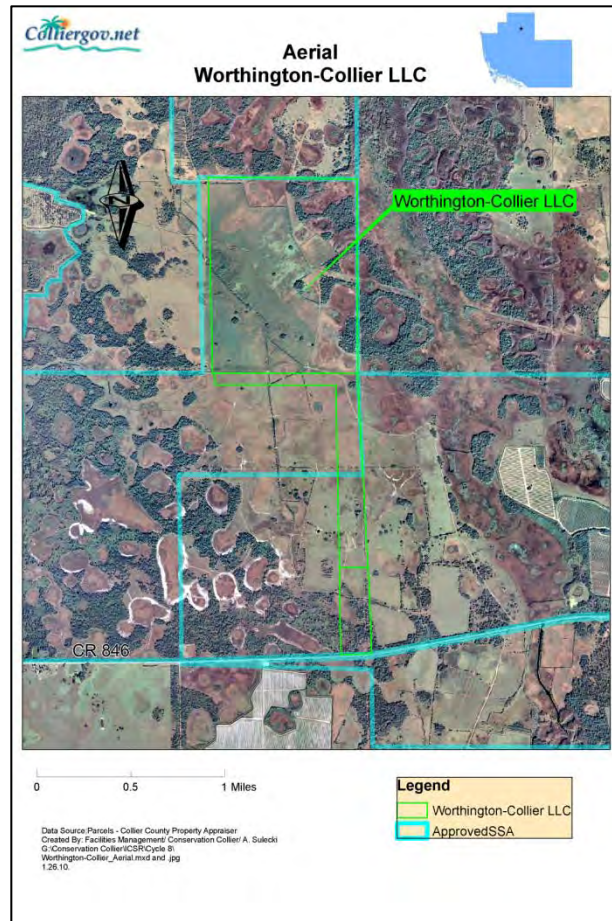


Conservation Collier Initial Criteria Screening Report



Property Name:
Folio Number(s): 00090200001 (501 acres)
00091160205 (114.4 acres), 00138960300 (47.4 acres)

Staff Report Date: May 10, 2010

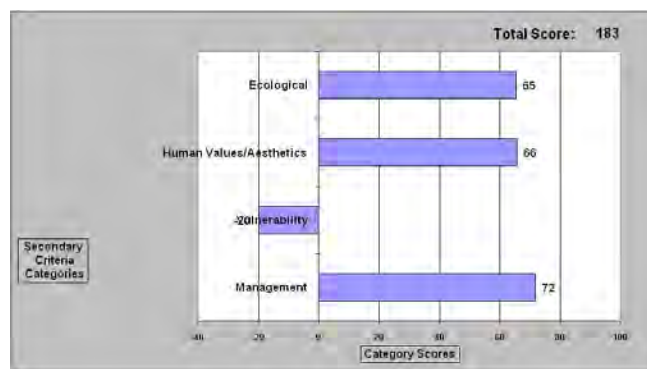


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I. Summary of Property Information

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

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Corporation	Worthington-Collier LLC
Folio Number	3 folios	a. 00090200001 (501 acres), b. 00091160205 (114.4 acres), c. 00138960300 (47.4 acres)
Target Protection Area	HSA / FSA	Approx 151 acres of the 501 acres in parcel a. are FSA. The remainder of parcel a. and all of parcels b. and c. are within HSA. Total - 511.8 acres within HSA and 151 acres within FSA.
Size	662.8 acres	a. 501 acres; b. 114.4 acres; c. 47.4 acres
STR	various	S 4, 28 & 33 - T 46 - 47 R30
Zoning Category/TDRs	A-MHO SSA#3, SSA#5, ACSC/ST	Base zoning is Agriculture/Mobile Home Overlay. Parcel a. and 2/3 of parcel b. (approx. 577 ac) are within SSA#3 and 1/3 of b. and all of c. (approx. 85 ac) is within SSA #5. All acreage within ACSC/ST.
FEMA Flood Map Category	A	This is a special flood hazard area inundated by 100 year floods with no base elevations determined
Existing structures	Mobile home and hunt camp	Owner advised existing but was not viewed; owner may be willing to remove.
Adjoining properties and their Uses	Rural/agricultural with SSAs	Cattle grazing, agriculture, hunting, mitigation/conservation, oil and gas extraction. No oil wells on parcels, but property may provide access for nearby well.
Development Plans	none	Development rights removed in 2004 via Stewardship Easement Agreements SSA#3 – OR BK 3551 PG 2284; SSA#5 OR BK 3664 PG 1479
Known Property Irregularities	Leases, OGM rights not included in sale, Possible soil contamination issues from past crops, FPL easement	<ul style="list-style-type: none"> • Cattle lease–300+ head- lease to Immokalee Ranch • Oil gas and mineral rights - held by 12 owners, including 10 individuals and 2 corporations • Option for oil gas and mineral lease - Calumet Florida, Inc. (now BreitBurn Florida LLC) (OR BK 2191 PG 1518) • Oil gas and mineral lease (OR BK 177 PG 30) • Fallow croplands = tomato and vegetable fields • FPL Easement (OR BK 1393 PG 2099)
Other County Dept Interest	Transportation, Utilities, Parks and Recreation	No County Dept. interest stated. State of Florida Project Design and Engineering (PD&E) Study underway (completion in 2012) for alternative corridor between SR 82 and SR 29. Closest proposed routes are 2-2.5 miles east.
Tax Value	\$662,800	a. \$501,000; b. \$114,400; c. \$47,400

