

Conservation Collier Initial Criteria Screening Report



Property Name: Narsiff – 1
Folio Number: 00099560001
Staff Report Date: September 12, 2005

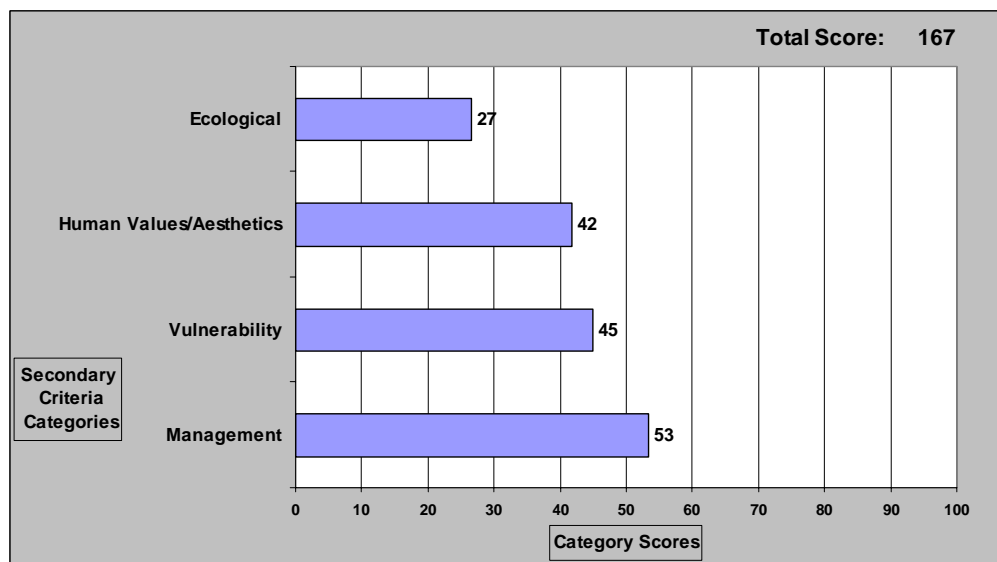


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I. Summary of Property Information

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	John W. Narsiff, Jr.	n/a
Folio Number	00099560001	n/a
Target Protection Area	Not within a TPA	Big Corkscrew Island
Size	5 acres	n/a
STR	S24, T47S, R27E	n/a
Zoning Category/TDRs	A-MHO/ No TDRs	Agricultural with a Mobile Home Overlay- 1 unit per 5 acres/ within Neutral Lands of Rural Fringe Mixed Use District
FEMA Flood Map Category	Zone D	Outside special flood hazard area
Existing structures	None	n/a
Adjoining properties and their Uses	Residential, old agricultural, vacant	N and E – Single Family Residential with partially cleared lots. S – Old fallow farm fields zoned A-MHO similar to the type found on the property. W – Undisturbed pine flatwood/palmetto zoned A-MHO
Development Plans Submitted	None	No evidence of development plans in County computer system.
Known Property Irregularities	Large ditch, spoil berm and several small ditches	Large ditch running the width of the property, separating it into northern and southern sections. A spoil berm runs along the north side of the ditch. Several old farm ditches run north/south within the southern section of the property.
Other County Department Interest	Utilities, Transportation, Greenways and Parks & Recreation	No interest in this property has been communicated

