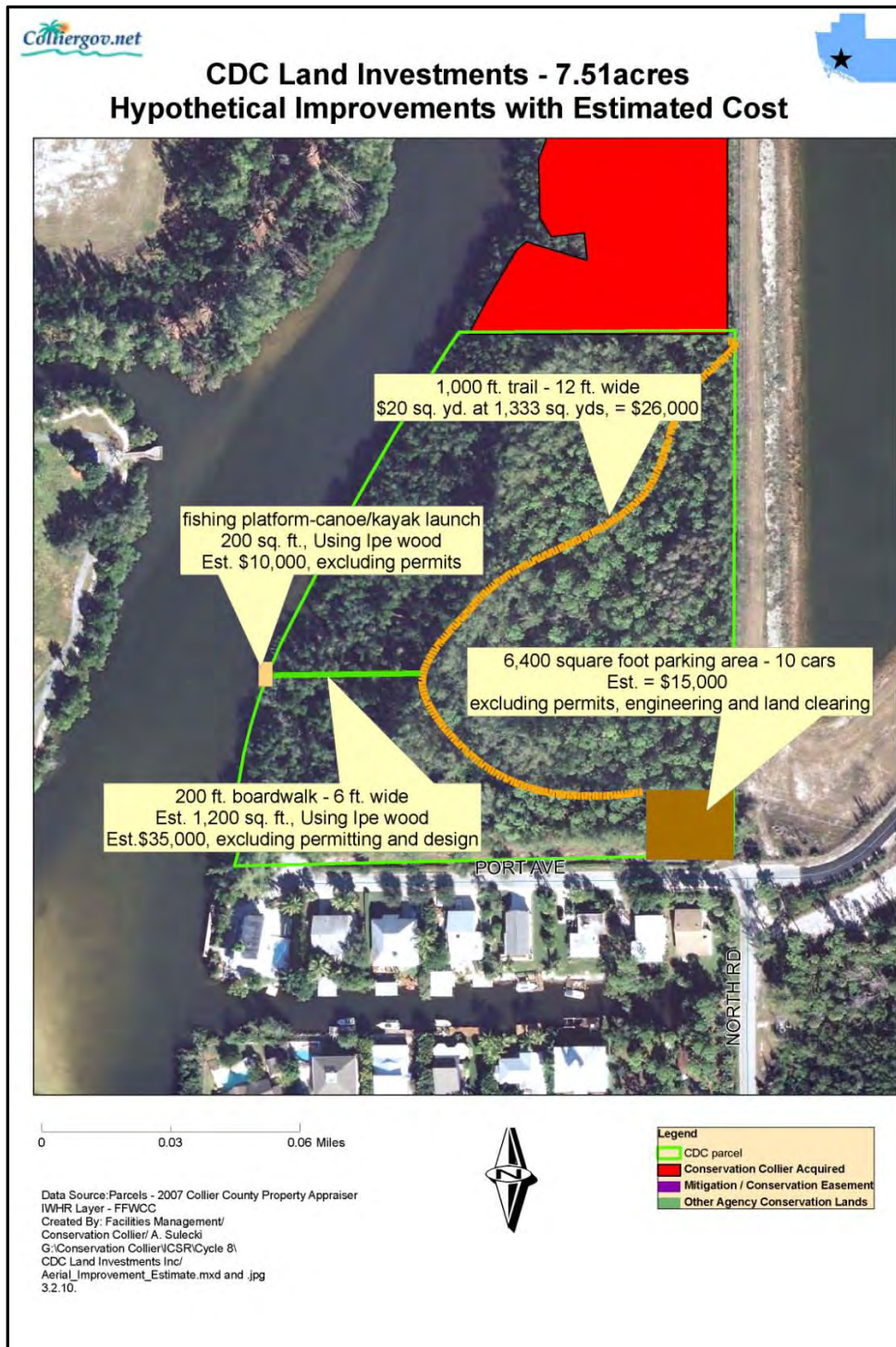
Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$18,260+*	\$3,575	Initial estimate is a minimum. Costs could increase due to size and disposal costs for large Australian pines. *The Naples Airport Authority is willing to partner to reduce these costs.
Parking Facility	\$15,000+	t.b.d.	Estimate does not include permitting, engineering, design and land clearing
Access Trails/ ADA	\$26,000	t.b.d.	1,000 feet of Asphalt – 12 Ft wide
Boardwalk and platform	\$35,000+	\$0	Does not consider design and permitting
Trash Removal	\$2,000	t.b.d.	Value is an estimate for existing debris removal. A trash receptacle could be placed there with site manager responsible to periodically remove, or this could be done contract-cost unknown at present.
Signs	\$1,700	t.b.d.	Comparable to urban entry sign at Logan Woods Preserve
Total	\$97,960+	\$3,575+	

t.b.d. To be determined; cost estimates have not been finalized.

Figure 4. Proposed Improvements for Estimate Calculation Purposes

The Airport Authority director has informally viewed this proposed use and finds no conflict with Airport Overlay Restriction. This map is strictly conceptual.



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. Under new rules, each recipient is limited to a maximum of \$5 million of the available bond proceeds. The FCT 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 121 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 but has not received a response at this time.

