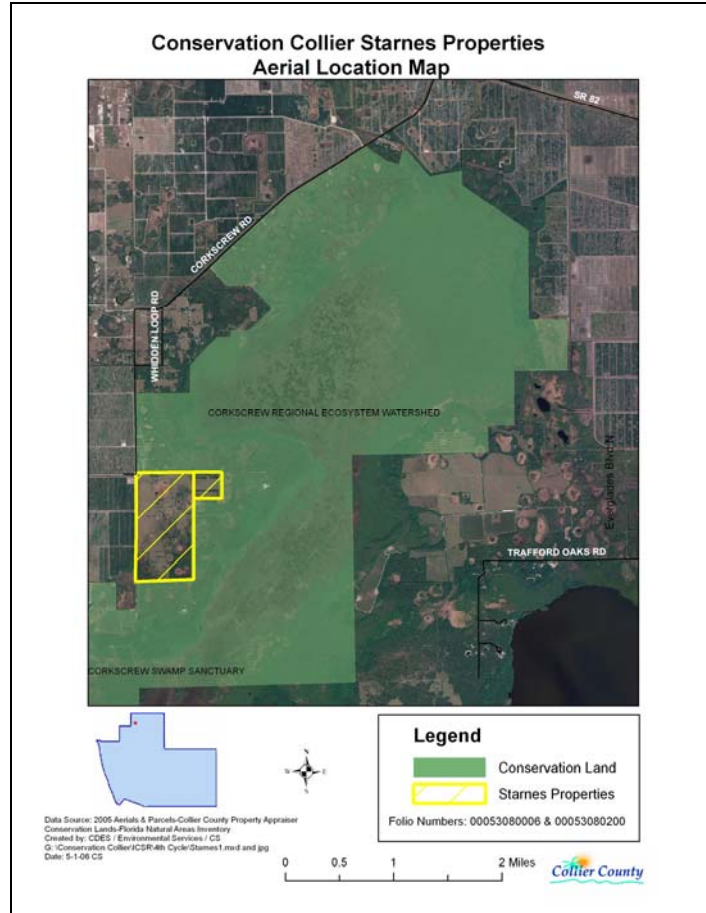


Conservation Collier Initial Criteria Screening Report



Property Name: Starnes
Folio Numbers: 00053080200 and 00053080006

Staff Report Date: June 12, 2006

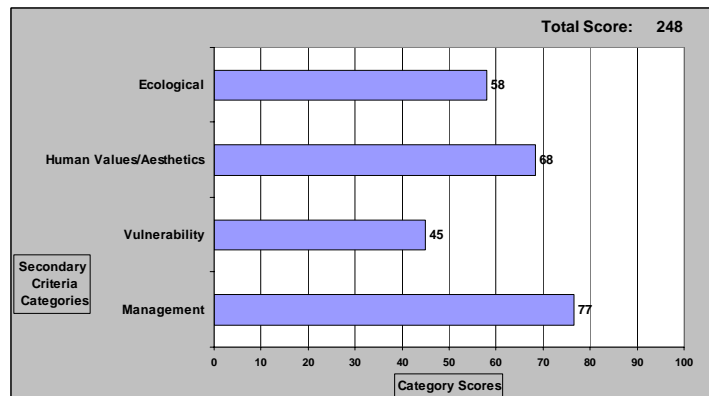


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I. Summary of Property Information

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	Starnes, et al	Both local and out of state owners
Folio Number	00053080200 00053080006	CREW Land Trust willing to contribute some level of partner funding with split or shared title
Target Protection Area	Not within an established Target Protection Area except for portions within Habitat and Flow way Stewardship Areas.	Rural Lands Stewardship Area (RLSA) – the entire 40-acre parcel and approximately 80% of the larger 327.7-acre parcel has an “open” designation. Approximately 60 acres, or 20% on the south side of the 327.7-acre parcel is designated as a Habitat Stewardship Area and a very small portion on the east side of this parcel (~5 acres) is designated as a Flow way Stewardship Area.
Size	367.7 acres	00053080200 – 40 acres 00053080006 – 327.7
STR	S30 T46 R28	n/a
Zoning Category/TDRs	A-MHO	Agriculture with a Mobile Home Overlay – allows for no greater than one unit per 5 acres
FEMA Flood Map Category	Zone D	Located outside special flood hazard area
Existing structures	None	Un-forested areas of this property are currently being used for pasture
Adjoining properties and their Uses	State owned conservation lands and farm lands	N, E & S – Corkscrew Regional Ecosystem Watershed (CREW) lands W – Lee County, active agriculture
Development Plans Submitted	None	No permits or petitions exist in the county computer system;
Known Property Irregularities	Landscape features and fencing; Oil, Gas & Mineral (OGM) Rights lease; Owner grazes cattle	There are ditches / old crop rows in some areas and old fencing, separating portions of the property; There is an active OG&M lease with extraction activities planned: several wells possible, each 160 acres apart along a N-S line in the larger parcel (See Exhibit H); Approximately 100 cows were observed on the parcels
Other County Dept Interest	None known	n/a