Figure 1. Location Map

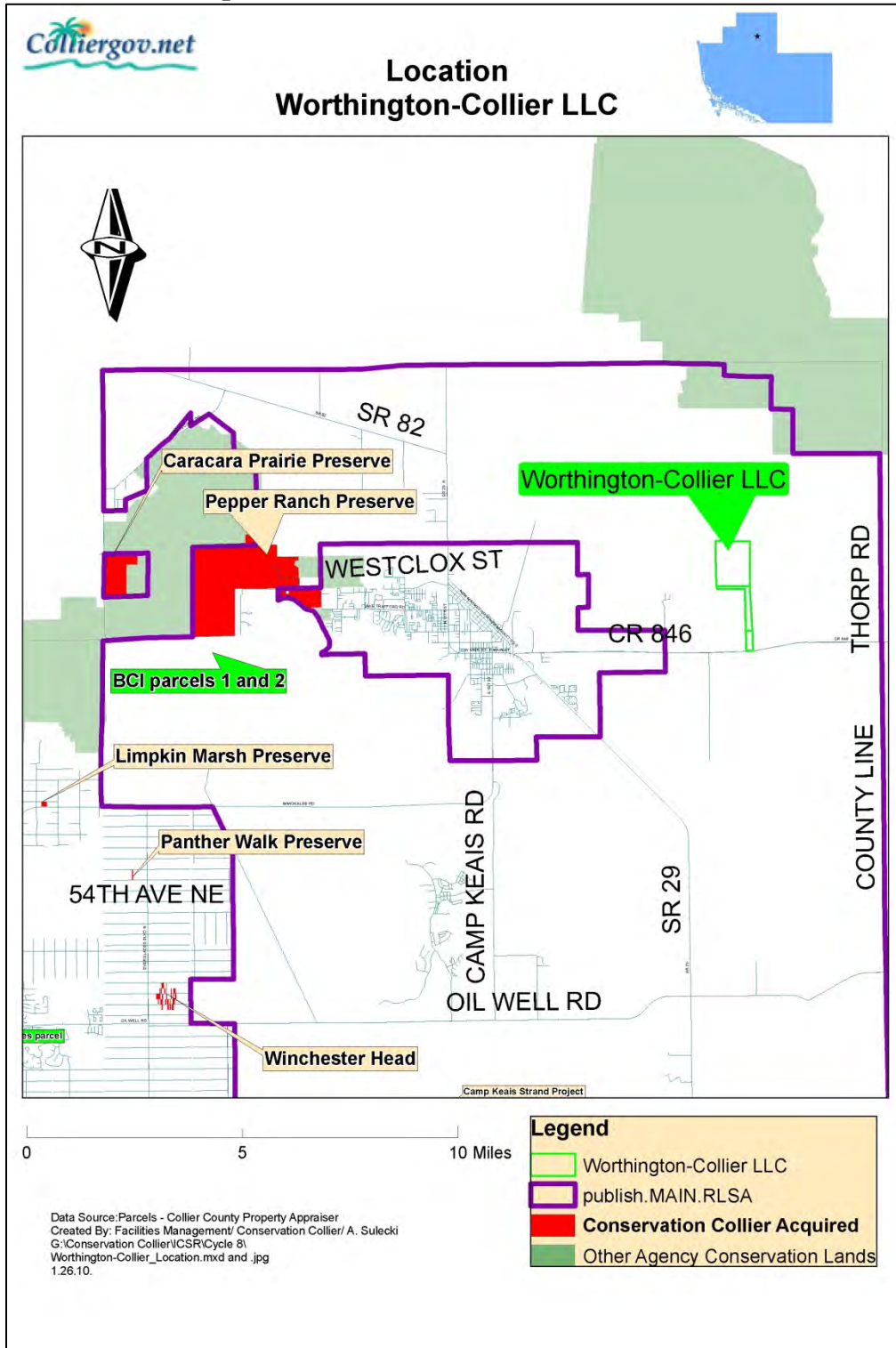


Figure 2. Aerial Map

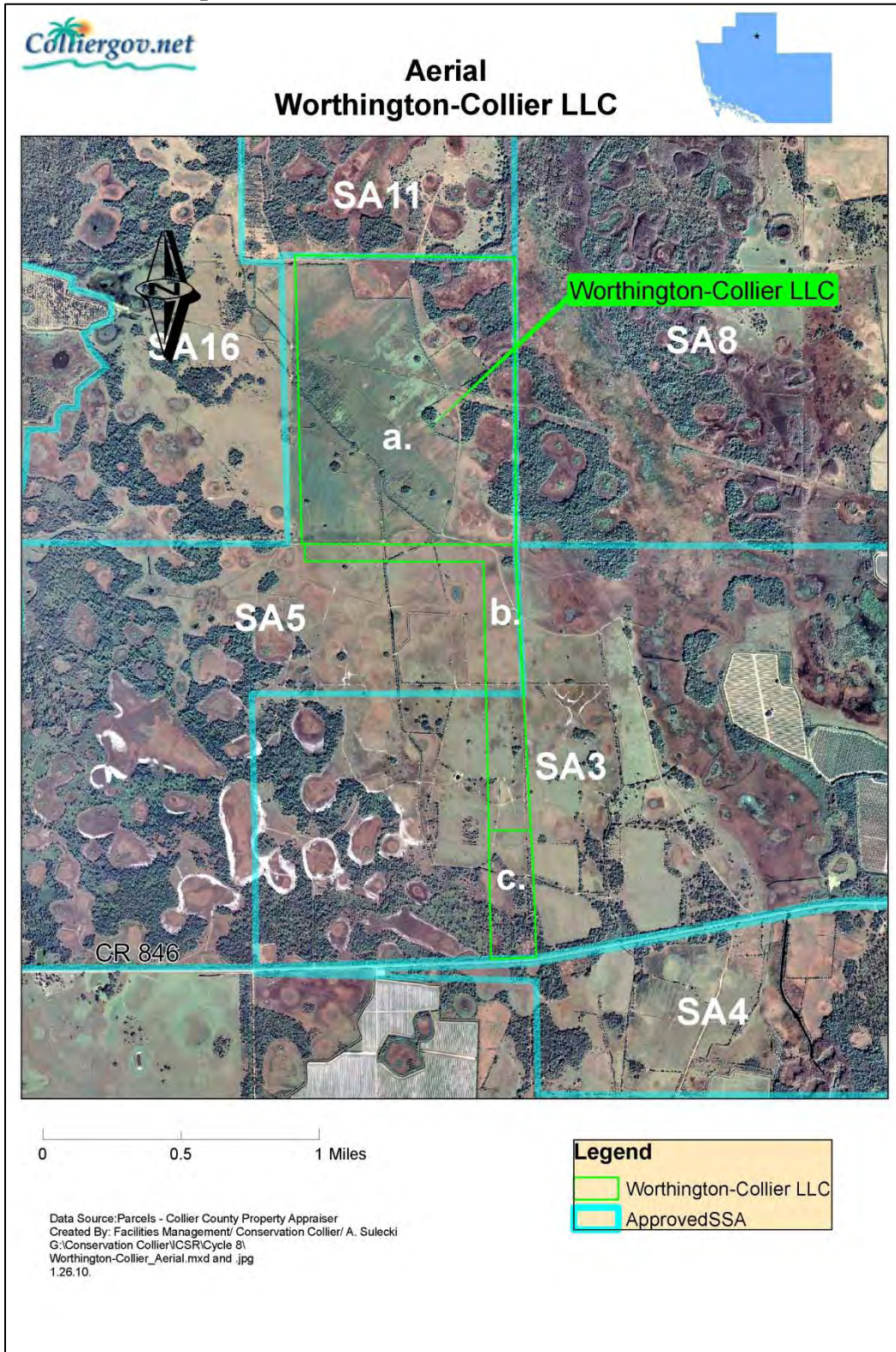


Figure 3. Surrounding Lands Aerial

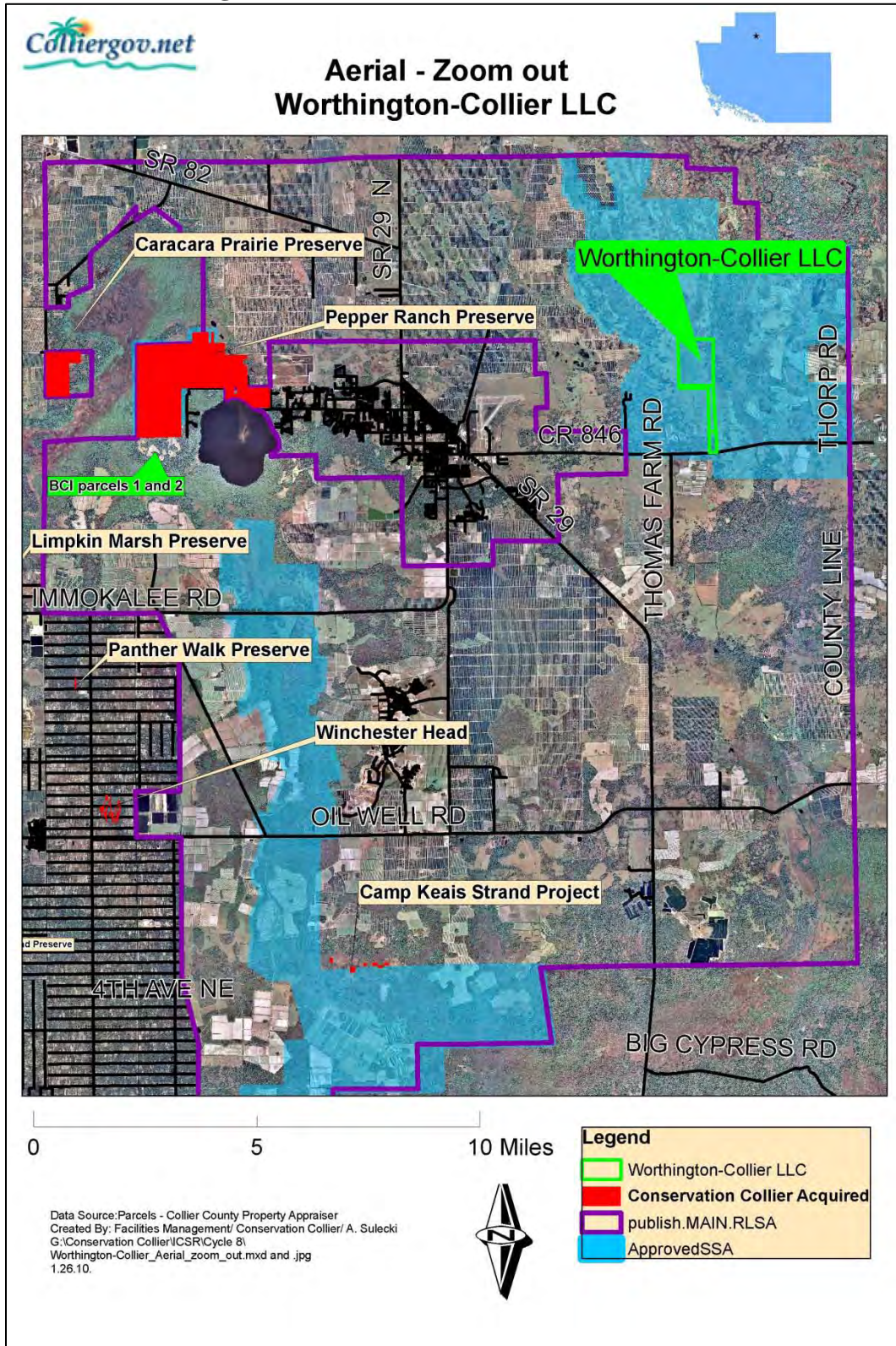
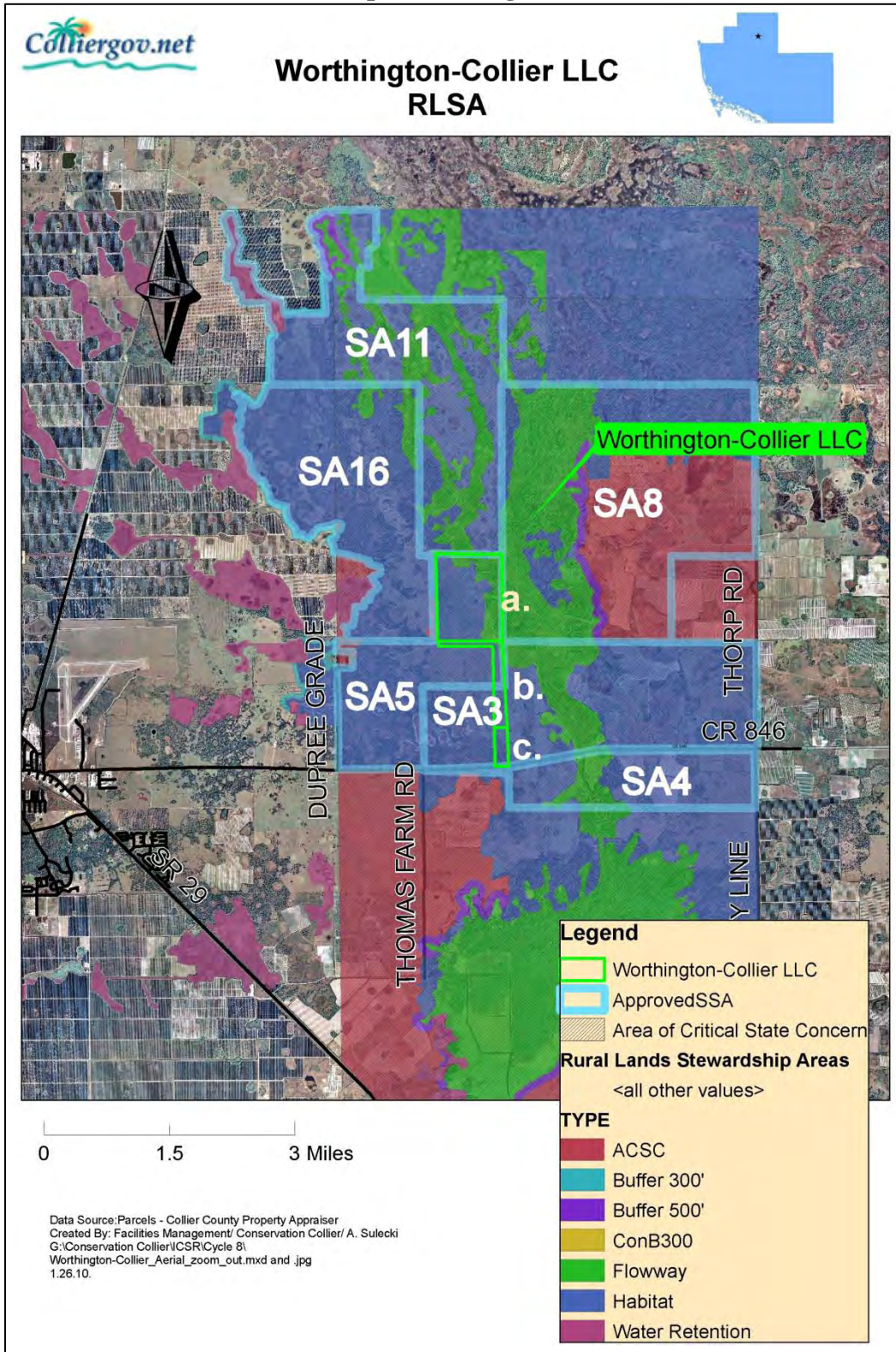