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:

Naples Airport Authority – The airport Authority is willing to partner for acquisition and removal of Australian pines. The main Airport concern is that the proposed use will not change in the future to one not permitted under the Naples Airport Overlay Restrictions. The Southwest Florida Land Preservation Trust is strongly committed to the acquisition of this property for completion of the Gordon River Greenway Project and will include it in all its master grant planning.

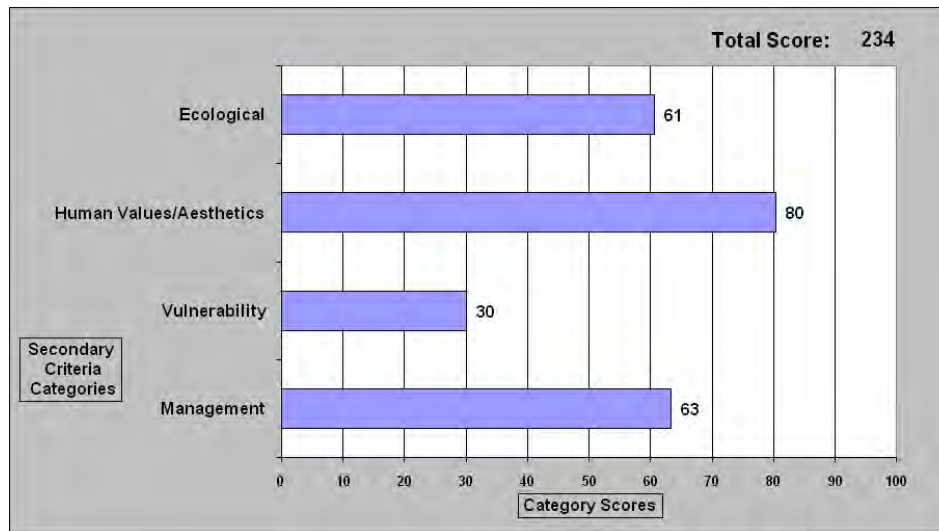
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 234 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	61	61%
Human Values/Aesthetics	100	80	80%
Vulnerability	100	30	30%
Management	100	63	63%
Total Score:	400	234	59%
Percent of Maximum Score:			59%

Figure 5. Secondary Screening Criteria Scoring



Summary of Factors Contributing to Score

Total Score: 234 out of 400 possible points

Ecological: 61 out of 100 possible points

A slightly higher than average score was achieved primarily due to the parcel's location within a well field protection zone (STW-4 – 20 year recharge), because it is contiguous with a river and because it adjoins other conservation lands. It also received some points for containing wetland and native habitat and having potential for diversity and presence of listed species.

Human Values/Aesthetics: 80 out of 100 possible points

A high score was achieved in this category because the parcel has access from a paved road and it offers multiple opportunities for natural-resource based recreation consistent with the goals of this program.

Vulnerability: 30 out of 100 possible points

This parcel scored relatively low in this category because although it has zoning which could conceivably allow multiple single family residences, a portion of the parcel has an ST overlay on it (STW-4). Additionally, though it is not considered in this scoring format, the Naples Airport Authority Director Ted Soliday, in a public meeting (CCLAAC - 4-13-09) noted the following:

- The property is within the "Airport Overlay Zone" for zoning purposes.
- The Authority would oppose the property being developed for residential purposes (*Note: Such opposition may not be a final determining factor in the ability to develop the property*).

Management: 63 out of 100 possible points

This score was achieved because although no hydrologic changes appear necessary to sustain site characteristics, the infestation by exotic plant species is substantial (35-40% of the site) and removal will be difficult and expensive to accomplish due to the presence of numerous large Australian pines.

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 qualified proposals currently under consideration by CCLAAC in cycle 8. It is the smallest parcel currently under consideration.