Figure 1. Location Map

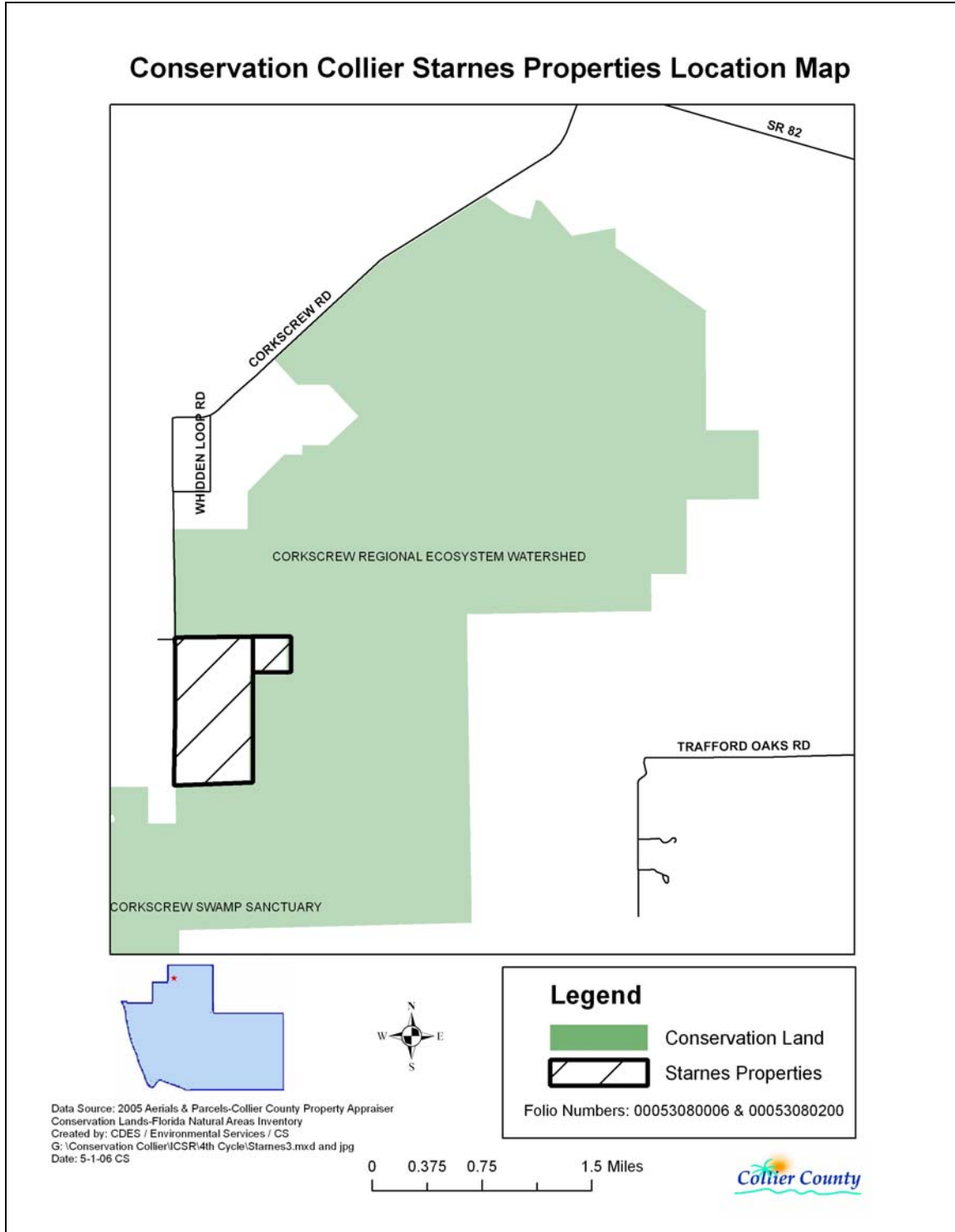


Figure 2. Aerial Map

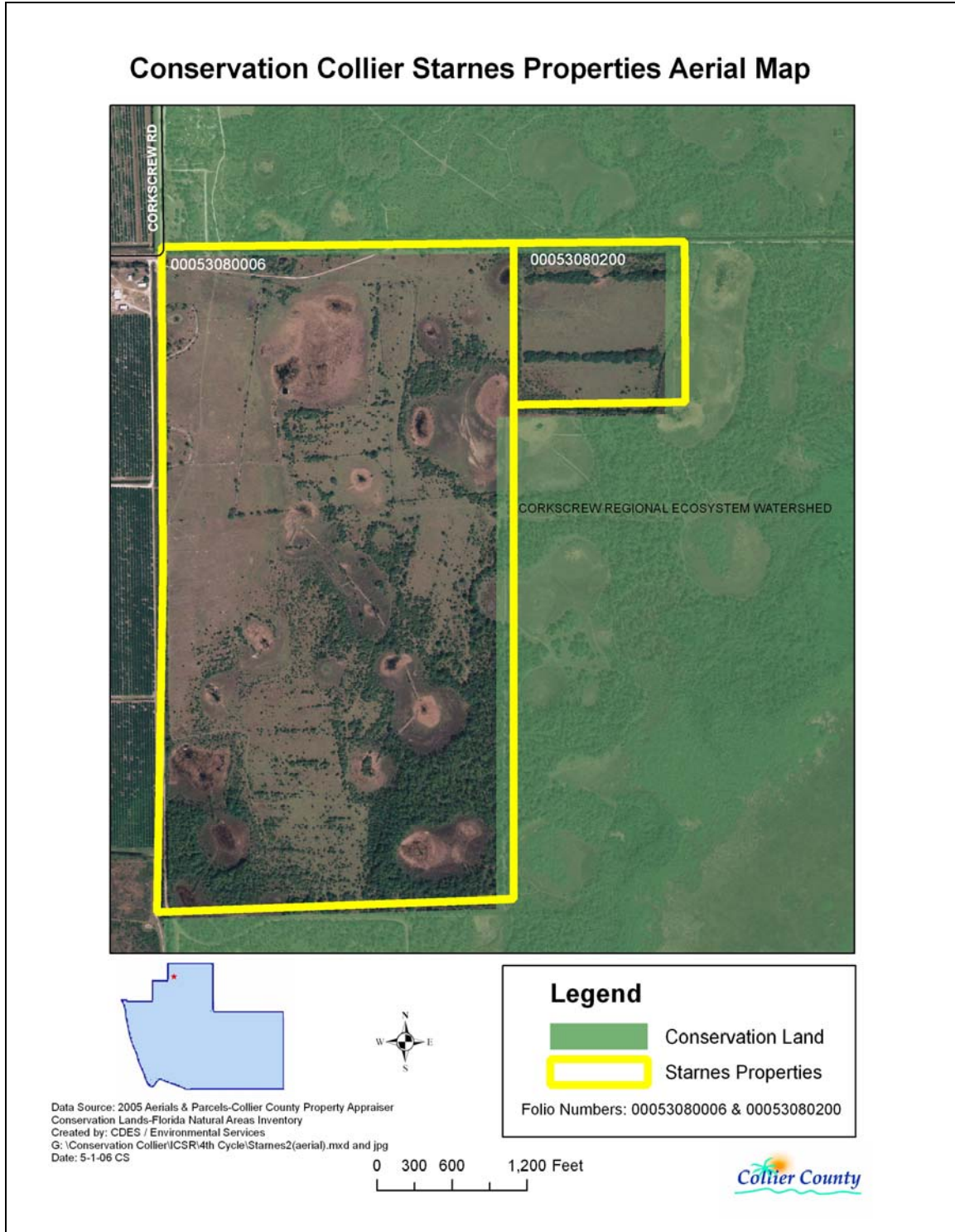
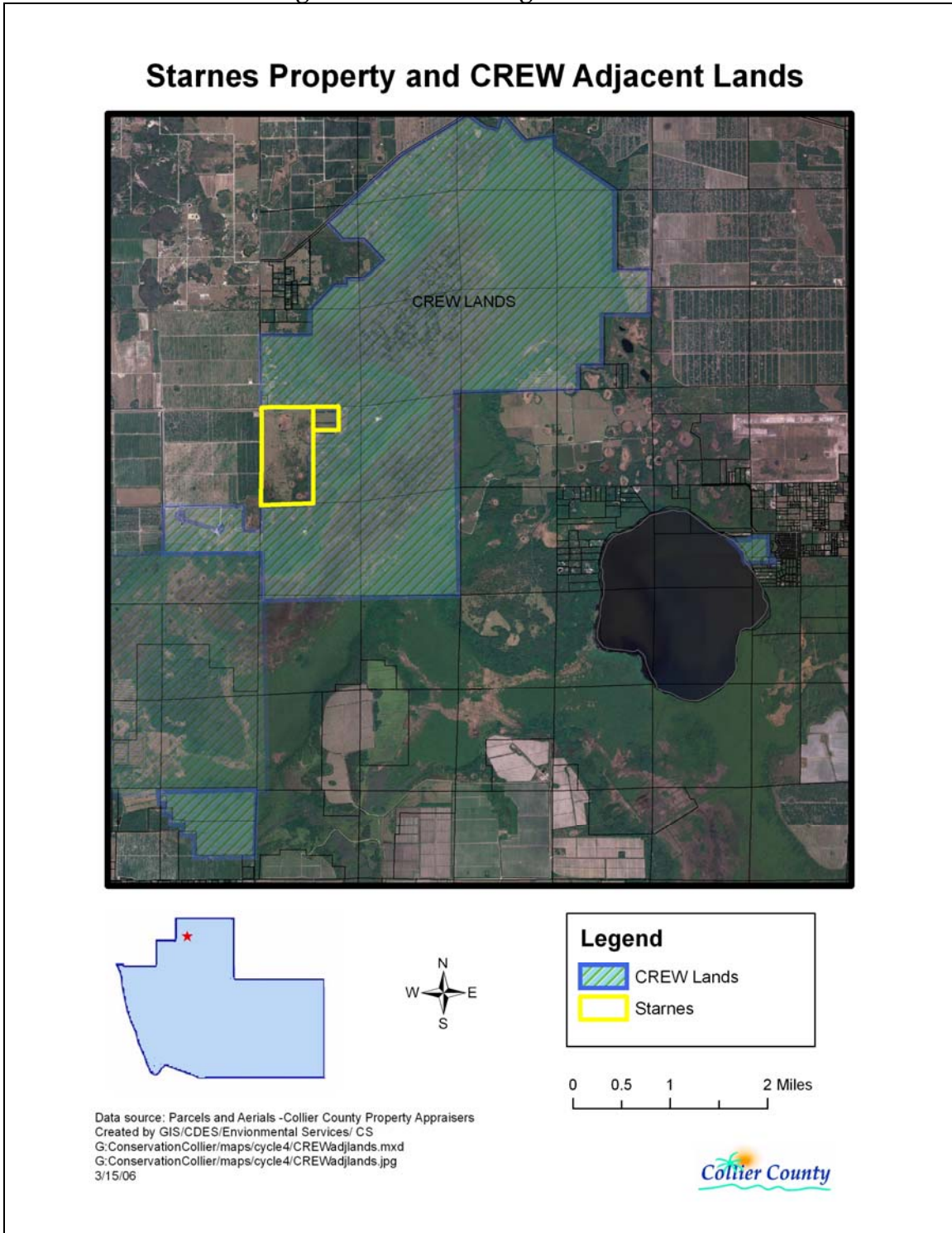