Figure 4. Rural Lands Stewardship Area Designations



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, two appraisals would be required.

Assessed Value: *

- a. 501 acres - \$501,000**
- b. 114.4 acres - \$114,400**
- c. 47.4 acres - \$47,400**

Total 662.9 acres - \$662,800

Estimated Market Value: ** \$1,200,000

“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 Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned A-MHO-ACSC/ST. It is within an established growth management overlay – Rural Lands Stewardship Area, Stewardship Sending Areas (SSAs) #3 and #5. The implications for acquisition are that the subject lands are protected from development under the existing SSAs. The primary benefit for Conservation Collier to acquire them is to provide public access.

* 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 22, 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)	No
viii. Tidal freshwater marsh	No
ix. Other native habitats	Yes – palmetto prairie, pine flatwoods, hardwood /conifer mixed, cypress, hydric pine, forested wetland, freshwater marsh and wetland prairie

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 level 1 only on electronic database):

- 200 – Agricultural lands
- 300 - Rangeland
- 400 – Upland forests
- 600 - Wetlands

The following native plant communities were observed (Passarella & Associates FLUCCS and Wetlands Map 3/10/10):

- 321 – palmetto prairie – 2.36 ac
- 411 – pine flatwood – 17.97 ac
- 427 - live oak – 1.51 ac
- 428 – cabbage palm - .93 ac
- 429 – wax myrtle, hydric – 3.97 ac
- 434 – hardwood/conifer mixed – 35.82 ac
- 621 – cypress – 23.38 ac
- 624 – cypress/pine/cabbage palm - .34 ac

- 625 – hydric pine – 6.24 ac
- 630 – wetland forested mixed – 11.08 ac
- 641 – freshwater marsh – 85.5 ac
- 643 – wetland prairie – 11.77 ac

The remainder of the property (467.09 ac) was FLUCCSed as:

- fallow cropland (190.76 ac),
- hydric pasture (247.06 ac),
- ditch (10.75 ac),
- berm (13.25 ac), and
- dirt road (5.27 ac).

Note: Actual acreage appears to vary with source. The acreage for observed plant communities was calculated by Passarella & Associates and equals 667.96 acres. The Property Appraiser shows 662.8 acres. By Passarella's calculations, approximately 30% of the property contains native plant communities, most but not all affected to some degree with invasive exotic plant species. Seventy percent (70%) of the property contains pasture, fallow cropland, roads, ditches and berms.

Characterization of Plant Communities present (staff observation):

Ground Cover: grasses and forbs, pickerelweed (*Pontederia cordata*)

Midstory: palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), saltbush (*Baccharis sp.*)

Canopy: Live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii var densa*), cabbage palm (*Sabal palmetto*), cypress (*Taxodium distichum*), bay (*Persea sp.*)

Statement for satisfaction of criteria:

These data indicate that native plant communities do exist on the parcel; however, the most prevalent vegetation communities are fallow cropland and hydric pasture. Freshwater marsh and mixed hardwood/conifer are the largest sized native plant communities.

-
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: The parcels offered are geographically distinct from other Conservation Collier lands, and so could be considered to fulfill equitable distribution based slowly on location. The closest existing preserve is the Pepper Ranch Preserve, approximately 10 miles to the west. Camp Keais strand properties are approximately 15 miles to the southwest. There is access from CR 846 onto the c. property (47.4 acres), which connects with the b. and a. parcels. While not much of the

property can be seen directly from CR 846, the property interior does contain vista-type views that are aesthetically pleasing.

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
swamp bay (<i>Persea palustris</i>)	laurel oak (<i>Quercus laurifolia</i>)
cypress (<i>Taxodium distichum</i>)	
pickerelweed (<i>Pontederia cordata</i>)	

OBL=Obligate (Requires wetland conditions); FACW=Facultative wetland (grows in alternating wet and dry conditions). Source: Vegetative and Hydric Soil Field Indicators lists for Chapter 62-340, F.A.C.

Wetland dependent wildlife species observed: green heron (*Butorides virescens*), great blue heron (*Ardea Herodias*), woodstork* (*Mycteria americana*), white ibis* (*Eudocimus alba*)

*Listed Species

Other Hydrologic indicators observed: Some areas of pooled surface water were present, mostly near the ditch running up the east side of the parcels.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on these parcels include:

Hydric	Upland
<p>a.</p> <ul style="list-style-type: none"> Winder, Riviera, limestone substratum and chobee-43 Malabar fine sands- 3 Pineda and Riviera fine sands – 28 Chobee, winder & gator soils depressional - 22 <p>b.</p> <ul style="list-style-type: none"> Winder, Riviera, limestone substratum and chobee-43 Chobee, winder & gator soils depressional – 22 Holopaw fine sands - 27 <p>c.</p> <ul style="list-style-type: none"> Chobee, winder & gator soils depressional – 22 Holopaw fine sands - 27 	<p>a.</p> <ul style="list-style-type: none"> Tuscawilla fine sands - 37 <p>b.</p> <ul style="list-style-type: none"> n/a <p>c.</p> <ul style="list-style-type: none"> Oldsmar fine sands - 16

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 recharge rates for this group of parcels is -16” to -1” annually for parcel c. and half of b., and 0” to 7” for parcel c. These rates indicate that there is very little recharge anticipated to the lower Tamiami aquifer (0” to 7” annually) and mostly discharge (-16” to -1” annually) occurring through wetlands.