Exhibit A. FLUCCs Map

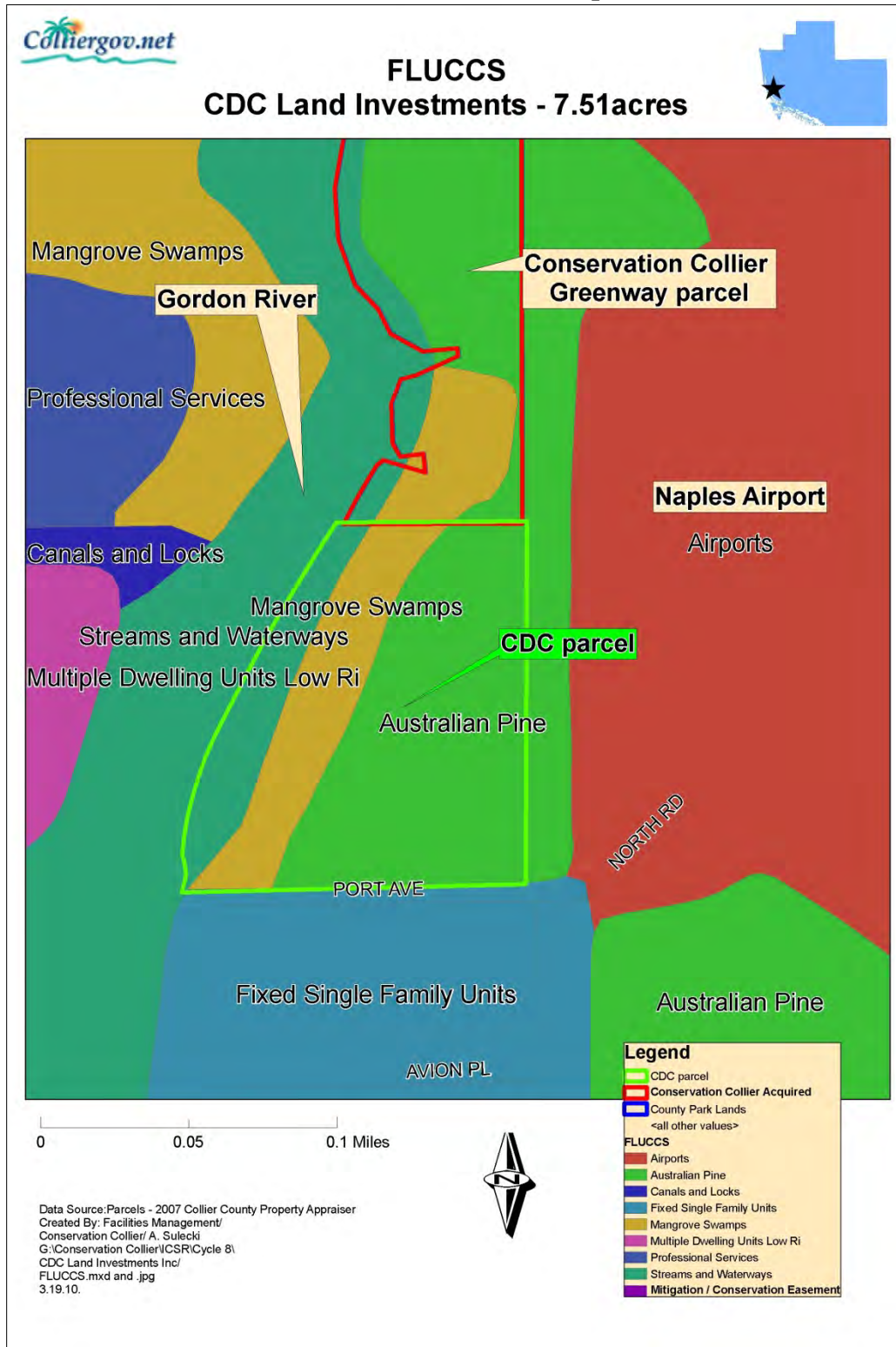


Exhibit B. Soils Map

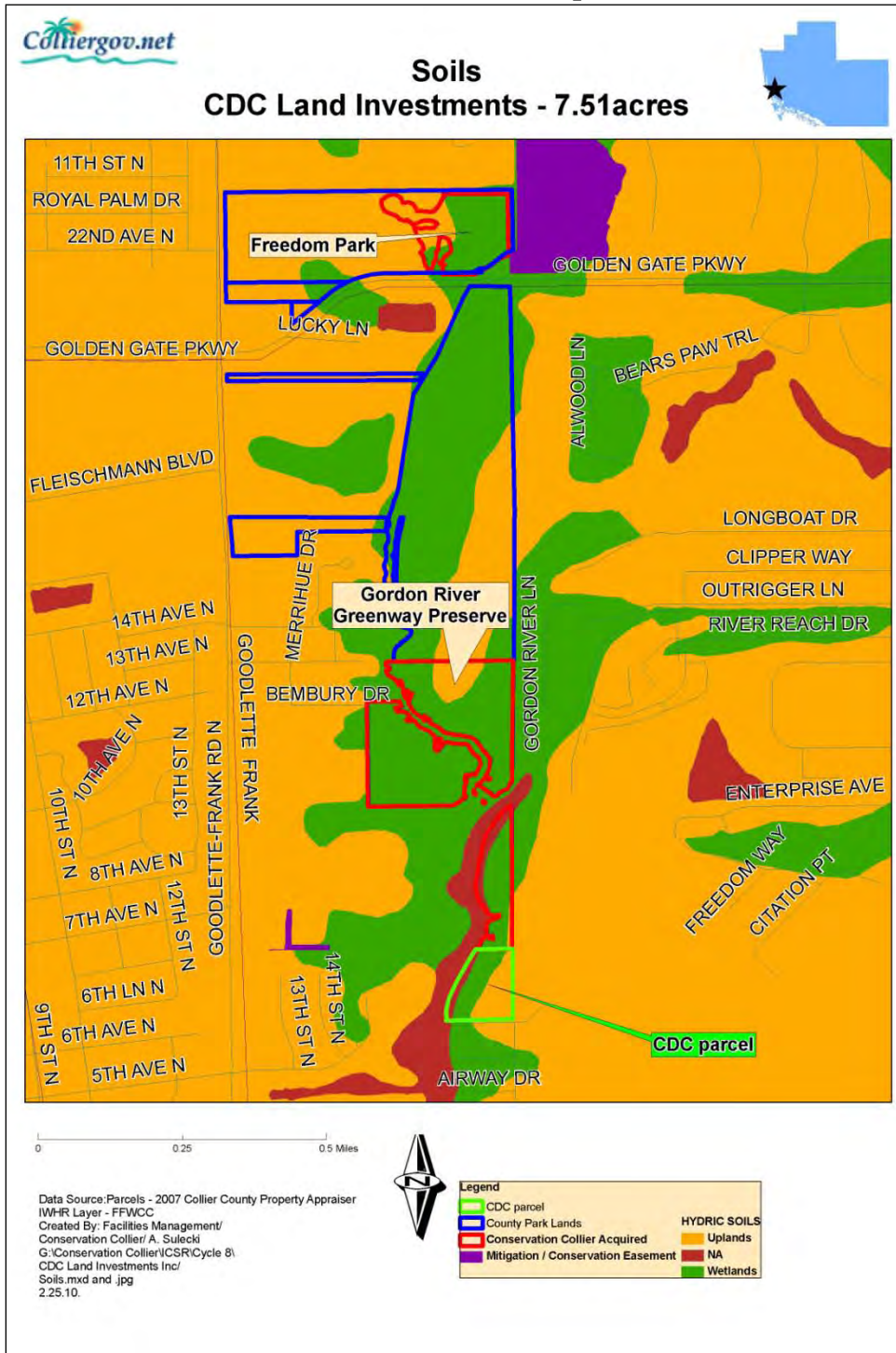