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised 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. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal 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. While no inspection is typically made of the property or comparables used in the report and the appraiser relies upon information provided by program staff, in this case a site visit was made. 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 are required.

Assessed Value: *Folio# 00053080006 (327.2 acres)– \$943,700
Folio# 00053080200 (40 acres) - \$128,000
\$1,071,700

Estimated Market Value: ** \$3,660,000 for both together

* Property Appraiser's Website
** Collier County Real Estate Services Department

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

Collier County Environmental Resources Department staff conducted a site visit on April 27, 2006 and Real Estate Services Department staff visited the site on May 26, 2006.

MEETS INITIAL SCREENING CRITERIA Yes

1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a) **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 |

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

FLUCCS:

The electronic database identified:

- 434 – Upland-Hardwood Forest;
- 617 – Wetland-Mixed Hardwoods
- 641 - Wetland-Freshwater Marsh
- 643 - Wetland-Wet Prairie

The following native plant communities were observed:

- 434 – Upland-Hardwood Forest
- 641 – Wetland-Freshwater Marsh
- 643 – Wetland-Wet Prairie

Characterization of Plant Communities present:

Pasture Areas:

Ground Cover: Primarily Bahia grass planted in the early 1990s for forage, with native grasses and forbs mixed in.

Midstory: Scattered cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*) and wax myrtle (*Myrica cerifera*)

Canopy: none

Wetland Marshes and Prairie:

Ground Cover: pickerelweed (*Pontederia cordata*), alligator flag (*Thalia geniculata*),
Midstory: none
Canopy: none

Upland-Hardwood Forest:

Ground Cover: not directly observed
Midstory: palmetto (*Serenoa repens*), myrsine (*Myrsine floridana*) –edges observed
Canopy: slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), cabbage palm, red maple (*Acer rubrum*)

Statement for satisfaction of criteria: This data indicates that native plant communities do exist on the parcels. The electronic database identified four distinct types of native vegetation communities. One of these communities, the Wetland-Mixed Hardwoods was not observed but may be present, as there is only a small area mapped and the site visit did not include this area. Marsh and prairie wetlands were directly observed, as were the edges and approximately 50 feet into the Wetland-Hardwood Forest areas.

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 bulk of these parcels is not within an established Target Protection Area, but is designated as “open space” in the Rural Lands Stewardship Area (RLSA). The property is visible and accessible from a paved public road at the northeast corner– Corkscrew Rd. A small portion, approximately 50 acres, is within the RLSA Habitat and Flow way Stewardship Areas, which are established Target Protection Areas. The closest Conservation Collier lands are approximately 5 miles away (Brochu and NGGE Unit 53); therefore a purchase here is consistent with the concept of equitable geographic distribution. Hunting is considered to be nature-based recreation and is permitted under the Conservation Collier ordinance. These parcels are enclosed within other conservation lands (South Florida Water Management District, Corkscrew Regional Ecosystem Watershed) where there is already a small game hunting program in place that could easily include these lands.

3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?* Ord. 2002-63, Sec. 10 (1)(c) **Yes**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The larger of the 2 parcels (327.7 acres) appears to have an historic slough running through the center of it, connected by ponds that stay moist year-round. Currently, the appearance of this wetland system is that of wet prairie connected by marsh areas. Most of the buffer areas have been cleared since 1975, according to

Property Appraiser's aerals from that year, the oldest reviewed. Some wetland buffer areas remain along the southern and eastern property boundary of the larger parcel. These buffer areas are the remaining forested portions of the property. Characteristics observed in these areas are thick native vegetative growth that appears to be healthy, thriving, and only minimally impacted by invasive exotic vegetation. There are ditches located on the property that currently convey water off the property. These could be plugged or filled to restore wetland prairie conditions in some areas.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
pickerelweed (<i>Pontederia cordata</i>) OBL	marsh pink (<i>Sabatia grandiflora</i>) FACW
alligator flag (<i>Thalia geniculata</i>) OBL	coreopsis (<i>Coreopsis floridana</i>) FACW
milkweed (<i>Asclepius lanceolata</i>) OBL	

Wetland dependent wildlife species observed: limpkin (*Aramus guarana*), snowy egret (*Egretta thula*), little blue heron (*Egretta caerulea*), and great blue heron (*Ardea herodias*).