Surficial Aquifer Recharge Capacity:

All three parcels that make up this property have a mapped recharge rate of 31” to 43” annually, a moderate rate.

FEMA Flood map designation:

The property is within Flood Zone A, a Federal Emergency Management Agency (FEMA) special flood hazard area inundated by 100-year flood, with no base flood elevation determined.

Statement for satisfaction of criteria: The property does offer opportunities for protection of water resource values by protecting surface wetlands from potential farming activities that could include the application of chemicals. If the ditches are filled, there may be more wetland habitat available to wetland dependent bird species, including listed bird species that are currently using the property. Aquifer recharge is to the surficial aquifer only, and is moderate. Flood control is likely not a concern, as there do not appear to any residential properties nearby.

-
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: No listed plant species were directly observed, though listed bromeliads, at minimum, are likely present in the prairie hammock areas.

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 species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	FWS
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	T	
woodstork	<i>Mycteria americana</i>	E	E
white ibis	<i>Eudocimus albus</i>	SSC	
crested caracara	<i>Caracara cheriway</i>	T	

E – Endangered, T-Threatened, SSC-Species of Special Concern

Bird Rookery observed? No bird rookery was observed.

GIS mapped species and habitats: FWC Florida Panther telemetry (2009) shows use of this property by collared Florida panthers. The three parcels are entirely within the FWC primary panther habitat zone. The owner has advised that a panther underpass is currently being constructed under CR 846 adjoining this property. Staff is investigating and will provide more information as it becomes available.

Non-listed species observed: white-tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), and eastern meadowlark (*Sturnella magna*)

Potential Listed Species:

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

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	FWS
Florida panther	<i>Puma concolor coryi</i>	E	E
Florida black bear	<i>Ursus Americanus floridanus</i>	T*	n/a
reddish egret	<i>Egretta rufescens</i>	SSC	n/a
snowy egret	<i>Egretta thula</i>	SSC	n/a
little blue heron	<i>Egretta caerulea</i>	SSC	n/a
roseate spoonbill	<i>Platalea ajaja</i>	SSC	n/a
limpkin	<i>Aramus guarana</i>	SSC	n/a
southeastern American kestrel	<i>Falco sparverius paulus</i>	T	n/a

E – Endangered, T-Threatened, SSC-Species of Special Concern

*other than those found in Baker and Columbia counties or in Apalachicola National Forest

Statement for satisfaction of criteria: This property does appear to offer significant biological values. FWC Species Richness mapping, a measure of biodiversity, shows this property as having 5 to 6 species out of a total of 9-10 mapped. The property is within FWC primary panther habitat and FWC panther telemetry shows use of the property by collared panthers. The parcel is a part of and directly connected to approximately 16,400 acres preserved under the Rural Land Stewardship (RLSA) Program (SSA #s 3,4,5,8,11, and 16), and the Okaloacoochee Slough State forest, approximately 3 ½ miles to the northeast. Ecological quality appears to be good, with moderate hydrological changes needed to restore natural conditions, such as making cuts in berms and filling in ditches.

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 property is directly connected with approximately 16,400 acres currently protected under the RLSA program, and is substantially protected itself under this program. Acquiring the property would only enhance existing protection by removing the potential for agriculture.

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

No

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

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: There is potential for hiking, but access may be limited during wet season.

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

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

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

Swimming: There is no potential for swimming on this property.

Hunting: There is potential for limited hunting on this property.

Fishing: There is no potential for fishing on this property.

Recommended Site Improvements:

Limited site improvements may be beneficial, including strategic cuts in berms and filling in of old farm ditches. There is an existing cattle lease that utilizes this and adjoining properties. If cattle were to be excluded, fencing would need to be installed.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, a trail system to allow the public to have access to the property, and of developing a limited parking area along CR 846. 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:

Category I

Common Name	Scientific Name
Brazilian pepper	<i>Schinus terebinthifolius</i>

Category II

Common Name	Scientific Name
None directly observed	

According to Passarella and Associates, who conducted FLUCCs mapping dated 3/10/10, approximately 16% of the property (including areas in parcels a., b. & c.) is impacted to some degree by exotic invasive plants. Approximately 81 acres are impacted from 0-24%, approximately 19 acres are impacted from 25% to 49%, and approximately 4 acres are impacted between 50% and 75%. Onsite observation is that the primary exotic is Brazilian pepper, located along the edges of pastures and the various interior tracks. Other invasive exotic plant species may be present.

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 FLUCCS mapping done by Passarella and Associates, Inc. in March 2010, it is estimated that 104 .62 acres of the properties are impacted to some level with invasive exotic plants. Using the contracted maintenance estimate, and considering the acreage impacted at difference levels, costs for initial efforts to treat **exotics in place are estimated at close to \$100,000.**

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at approximately \$450 per acre, per year. For a total of approximately 104.62 acres this translates to \$47,000 for a full treatment event. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility: The property would require an area for visitor parking. A parking lot and the associated required clearing would likely be allowed as ancillary to recreational tour operations, a use approved under Agriculture 2 Land Use Matrix layer. The cost of design and construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$15,000. Additional costs would include Americans with Disabilities Act (ADA) requirements, design, permitting and land clearing and could add another \$12,000 for a **total estimated cost of \$27,000.**

Public Access Trails: Simple trails are already present.

Security and General Maintenance: Portions of the property, primarily the eastern side, are already fenced. Additional fencing may be required, as surrounding lands are used for cattle grazing. Field fencing is approx. \$6.00 per foot. Gates are approx \$250.00 each. Signs can be placed at boundaries along public roads. Visitors can be advised to pack out their own trash. Trail maintenance can be accomplished using both contracted and volunteer labor.

Stewardship Easement Agreement Restrictions: All parcels offered are included within lands referenced in Stewardship Easement Agreements for SSA#3 and SSA#5. These can be viewed online at the Collier County website at: <http://www.colliergov.net/Index.aspx?page=1515> or in the Official Records of Collier County at OR BK 3551 PG 2284 for SSA #3 and OR BK 3664 PG 1479 for SSA #5. These Agreements were executed by the previous owner of the parcels, Barron Collier Investments, LTD, et al; however they run with the land and are binding upon successors and assigns, remaining in full force and effect forever. SSA #3 has been partitioned and different layers have been removed from certain portions, both in the original stewardship easement and a subsequent modification agreement (OR BK 4010 PG 0230). The bulk of the Worthington-Collier parcel has had layers removed to Agricultural 2 uses. A small portion of parcel c., next to CR 846, may be at Agriculture 1 uses, but this is unclear in the documents. The Stewardship Easement Agreement for SSA#5 removes all uses to Agricultural 2.

Agricultural 2 uses include unimproved pasture, grazing and forestry, ranching and livestock husbandry, hunting cabins, and cultural / educational facilities and their related modes of transportation, such as airboats, swamp buggies, and horses.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$100,000	\$47,000	Estimated based on 104.62 acres of infestation identified on FLUCCS map developed by Passarella & Assoc., Inc. which was provided by the owner.
Parking Facility	\$27,000	t.b.d.	Developing a parking area would likely be permitted under Stewardship Easement Agreements for SSA #3 and SSA #5.
Access Trails/ ADA			Minimal to no initial costs estimated, as trails exist. ADA rules not currently in effect for County preserve trails.
Fencing	\$108,500	t.b.d.	Estimate based on \$6.00 per foot- 18,000 feet, along the west and northwest sides, includes 2 gates at \$250 ea.
Trash Removal	\$0	t.b.d.	Negotiate with owner to remove existing solid waste, assumes visitor pack in-pack out.
Signs	\$3,700 each		Entry sign (\$1,700), trail signs (10 @\$100 ea) and various internal and boundary signs (20 @\$50 ea).
Total	\$239,200	\$47,000	

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

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), 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 conversation with FCT staff regarding potential for grant funding for this parcel was not encouraging, due to limited funds available, the protected status of the parcels under the Rural Lands Stewardship Program (within SSAs) and because the property is primarily pasture, which is not considered a natural vegetation community.