Exhibit C. Species Richness Map

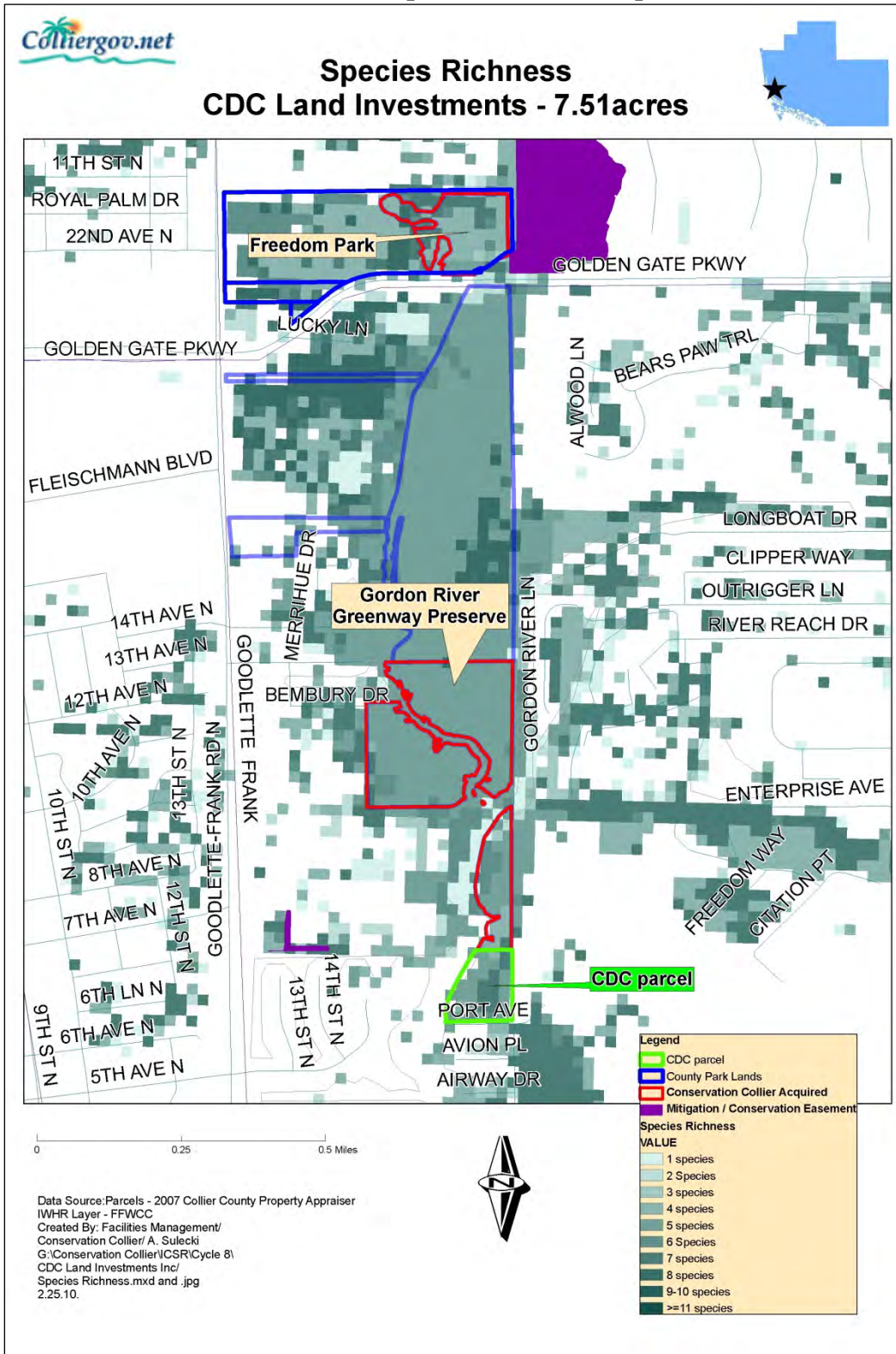


Exhibit D. Listed Species Locations – FWC IWHRs 2008