Other Hydrologic indicators observed: Scattered natural ponds contain some surface water and wetland dependent plants despite extremely dry seasonal conditions.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on these parcels were identified as Wabasso fine sand (29), a type of soil typically associated with pine flatwoods and Riviera fine sand, limestone substratum (18), a hydric soil type typically found in sloughs and poorly defined drainageways (Exhibit B). Vegetation associated with the non-hydric Wabasso fine sand consists mostly of South Florida slash pine, saw palmetto, wax myrtle and native grasses that can grow in both wetlands and uplands. Seasonal fluctuation of the water table makes this type of soil subject to wetness for 1-6 months of the year and drought for the remainder of the year. The natural vegetation associated with Riviera fine sand, limestone substratum is similar, with the addition of cypress, cabbage palm and native wetland grasses, including maidencane, chalky bluestem and sand cordgrass. Although much of the property has been cleared for pasture, the expected types of plants on both soils are scattered throughout indicating that these vegetation communities could be restored on the existing mapped soil types.

Lower Tamiami recharge Capacity: Capacity for recharge to the Lower Tamiami Aquifer is low, mapped in GIS systems at 0 to 7" annually.

Surficial Aquifer Recharge Capacity: Capacity for recharge to the Surficial Aquifer is mapped within the moderate range at 43 to 56" annually on most of the property, however, in the northeast corner of the larger parcel and the entire smaller parcel, the recharge capacity is high at 56 to 67" annually. The low range is 31 to 43" and high range is 56 to 67" annually (Exhibit D).

FEMA Flood map designation: The property is within Flood Zone D indicating an area in which flood hazards are undetermined.

Statement for satisfaction of criteria: The properties contain wetlands. Based on mapped soils, a poorly defined slough connecting wetland ponds appears to exist in the center of the property running from north to south. The slough and pond areas contain wetland dependent species habitat. While the parcel does not contribute substantially to Lower Tamiami Aquifer recharge, it does appear to contribute moderately to Surficial Aquifer recharge. Surrounding properties in Collier County (on the north, east and south) are undeveloped conservation lands, so flood control does not appear to be an issue. Ditches can be plugged or filled to restore wetland prairies.

4. *Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?*

Ord. 2002-63, Sec. 10 (1)(d)

Yes

Listed Plant Species: Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR 17.11 and 17.12. No listed plant species were directly observed during the site visit. Note that the site visit was conducted using a swamp buggy and although there was some detailed examination of plants, not all areas were closely examined for listed plants.

Listed Wildlife Species: Listed wildlife species include those found on the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FFWCC) Florida's Endangered Species, Threatened Species, and Species of Special Concern, 29 January, 2004.

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	USFWS
Florida sandhill crane	<i>(Grus canadensis pratensis)</i>	T	
Limpkin	<i>(Aramus guarana)</i>	SSC	
Snowy egret	<i>(Egretta thula)</i>	SSC	
American Alligator	<i>(Alligator mississippiensis)</i>	SSC	

T= threatened; SSC= Species of Special Concern

Bird Rookery observed? No rookery was directly observed.

FFWCC-derived species richness score:

The scores were mostly 5 through 7 throughout pasture areas, indicating average potential for species richness (Exhibit C). There are small scattered areas of 4, primarily along the west boundary with active farmlands and larger areas of 8-10 encompassing approximately 50 acres on the south side where natural forest remains, and about 30% of

the smaller parcel, along the south and east boundaries with adjoining SFWMD conservation lands.

Non-listed species observed: Non-listed species observed included vultures, red shoulder hawks, swallowtail kites, and great blue herons. Evidence of hog presence (rutting of soils) was observed. Deer and bobcat have been seen on the parcel by a leaseholder.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Florida Panther (*Felis concolor coryii*), Florida black bear (*Ursus americanus floridanus*), and numerous freshwater wetland dependent listed bird species including woodstork (*Mycteria americana*) and crested caracara (*Caracara cheriway*). The parcels are located within FFWCC Priority 1 Habitat for Florida Panther and are included in lands considered to be strategic habitat areas for black bear and listed wading bird species (FFWCC, 1994, Closing the Gaps).

Statement for satisfaction of criteria: While much of the site has been cleared for pasture and is currently being used for that purpose, wooded and wetland pond portions of the parcel appear to have high ecological quality and contain habitat suitable for listed and wetland dependent species, including Florida panther. Several listed species were observed by staff on the parcel. It contains high quality forested areas and marsh with very few observed exotic plants. Even pasture areas contain few exotic plants due to grazing of cattle.

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: These parcels are directly connected and enclosed on three sides with 60,000 acres of Corkscrew Regional Ecosystem Watershed (CREW) conservation lands. Through the CREW lands there is further connection with nearly 35 sections of lands enjoying some level of environmental protection, including the Corkscrew Swamp Sanctuary, Bird Rookery Swamp, certain Rural Fringe Mixed Use Area designated "Sending" lands, and wetlands purchased and maintained by developers for mitigation purposes.

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

No, however, the CREW Trust, nominator of the parcel, is willing to provide some matching partner funds. Actual amount to be determined and reported prior to ranking.

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? Use of Conservation Collier funds will make purchase possible for CREW partners. The CREW Trust can share or split title.

n/a

Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking:

Hiking would be possible on this site. In the future, connecting with trails as they are developed on surrounding South Florida Water Management District (SFWMD) lands would increase potential for public use of this site for hiking.

Nature Photography:

This property offers wildlife and landscape photography opportunities.

Bird-watching:

Numerous birds were observed during the site visit. Open marshes provide much opportunity for bird watching.

Kayaking/Canoeing:

Canoeing and kayaking are not possible on this property.

Swimming:

Swimming is not a potential activity for this property.

Hunting:

There is good potential on this property to join with a limited small game hunting season permitted on surrounding SFWMD lands.

Fishing:

While there are numerous seasonal ponds on the property, fishing would not be a realistic or likely use.

Recommended Site Improvements:

A trail would need to be established for walking and biking, though the site is accessible without a formal trail. Fencing throughout interior portions of the site should be evaluated for removal after the cattle grazing lease expires. Development of a small gravel parking area just off Corkscrew Road would be recommended.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of the property, development of a small parking lot and signage. The perimeter of the property is already fenced. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

The only exotic, invasive plant species directly observed was scattered Brazilian pepper (*Schinus terebinthifolius*) located primarily along fence lines and forest edges. There may be other species in forested areas that were not directly observed, however, the observable interior of these areas appeared to contain few exotics. Not all areas of the parcel were visited.

Exotic Vegetation Removal and Control: The initial cost of exotic removal done through a contractor could be modest on a per-acre basis due to the overall low level of infestation but relatively high due to the size of the property. Treatment would consist of a kill-in-place basil treatment with herbicide. A maximum cost estimate based on using SFWMD contractors for this type of treatment along fence lines and forest edges would be approximately \$150,000 for the initial treatment with follow-up treatment for five years estimated at \$30,000 yearly, and thereafter at \$10,000 yearly.