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

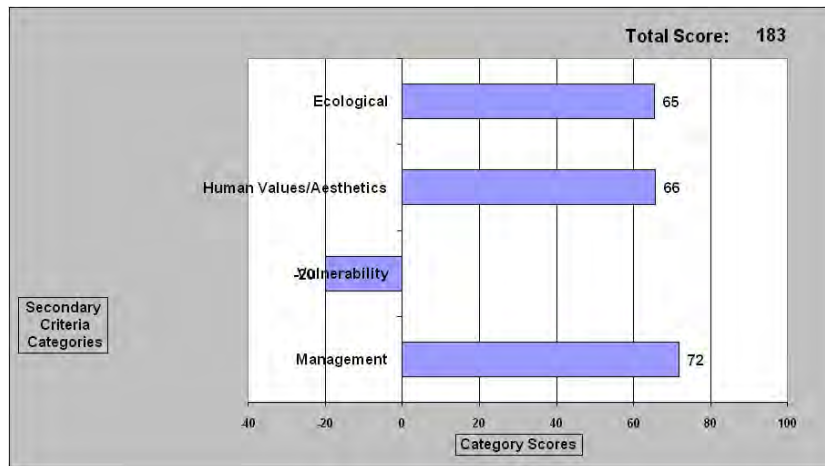
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 183 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	65	65%
Human Values/Aesthetics	100	66	66%
Vulnerability	100	-20	-20%
Management	100	72	72%
Total Score:	400	183	46%
Percent of Maximum Score:			46%

Figure 5. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 183 out of 400 possible points

Ecological: 65 out of 100 possible points

A higher than average score was achieved in this category because the property has a significant number of mapped natural vegetation communities (12), including two identified by FNAI as rare (one statewide and globally (prairie hammock) and the other globally (wetland prairie), it contributes to the surficial aquifer, contains wetlands, is adjacent to an identified flow way, and has documentation showing use of property by listed species (panther and wading birds). Some points were lost because the parcels are not within a well field protection zone, are not contiguous with a surface water body, and some restoration (removal of ditches and berms) may be recommended.

Human Values/Aesthetics: 65 out of 100 possible points

A higher than average score was achieved in this category because the property has access from a paved road (CR 846) and has outstanding long range vista views. Points were lost because there are only land based recreational opportunities possible and only a small portion of the property can be seen from a public thoroughfare.

Vulnerability: -20 out of 100 possible points

The vulnerability score resulted in negative points due to the fact that all parcels offered are within Stewardship Sending Areas and most of the acreage has had development rights removed to the Agricultural 2 level. Some small portion of the acreage may be at Ag 1. Additionally, the parcels are all within an Area of Big Cypress Area of Critical State Concern (ACSC-ST), which limits development impact to 10% of the overall site.

Management: 72 out of 100 possible points

A moderately high score was achieved in this category because only minor hydrologic changes may be needed, such as plugging some ditches or breaching some berms, only 16% of the site is mapped by a consultant as being impacted by invasive exotic plants (which corresponds to staff observations in general), and because the property would require minimal maintenance – with the caveat that cattle are present. If cattle are removed, maintenance needs would likely increase.

Parcel Size: total of 3 parcels offered – Approximately 662.8 acres. While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to the Barron Collier Investments LTD parcels, though smaller in size.