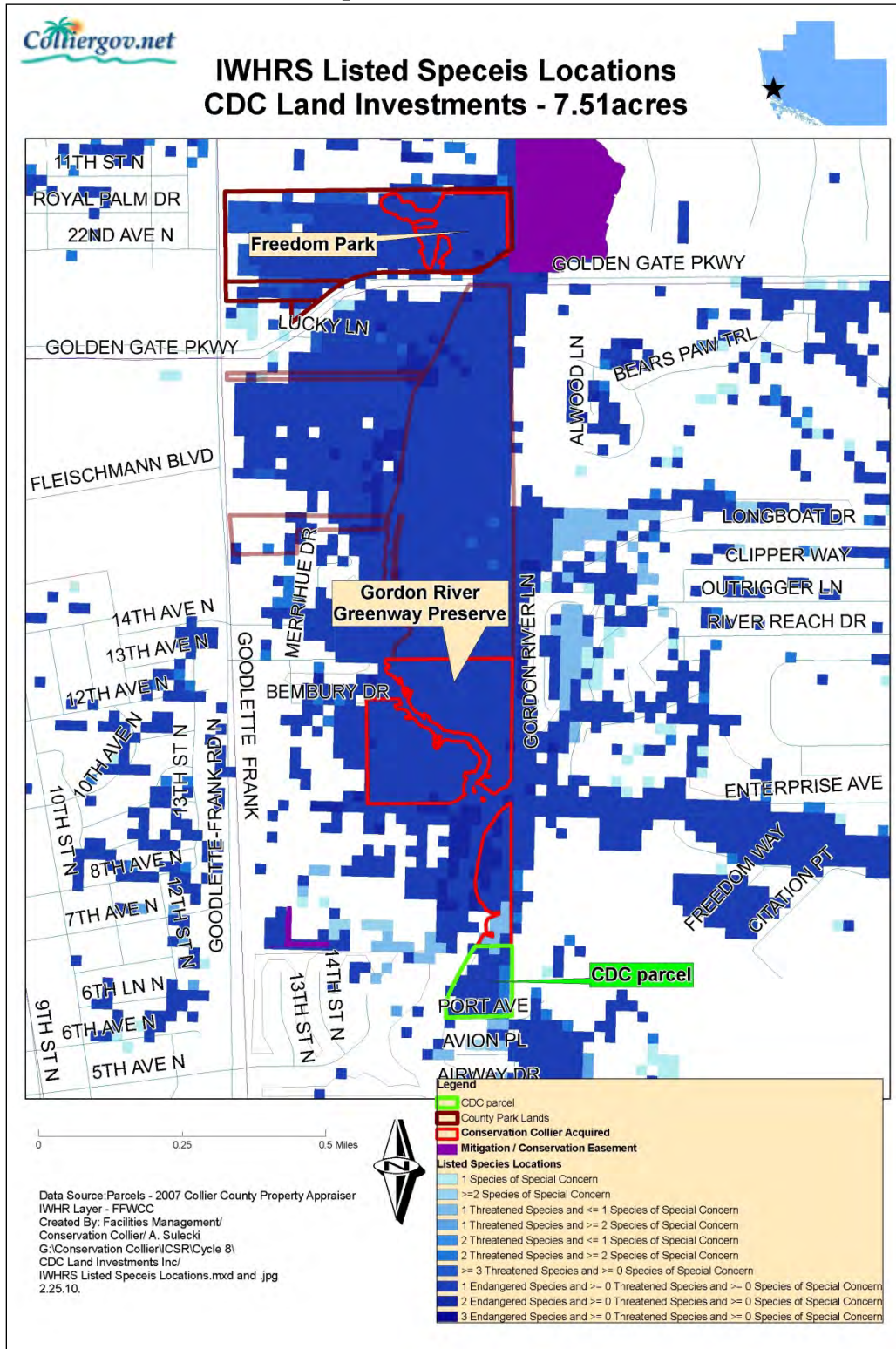


Exhibit E. Well field Protection and Aquifer Recharge Maps

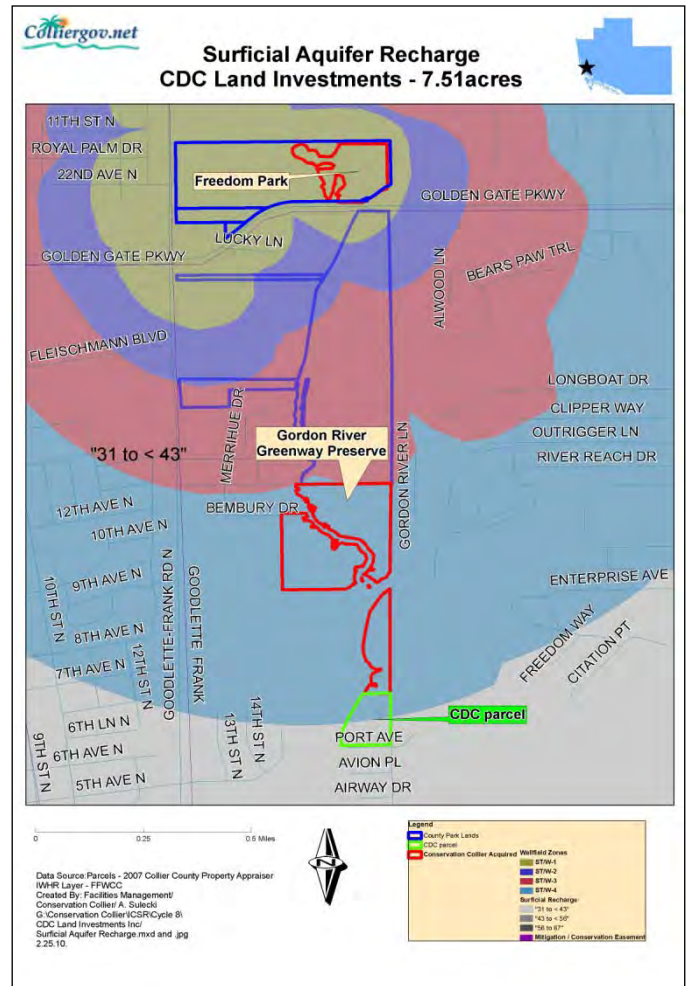