Public Parking Facility: The property would require an area for visitor parking. The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$15,000. This cost would include:

- Land preparation
- Design
- Permitting costs

Public Access Trails: Trails can be developed in cleared pasture area by mowing.

Security and General Maintenance: This property is already fenced and gated along its perimeter. Florida Fish and Wildlife Conservation Commission Law Enforcement staff already patrols surrounding SFWMD lands. The SFWMD has indicated a willingness to manage this property with support from the County, so those patrols can be extended to cover this property. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$150,000	\$30,000	After 5 years, these costs would likely be further reduced. Assumes use of SFWMD contractors.
Parking Facility	\$15,000	t.b.d.	t.b.d.
Access Trails/ ADA	t.b.d.		Mowed trails – maintenance 1X per month
Fencing	n/a	t.b.d.	Property is already fenced along perimeter.
Trash Removal	n/a	t.b.d.	No solid waste observed. Interior fencing can be removed over time. Small items and routine trash barrel emptying can be done by contract
Signs	\$2,000 \$500	t.b.d.	Entrance sign Trail signs (20 at \$25.00 each)
Total	\$167,500	\$30,000+	

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), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust:

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2006 funding cycle the award limit per recipient, per cycle, is \$6.6 million. The current funding cycle closes in June of 2006, and the next in June 2007. 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 130 out of a possible 320 points, assuming a 55% cash match. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be above the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

Florida Forever Program:

Staff was verbally advised that the Florida Forever Program is concentrating on large rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is not inside a Florida Forever project boundary, but is a large rural parcel and as such may be eligible for Florida Forever funding. Division of State Lands staff has been contacted to gauge potential for partnership but no response has been received as yet.

Save Our Rivers Program / South Florida Water Management District:

This parcel is not within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

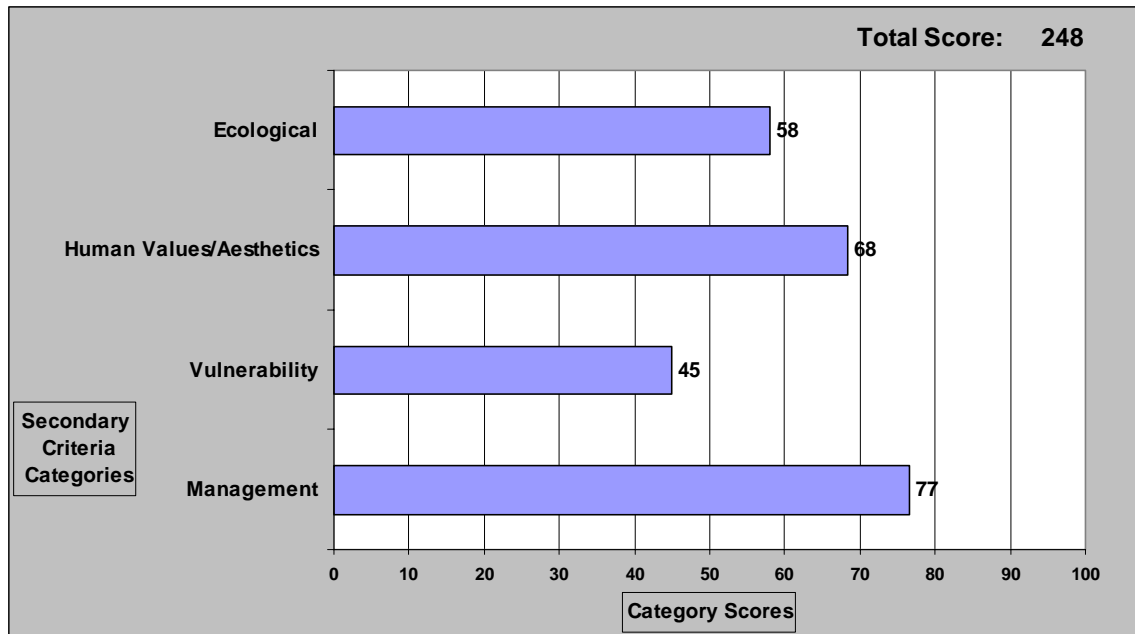
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 248 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	58	58%
Human Values/Aesthetics	100	68	68%
Vulnerability	100	45	45%
Management	100	77	77%
Total Score:	400	248	62%
Percent of Maximum Score:			62%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 248 out of 400

Ecological: 58 out of 100

The parcels scored only moderately high in this category for several reasons: none of the priority habitats were found on this site, aquifer recharge is moderate and wetland soils exist on less than half of the site. However, there were 4 types of native plant communities and habitat present that appeared to be in good ecological condition, with the exception of wetland prairie that has been converted to pasture by planting Bahaiia grass. Contribution to aquifers is limited to the Surficial Aquifer. The site contains wetlands that are serving as habitat to numerous listed and non-listed bird species and alligators. Very little alterations beyond plugging some ditches that are now conveying water offsite would be necessary for restoration purposes. Importantly, the property provides connectivity with 60,000 acres of conservation lands that are part of a regionally important watershed and nearly 35 additional sections of lands having varying levels of environmental protection.

Human Values/Aesthetics: 68 out of 100

The parcel scored well in this category because it has access from a paved public road (Corkscrew Road) and has the potential for hiking, nature viewing and limited hunting. Points were lost only because most of the parcel is not visible from the public road.

Vulnerability: 45 out of 100

This parcel is currently zoned for Agriculture with a mobile home overlay (A-MHO). Except for approximately 50 acres on the south and east sides that are within the Rural Lands Habitat Stewardship and Flow way Stewardship areas, the remainder has the zoning designation of neutral. This allows development of 1 residence per 5 acres or clearing for agriculture. The moderate to low score achieved represents this level of development threat.

Management: 77 out of 100

The parcels received a high score in this category due to only moderate hydrologic changes necessary (ditch plugging and minor re-grading), low observed infestation with exotic invasive plant species, the ability to use prescribed fire due to low potential neighbor conflicts and the fact that SFWMD is willing to partner for management purposes.

Parcel Size: 367 acres - While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. These parcel is similar not similar to any others currently in the cycle, but are the largest that have been offered to the Conservation Collier Program.