Exhibit A. FLUCCs Map

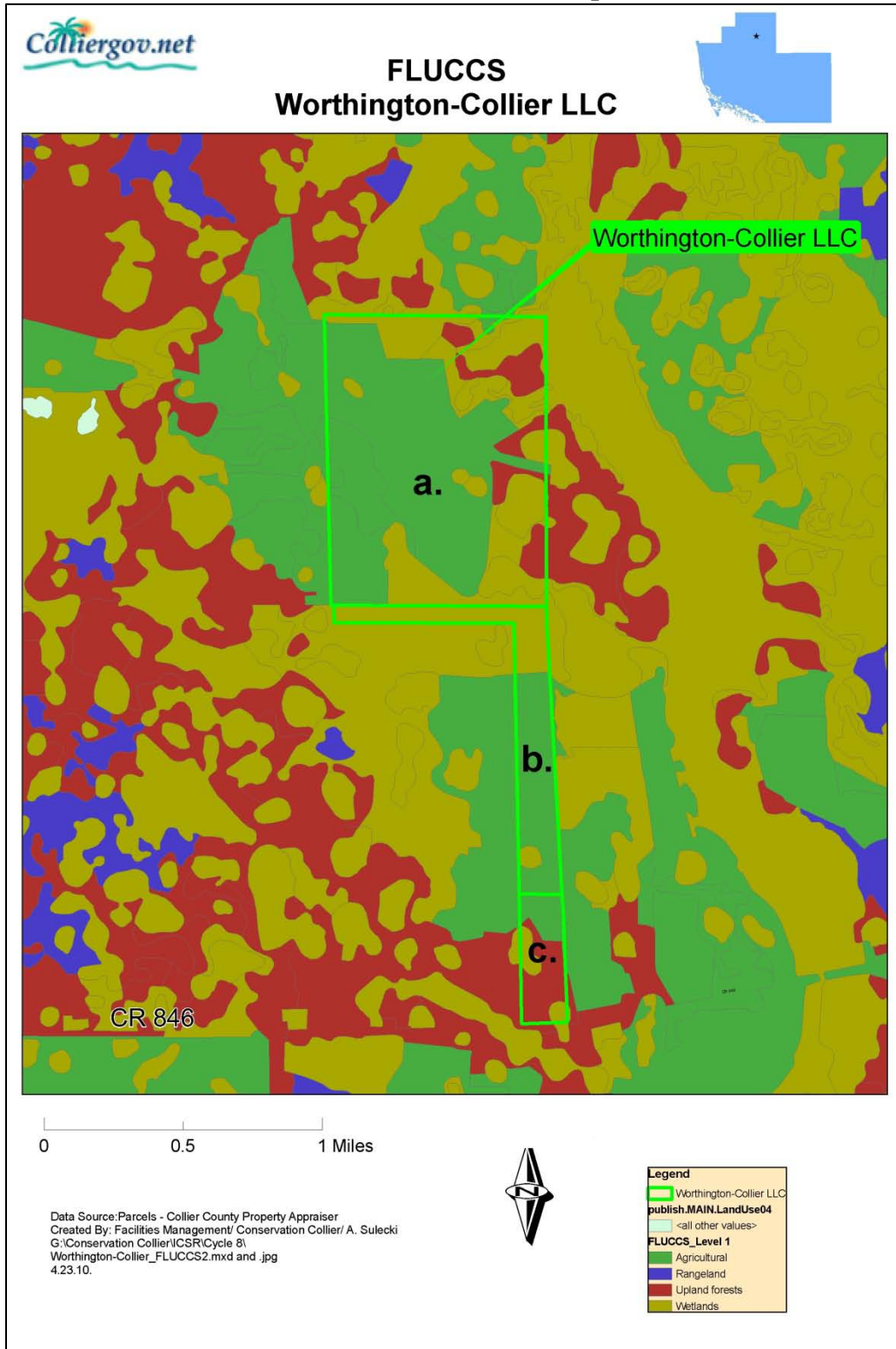


Exhibit B. Soils Map

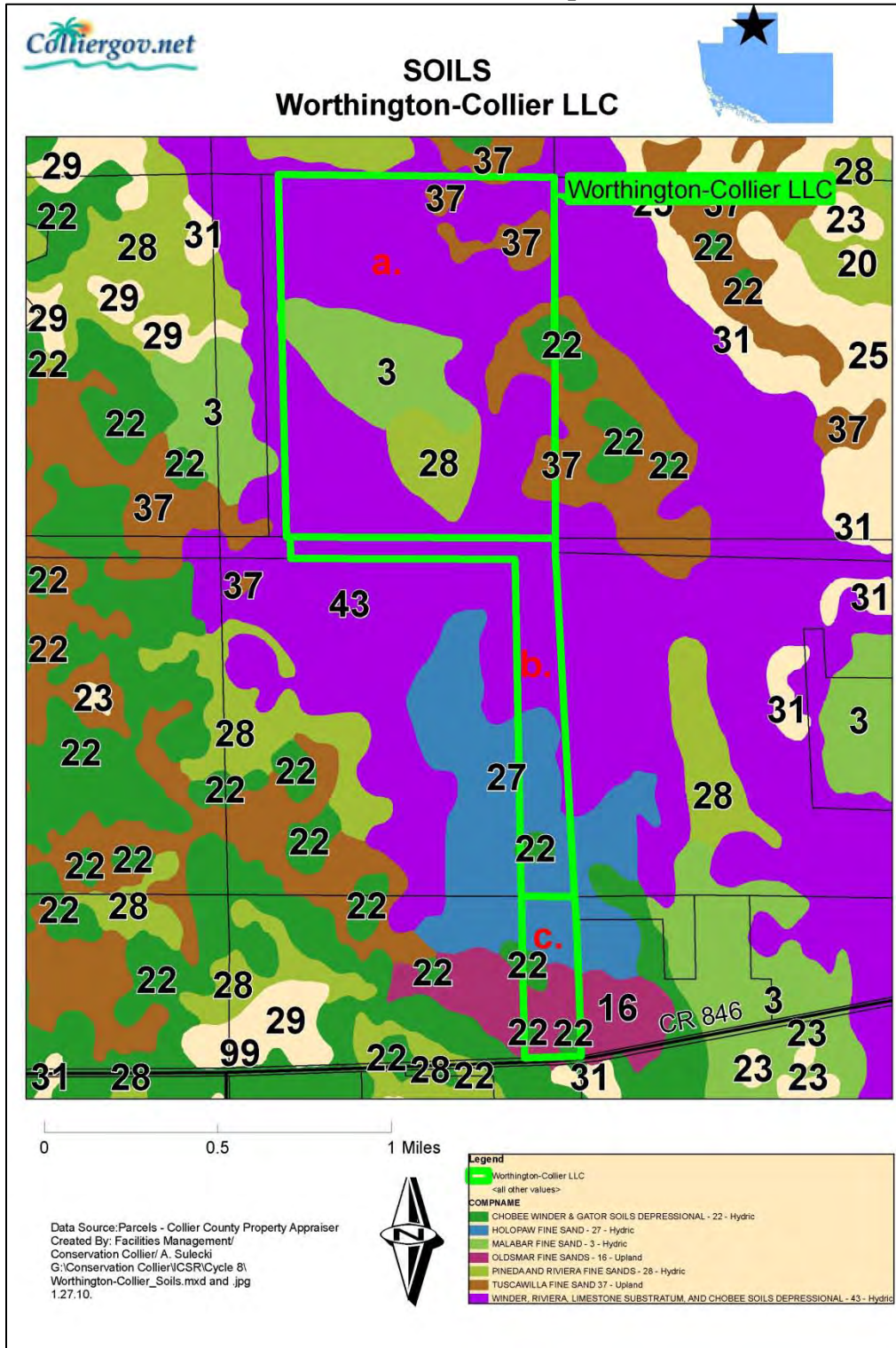


Exhibit C. Species Richness Map

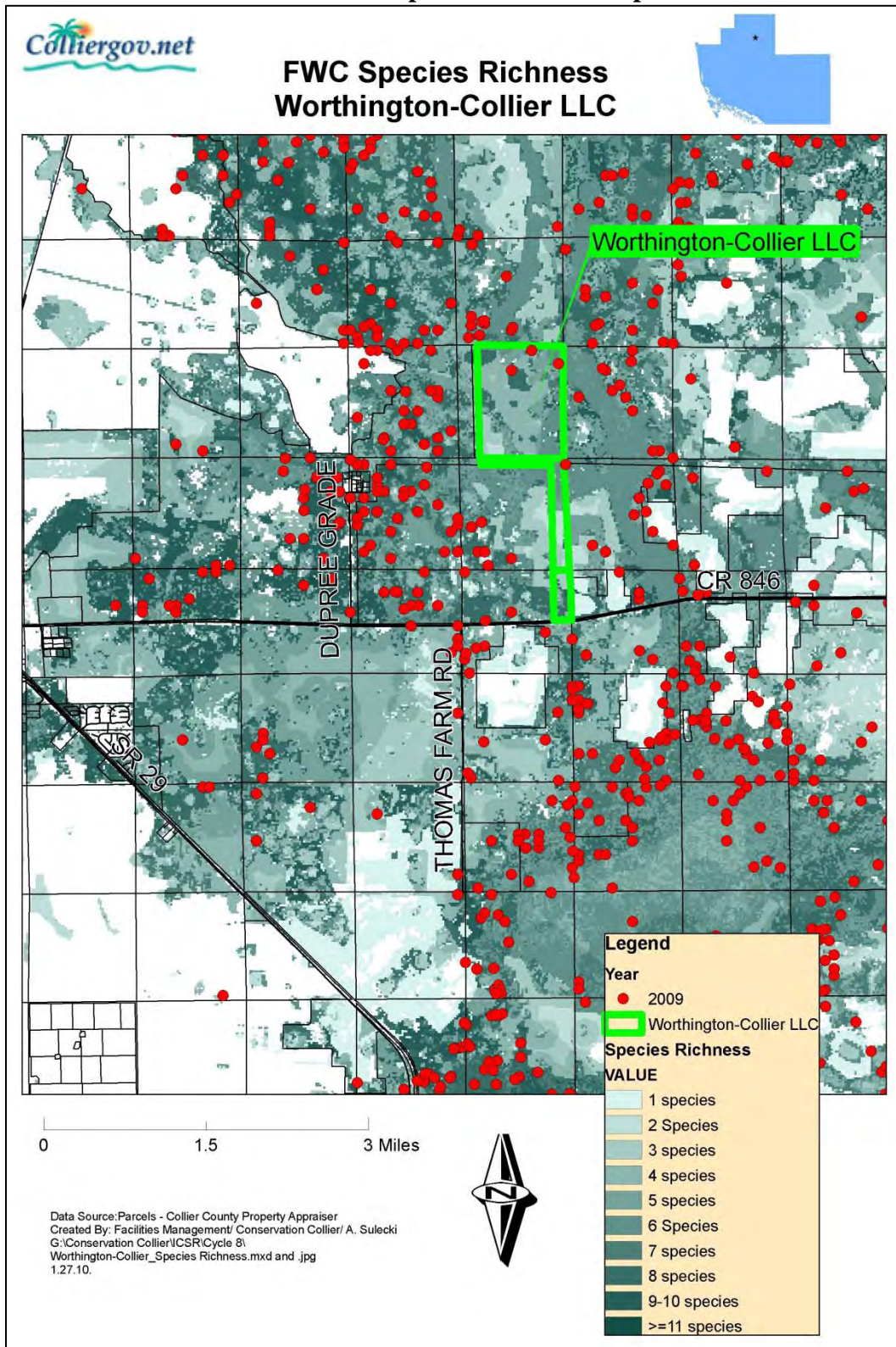


Exhibit D. Listed Species Locations – Florida Fish and Wildlife Conservation Commission