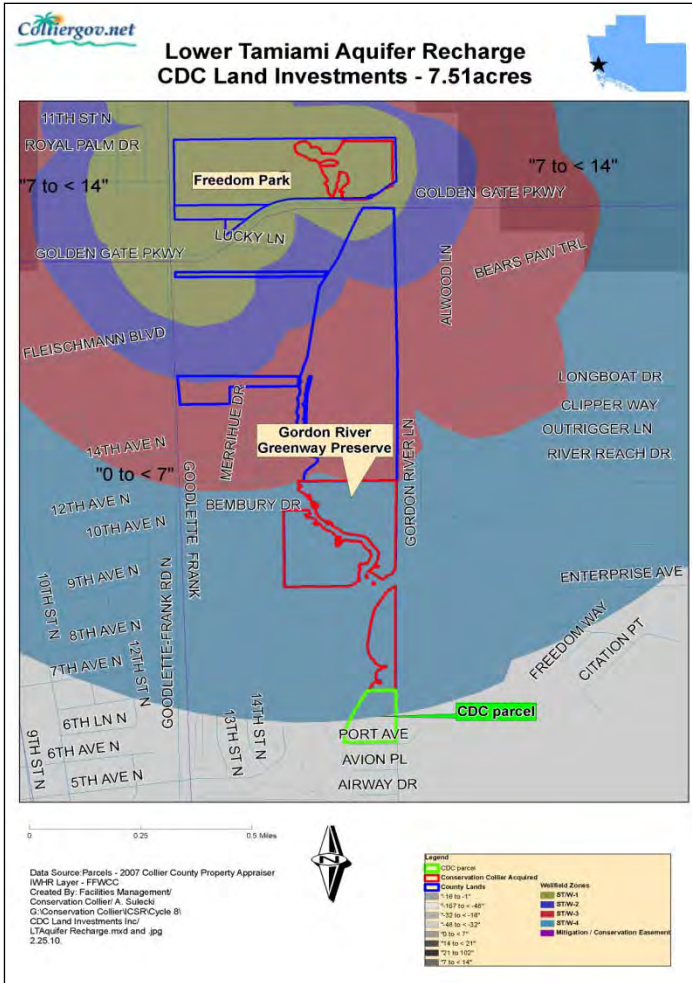


Exhibit F. Priority Habitats – Florida Natural Areas Inventory (IWHRS 2008)