Exhibit A. FLUCCs Map

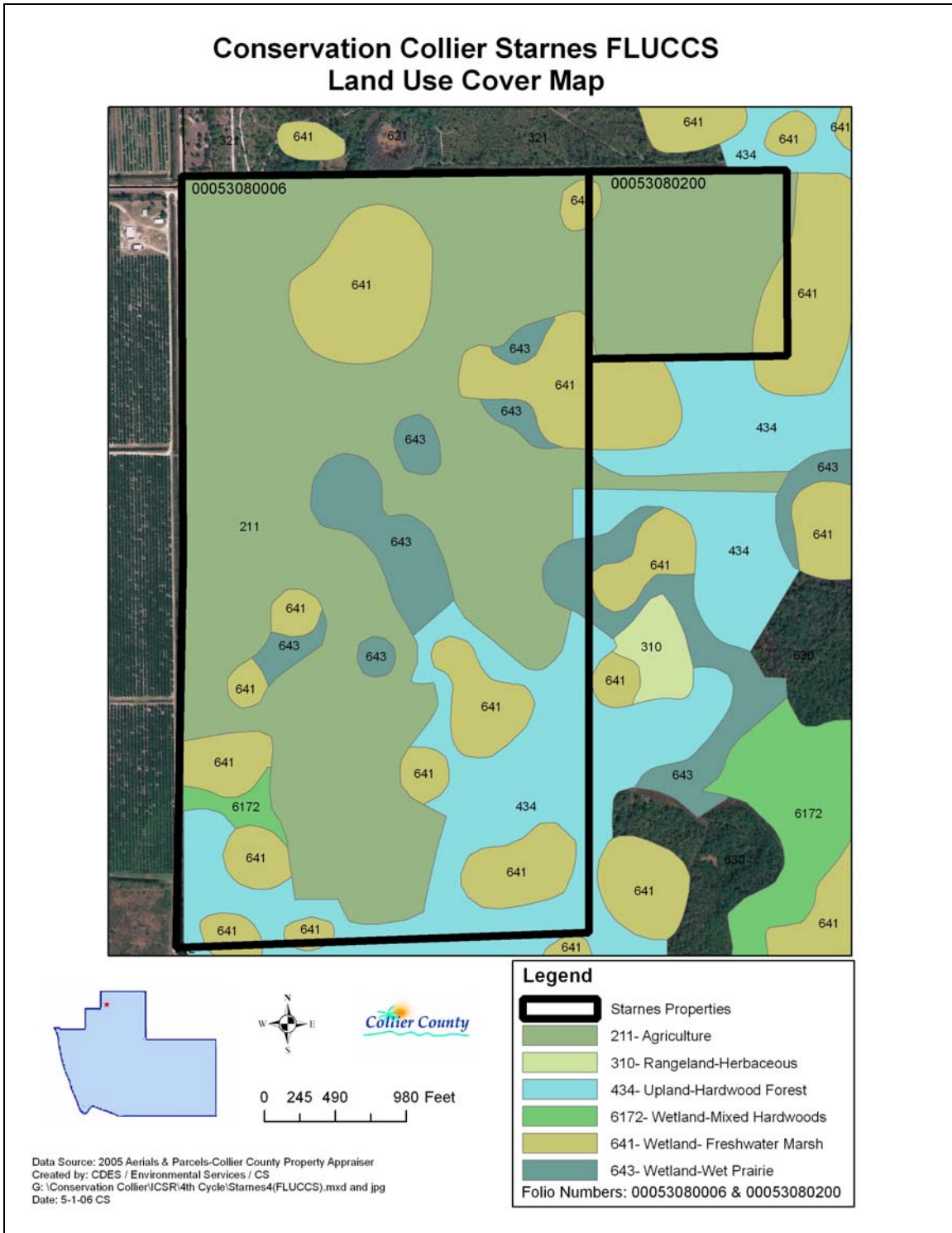


Exhibit B. Soils Map

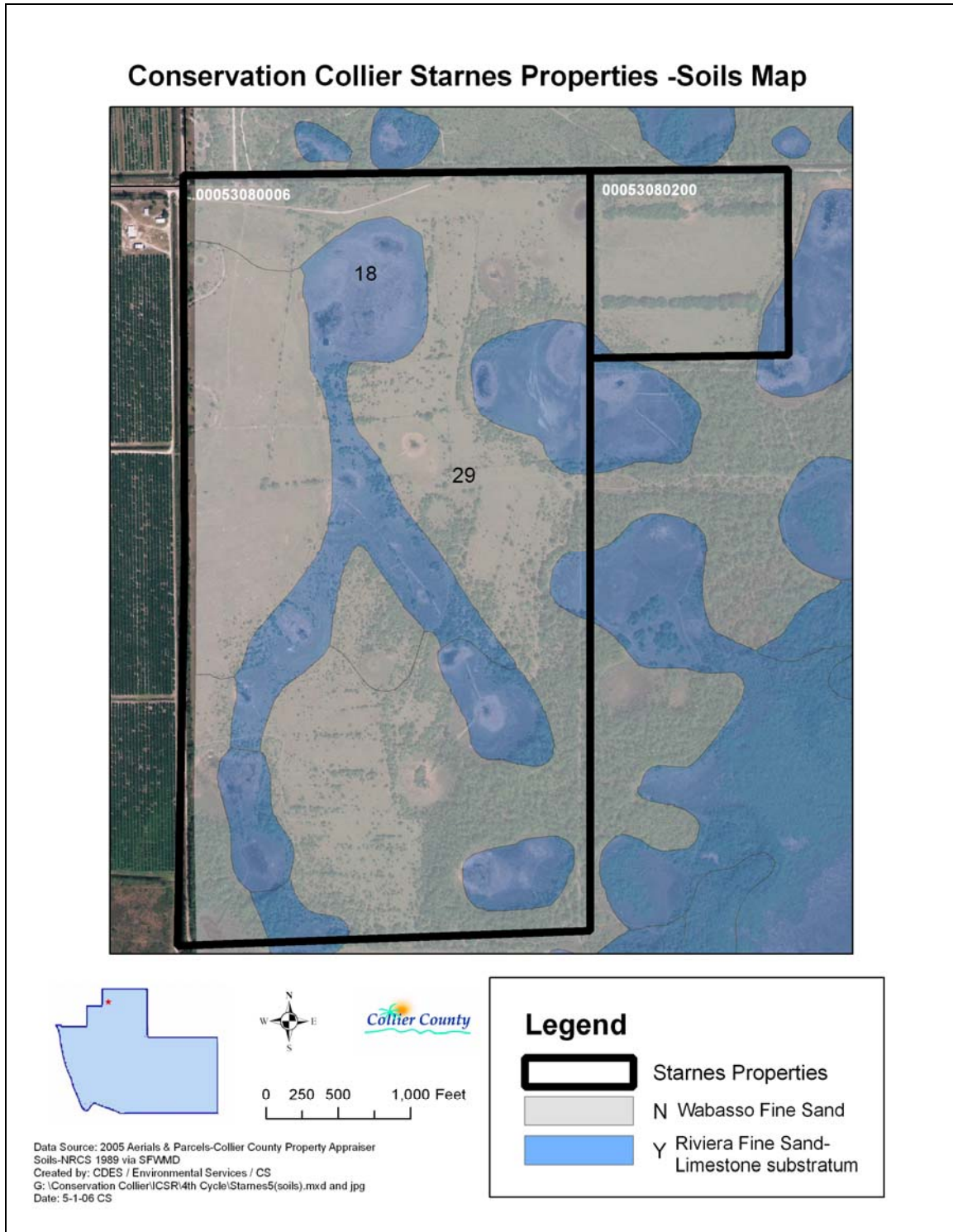


Exhibit C. Species Richness Map