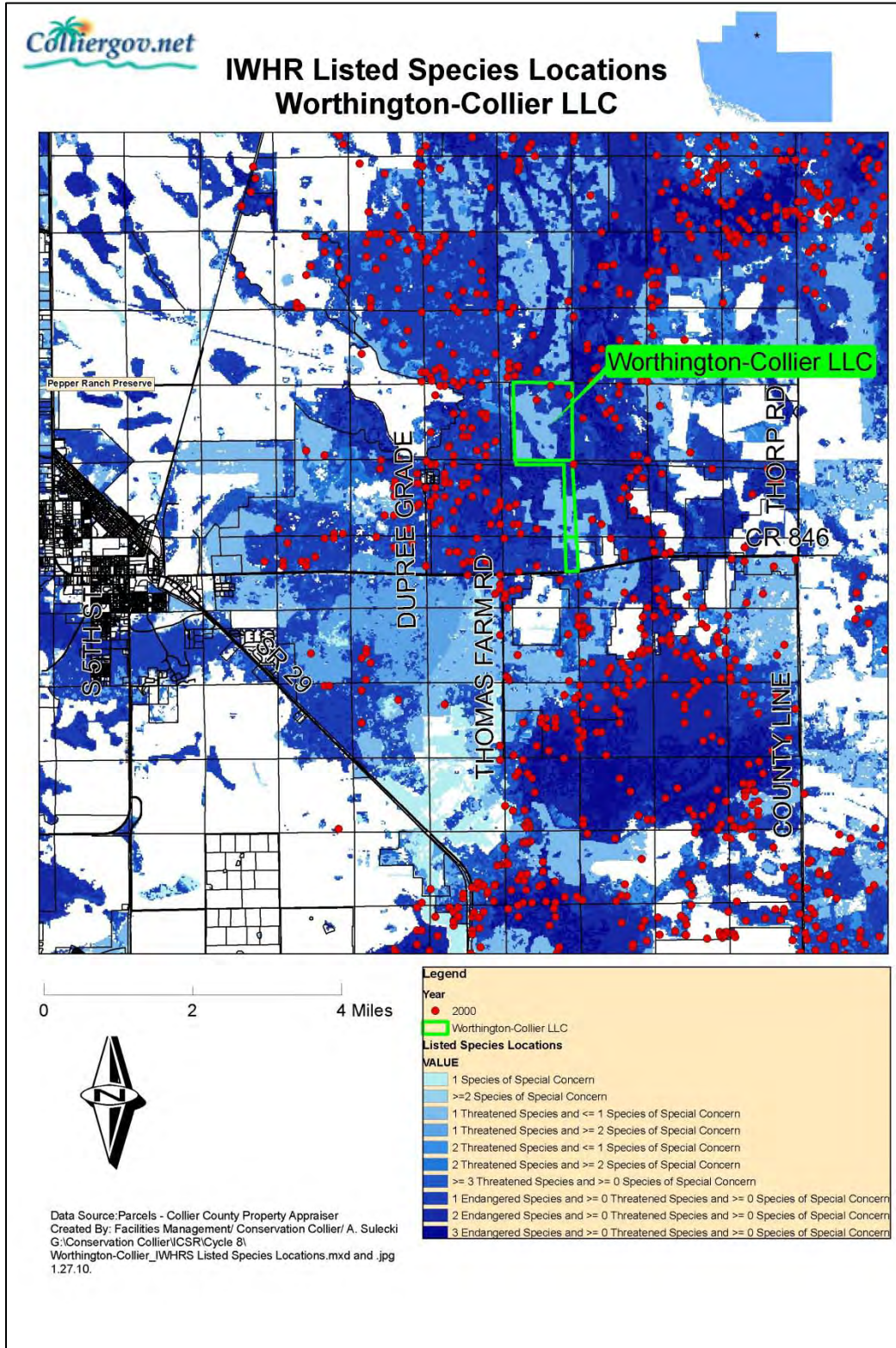


Exhibit E. Wellfield Protection and Aquifer Recharge Maps

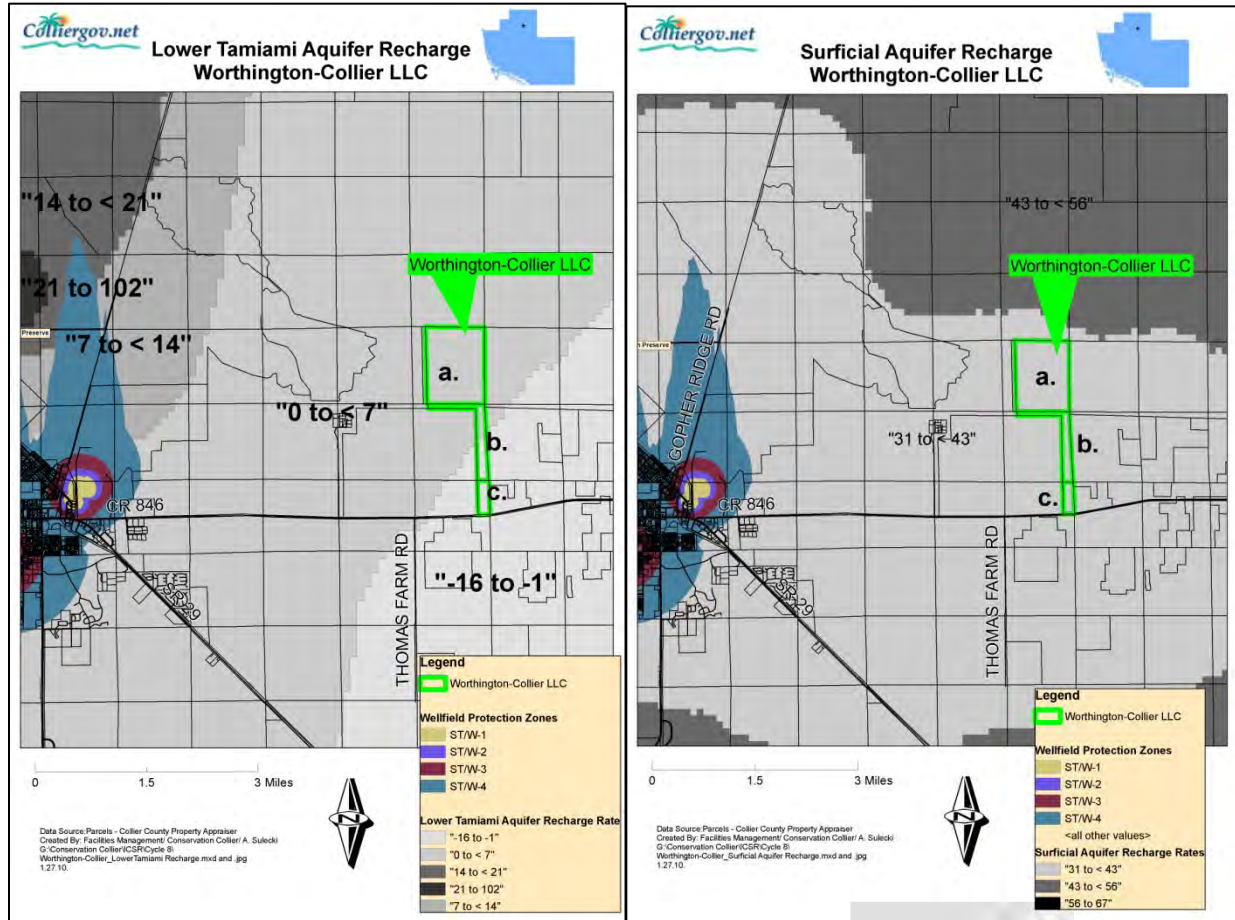


Exhibit F. Priority Habitats – Florida Natural Areas Inventory

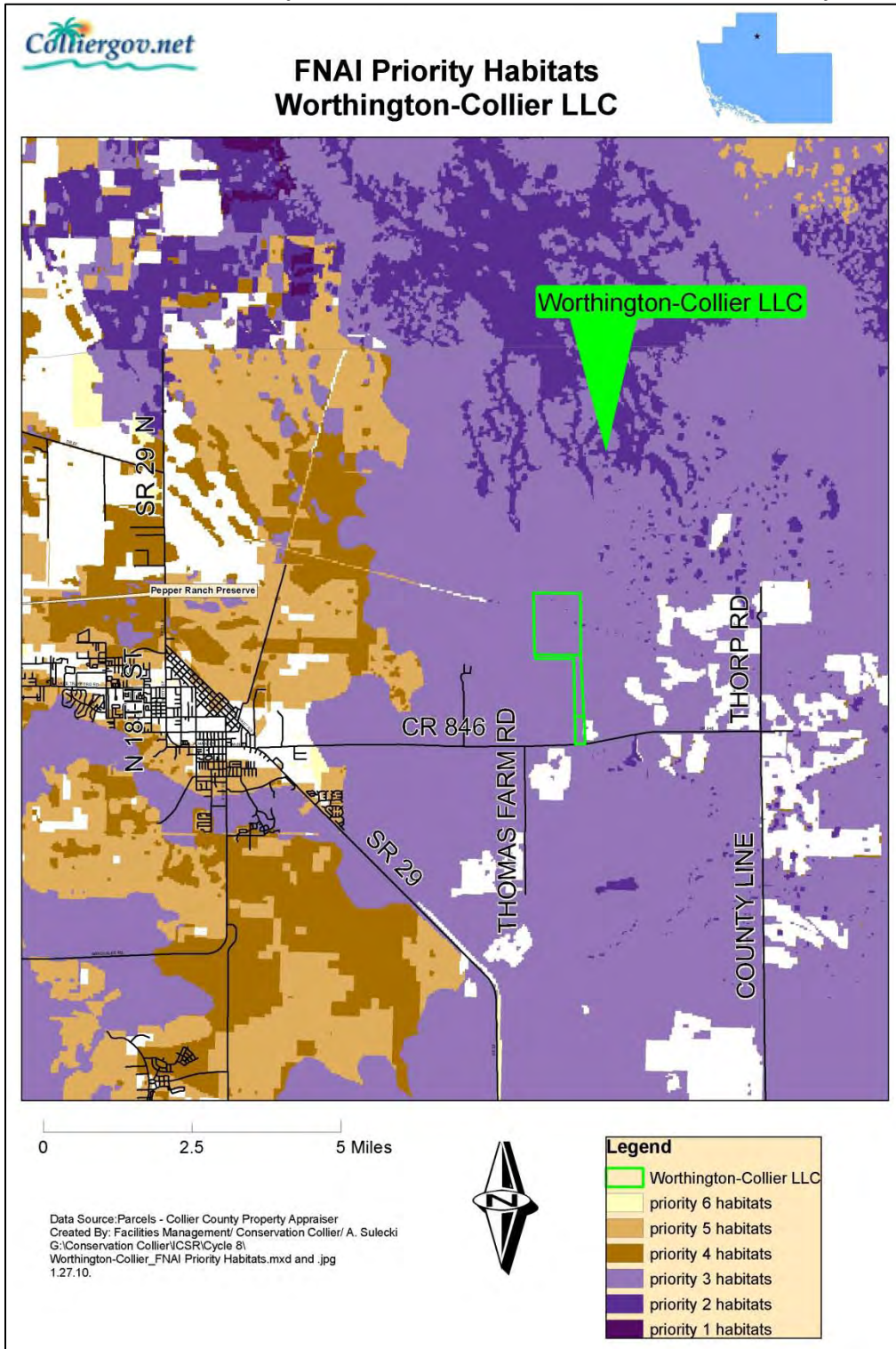


Exhibit G. Integrated Wildlife Habitat Ranking 2008 - Florida Fish and Wildlife Conservation Commission