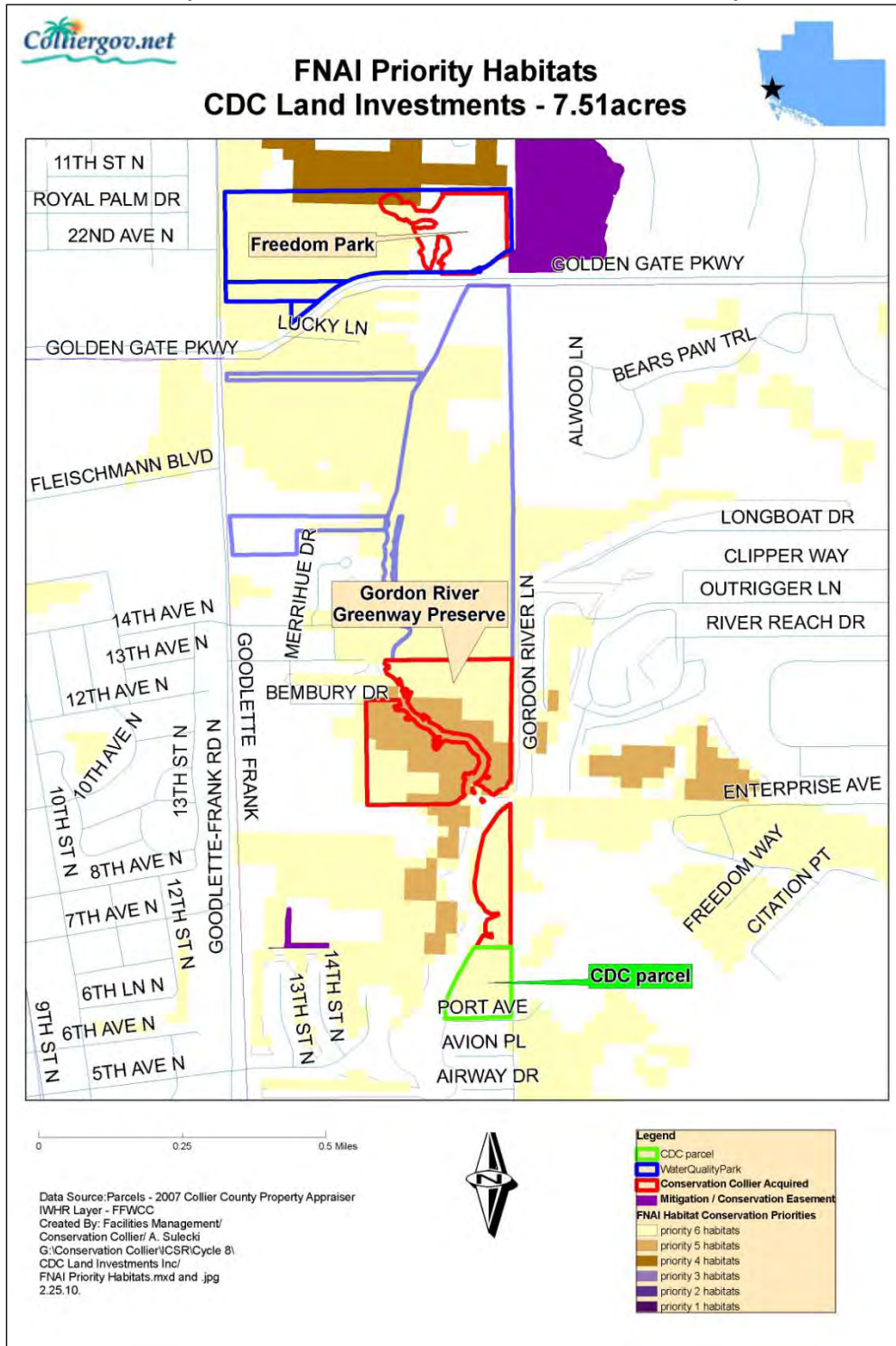


Exhibit G. Integrated Wildlife Habitat Ranking - FWC IWHRs 2008

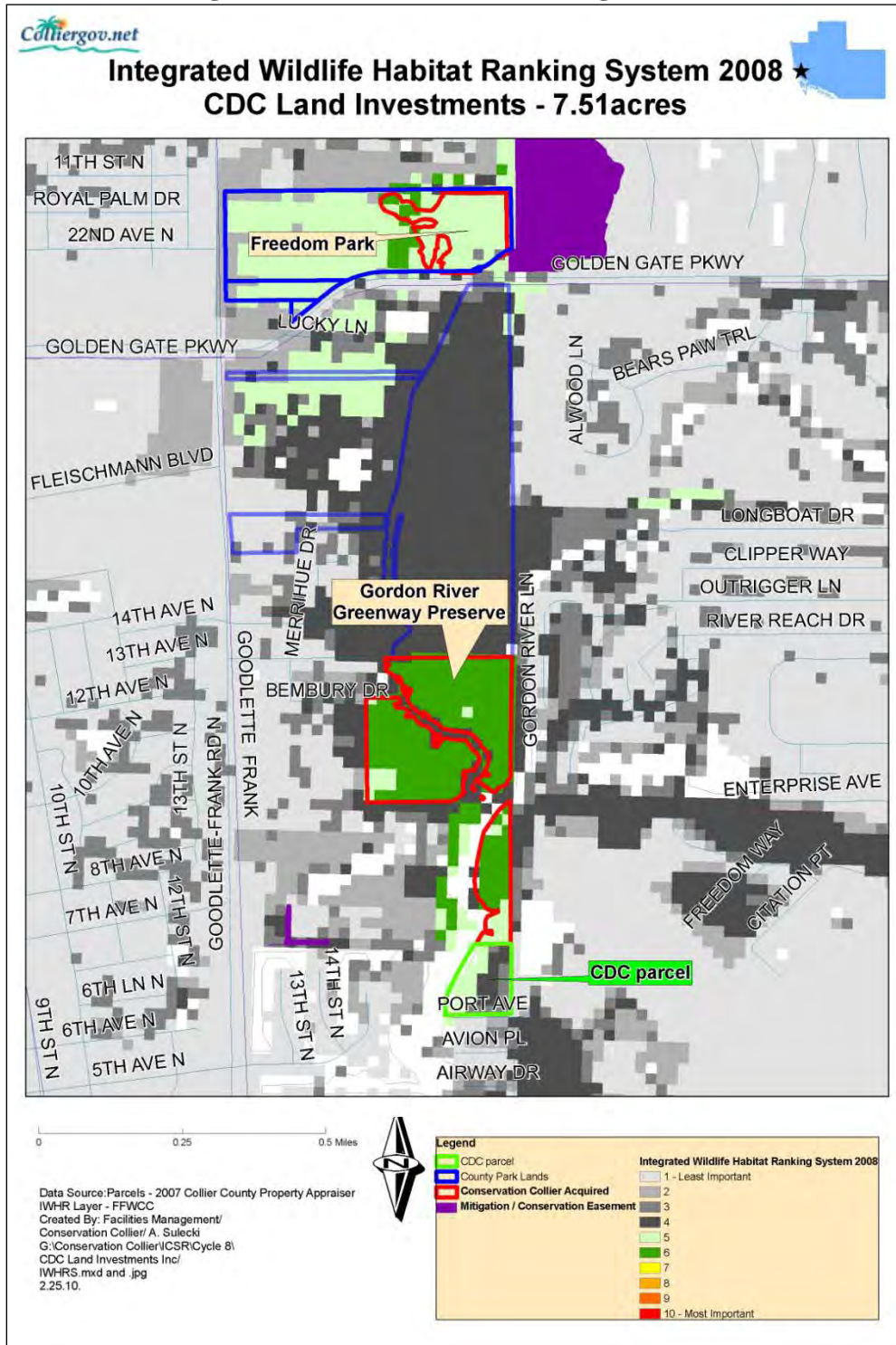


Exhibit H. Completed and Scored Secondary Criteria Screening Form

Property Name: CDC Land Investments Inc.		Folio Numbers: #20760080007	
Geographical Distribution (Target Protection Area): Urban			
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	414-Pine-Mesic oak, 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	10	
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	100	The north half of the parcel is within ST/W-4, or 20 year recharge zone
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		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	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 contiguous with the Gordon River
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	40	Half the parcel is Durban Wuilfert - a tidal soil
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Gordon River floods the mangrove portion of the parcel during high tides and storms.
Subtotal	300	235	
1.B Total	100	78	<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	Pine-Mesic oak and Mangrove swamp
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. Roseate spoonbills observed by staff on 3/18/09</i>
b. Listed wildlife species have been documented on the parcel by wildlife professionals	70		<i>Provide documentation source -</i>
c. Species Richness score ranging from 10 to 70	70	42	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - scores ranged from 5 to 7, so a 6 was used for the final score. 6 X 7 = 42</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	<i>Tillandsia fasciculata(E-State)</i>
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	parcel would require removal of significant amounts of exotics
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	162	
1.C Total	100	54	<i>Divide the subtotal by 3</i>

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

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Contiguous with Conservation Collier lands on its northern boundary
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	61	<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 (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100	100	North Road and Port Ave. Are North and Port Ave. public?
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 (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100	100	Parcel is contiguous with the Gordon River, so there is opportunity for fishing, canoeing and kayaking. Nature photography and environmental education are possible uses.
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		