Exhibit D. Wellfield Protection and Aquifer Recharge Maps Surficial Aquifer

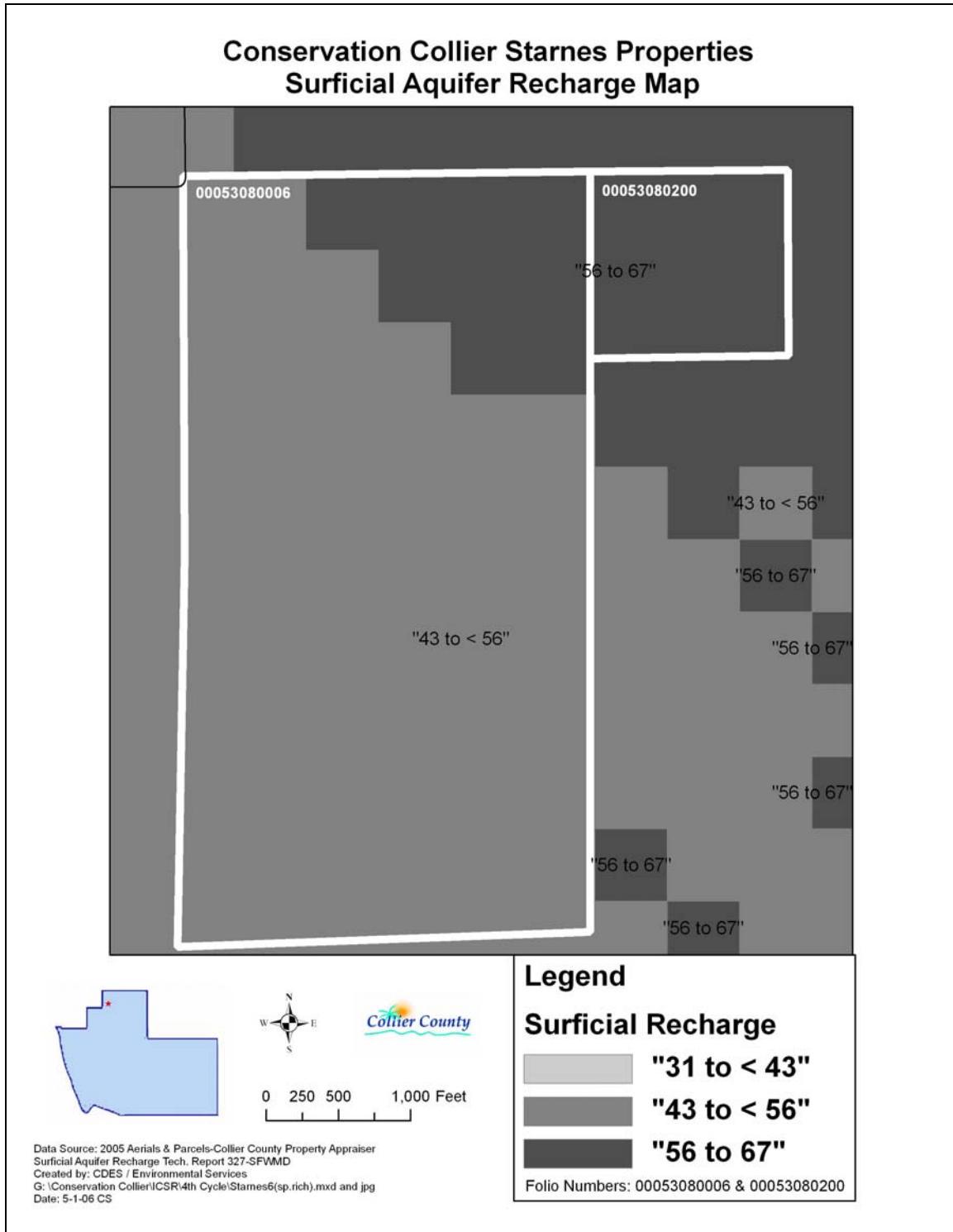


Exhibit D. cont'd - Wellfield Protection and Aquifer Recharge Maps Lower Tamiami Aquifer