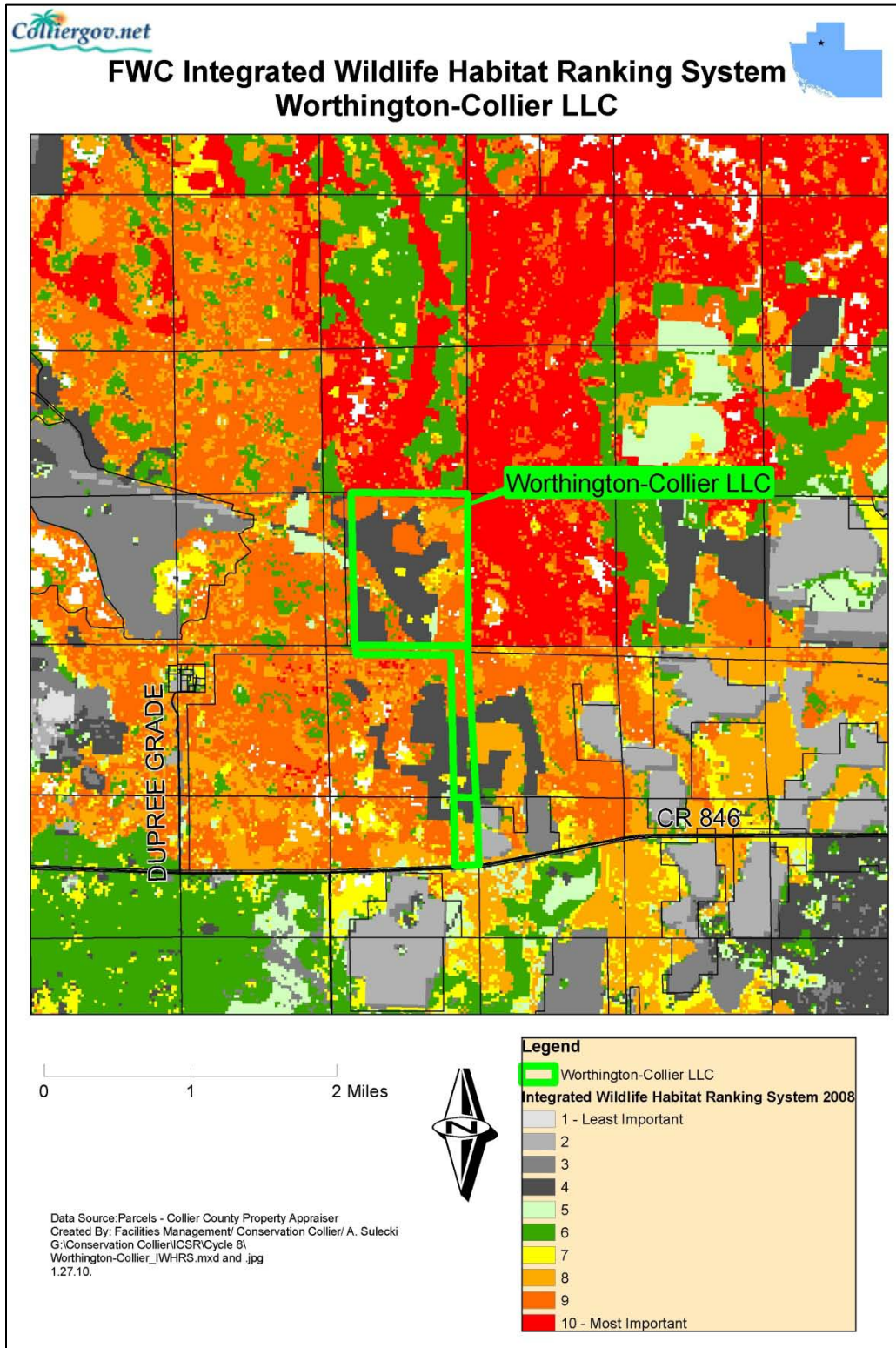


Exhibit H. Completed and Scored Secondary Criteria Screening Form

Property Name: Worthington/Collier LLC		Folio Numbers: a. 00090200001 (501 acres); b. 00091160205 (114.4 acres); c. 00138960300 (47.4 acres)	
Geographical Distribution (Target Protection Area): FSA/HSA			
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	Palmetto prairie (321); pine flatwoods (411); live oak (427); cabbage palm (428); wax myrtle (429); hardwood/conifer mixed (434); cypress (621); cypress/pine/cabbage palm (624); hydric pine (625); wetland forested mixed (630); freshwater marsh (641); wetland prairie (643)
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) listed plant community found on the parcel	5 each	10	prairie hammock G3/S3 - This is analagous to some of the oak/cabbage palm and harwood areas; wetland prairie is G/3. G/3 = globally, rare and local throughout its range or vulnerable to other factors.
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	20	
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	50	Mapped as contributing to Surficial primarily - 31" to 43" annually; Mapped as a discharge area for Lower Tamiami - mostly at 16" to -1 and smaller area at "0-7"
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		
c. Parcel is contiguous with and provides buffering for an identified flowway	50	50	Parcels are within HAS, partially within and buffering Rural Lands Stewardship Area FSA
d. Wetlands exist on site	25	25	parcels are mostly 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	40	50%
b. Slough Soils	40	20	50%
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Parcel has portion within flowway
Subtotal	300	205	
1.B Total	100	68	Obtained by dividing the subtotal by 3.
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	100	FLUCCS mapping done by Passarella & Assoc. on 3/10/10 mapped 12 distinct native vegetation communities.
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
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.</i>
b. Listed wildlife species have been documented on the parcel by	70	70	<i>Provide documentation source - FWC panther telemetry</i>
c. Species Richness score ranging from 10 to 70	70		<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - parcels are mapped as mosaic with scores of 1 to 8 with 4 and 5 dominant</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20		
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	Some grading may be required - pluggin ditches or removing/cutting berms.
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	220	
1.C Total	100	73	Divide the subtotal by 3

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	Surrounding approx. 16,400 acres protected under SSAs in Rural Lands Stewardship Area Program. Approx 3.5 miles north to Okaloacoochee Slough State Forest - lands between are undeveloped.
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	65	<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	CR 846
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easer	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		
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	land based opportunities only - including horseback riding
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 me seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	2	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. Perimeter is 35,178 feet. Portion that can be seen from CR 846 = 911 feet or 2.5%
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	Provide a description and photo documentation of the outstanding characteristic - Site has long range vista views
Subtotal	300	197	
2. Human Social Values/Aesthetics Total Score	100	66	<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 comme	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 ur	40		
4. Zoning favors stewardship or conservation	0	0	Parcels are within SSA #5 and SSA#3, with both easements granted by Baron Collier Investments. Development rights have been removed to Agriculture 2 level – allowing grazing, forestry, livestock raising, hunting cabins, cultural, educational and recreational uses such as tours utilizing airboats, swamp buggies and horses.
5. If parcel has ST overlay, remove 20 points	-20	-20	Property within Area of Critical State Concern - ACSC
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		Older water consumption permits on file.
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		

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		
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75	75	Minor hydrologic changes may be needed - site contains 39.72 acres of ditches and berms per Passarella FLUCCS map
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	75	
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	80	Exotic plants at 25% or higher concentrations impact approximately 104.5 acres out of a total of 662 acres - or 16% of the whole
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	adjacent lands are a potential seed source
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	80	Minimal management would be required as long as cattle are grazing. If cattle are removed, management needs would likely increase. Parcels are part of a slough, where fuel loads are low and neighbor conflicts unlikely.
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	Trespass may be an issue as there is a power easement crossing the property in a remote location and it would be difficult to manage access along the easement corridor.
5.C Total	100	80	
4. Feasibility and Management Total Score	100	72	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	183	

Exhibit I. Photographs

Photo 1. Wooded portion of parcel c, near CR 846



Photo 2. Parcel c., looking north towards parcel b. along the east side of the property



Photo 3. Parcel b. looking north towards parcel a., along east side of property



Photo 4. Parcel a. pasture and edges



Photo 5. Cattle gate along east side of parcel b. The eastern boundary is fenced



Photo 6. Deer on parcel a.



Photo 7. Wood storks flying overhead, parcel a.



Photo 8. Cattle – 300+ head on cattle lease



Photo 9. FPL easement, parcel a.



Photo 10. Surface water in pasture. Majority of soils are hydric.



Photo 11. Vista view