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	21	<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. 611 feet out of 2,334 feet is visible from a public</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	<i>Provide a description and photo documentation of the outstanding characteristic - Possible view of the Gordon River</i>
Subtotal	300	241	
2. Human Social Values/Aesthetics Total Score	100	80	<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	50	City of Naples R1-7.5 district - single family residence district with the minimum lot area being 7,500 square feet (Naples Code Sec. 58.231 through Sec. 58-240) - Possibility for 20+ lots
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 40 acres	40		
4. Zoning favors stewardship or conservation	0	0	
5. If parcel has ST overlay, remove 20 points	-20	-20	There is a ST well overlay over a portion of the parcel, but there are also FAA restrictions about height (40') due to the location directly under airport runways and airport issues regarding noise
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	30	

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	100	100	swale?
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	Melaleuca, Australian Pine, Brazilian pepper, oyster plant, syngonium, climbing cassia, guinea grass, life plant - coverage estimate is 35% - 40%
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 rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	60	
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		
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	40	Removal of Australian Pines will be expensive to accomplish.
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	neighbors appear to be dumping horticultural refuse and other items along Port Road
5.C Total	100	30	
4. Feasibility and Management Total Score	100	63	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	234	

Exhibit I. Photographs

Photo 1. Corner of North Road and Port Ave. – SE corner of the parcel



Photo 2. Looking west down Port Ave. from intersection w/ North Rd.



Photo 3. Looking east up swale from west end of Port Ave – next to Gordon River



Photo 4. Looking along east side of property along Greenway path easement on Airport Authority lands



Photo 5. Distance view of east side of property from Airport Authority lands. Note large Australian pines approx. 45 – 60’ tall



Photo 6. Interior of upland portion of parcel – note few exotics



Photo 7. Interior of upland portion. Note dense understory



Photo 8. Mangrove swamp taken from west end of Port Ave. looking north onto parcel



**Photo 9. Looking towards Gordon River from west end of Port Ave.
through fringe mangroves on the parcel**