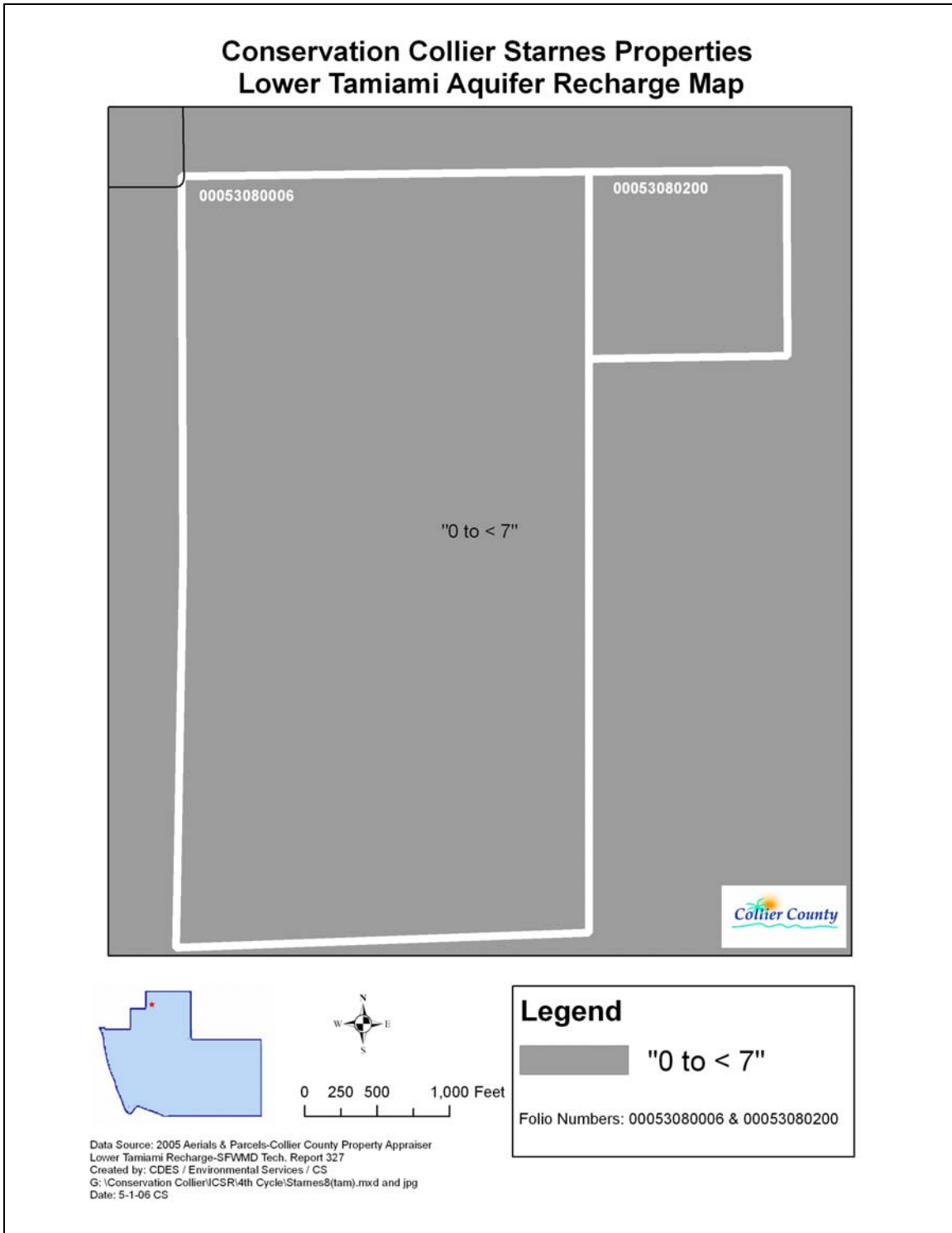


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Starnes		Folio Numbers: 00053080200 and 00053080006	
Geographical Distribution (Target Protection Area): Located in Rural Lands open, FSA and H.SA			
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	Hardwood-Conifer Mixed, freshwater marsh, wet prairie, mixed wetland hardwoods
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	primarily to surficial aquifer - 43 to 56" annually
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50	50	Corkscrew Regional Ecosystem Watershed
d. Wetlands exist on site	25	25	Freshwater marshes dot the landscape
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	15	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	ponds exist in areas of slough soils.
Subtotal	300	160	
1.B Total	100	53	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	641(Freshwater marsh), 643 (Wet Prairie), 617 (Mixed Wetland hardwoods) and 434 (Hardwood-Conifer Mixed)
c. The parcel has 2 or or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80	80	If a. or b. are scored, then c. Species Richness is not scored. Florida sandhill crane (state-T), Limpkin (state-SSC), snowy egret (State-SSC), american alligator (SSC)
b. Listed wildlife species have been documented on the parcel by w	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70		Score is prorated from 10 to 70 based on the FFWCC Species Richness map
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20		

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

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
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	May require plugging of ditches and removal of old elevated rows. Some exotics present
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		explain limiting conditions
Subtotal	300	205	
1.C Total	100	68	Divide the subtotal by 3
1.D Protection and Enhancement of Current Conservation Lands			
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Surrounded on all sides but west with CREW lands
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	58	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Corkscrew Road
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100	100	Potential for hiking and limited hunting in keeping with hunting allowed on surrounding CREW lands - hog, turkey and small game - no deer hunting permitted
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	5	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		Provide a description and photo documentation of the outstanding characteristic
Subtotal	300	205	
2. Human Social Values/Aesthetics Total Score			
	100	68	Obtained by dividing the subtotal by 3.

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

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	A-MHO
3. Zoning allows for agricultural use /density of no greater than 1 unit	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score		100	45
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
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	50	Plugging ditches and minor re-grading
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	50
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	Obsvd scattered Brazilian pepper in interior, but was told by CREW staff that some Melaleuca is present
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		
f. Significant maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total		100	80
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80	80	Prescribed fire can be used to manage and CREW/SFWMD has willingness and ability to manage using prescribed fire.
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	20	CREW/SFWMD has expressed willingness
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total		100	100
4. Feasibility and Management Total Score		100	77 <i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score		400	248

Exhibit F. Photographs

Photo 1. Entrance gate off Corkscrew Road



Photo 2. Pasture



Photo 3. Cows on 40-acre parcel



Photo 4. Freshwater marsh



Photo 5. Alligator (State- SSC) in marsh pond



Photo 6. Surrounding SFWMD lands with trail



Photo 7. Edge of hardwood-conifer forest on southeast side of 328-acre parcel



Photo 8. Fenced boundary



Photo 9. Oil well site on adjoining property



Photo 10. Well head

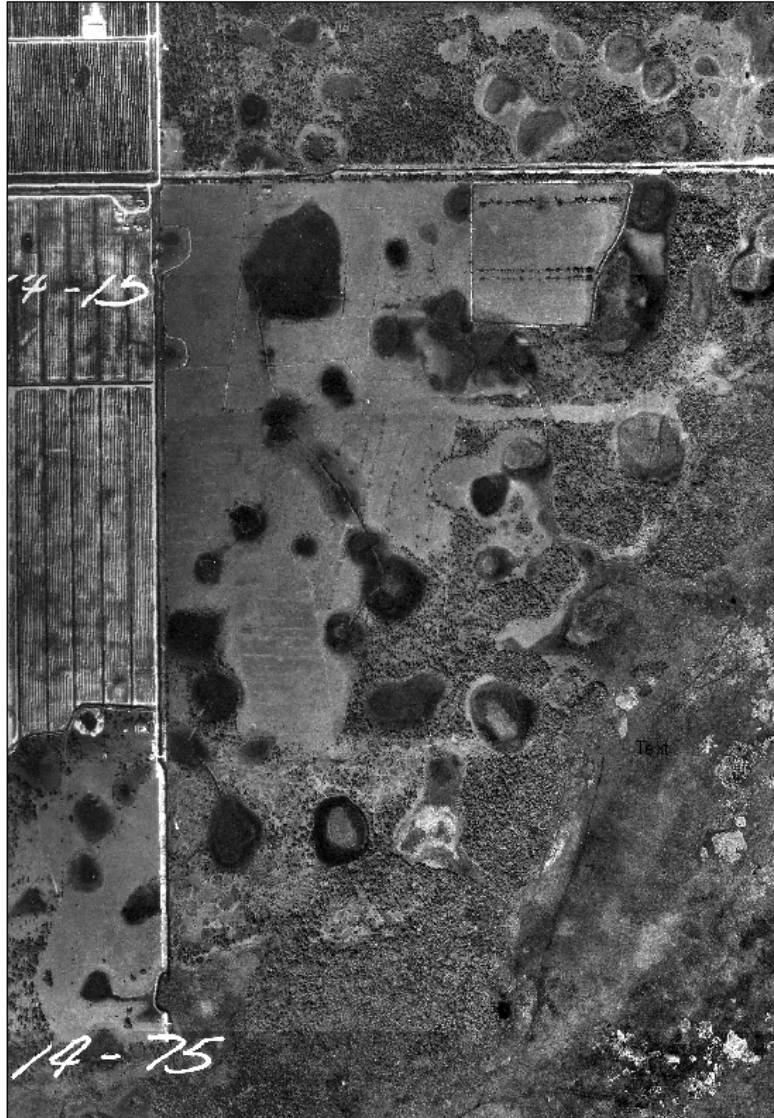


Photo 11. Oil Storage on well site



Exhibit G. Historical Aerial

Starnes - 1975 Aerial



Data Source: Property Appraiser 1975 aerials
Created by CDES Environmental Services 5/17/06
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Exhibit H. Map of surrounding oil well sites