Figure 1. Location Map

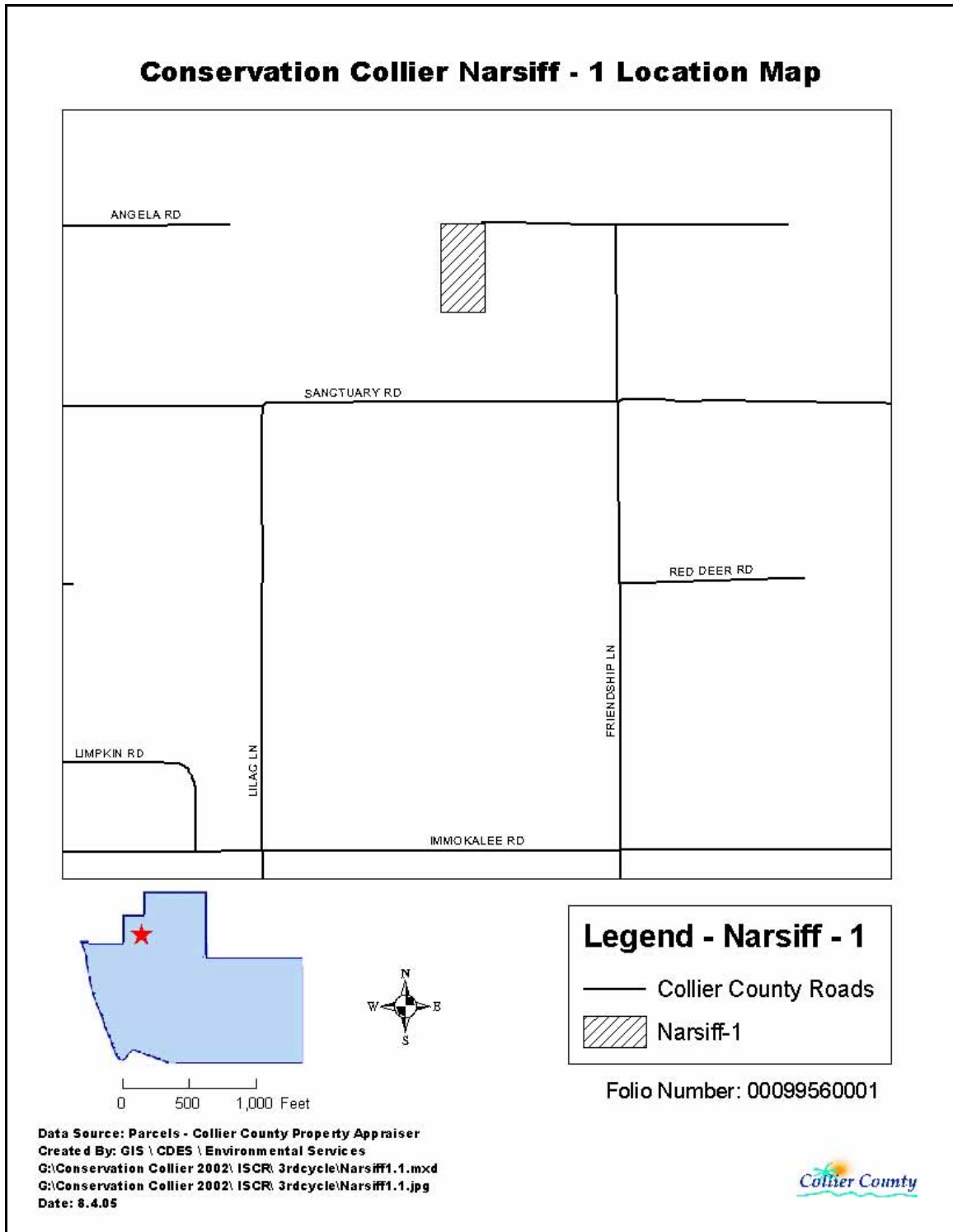


Figure 2. Aerial Map

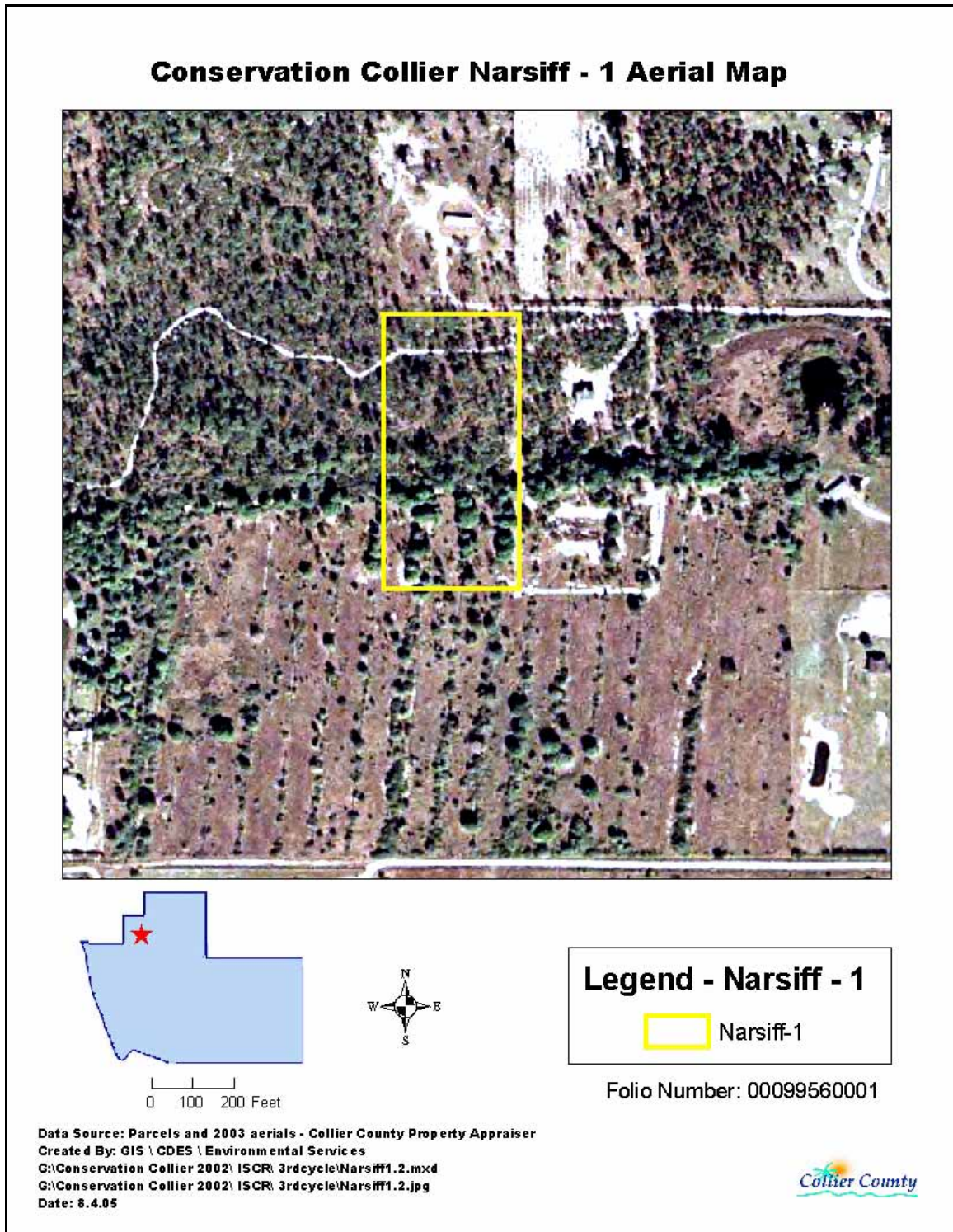
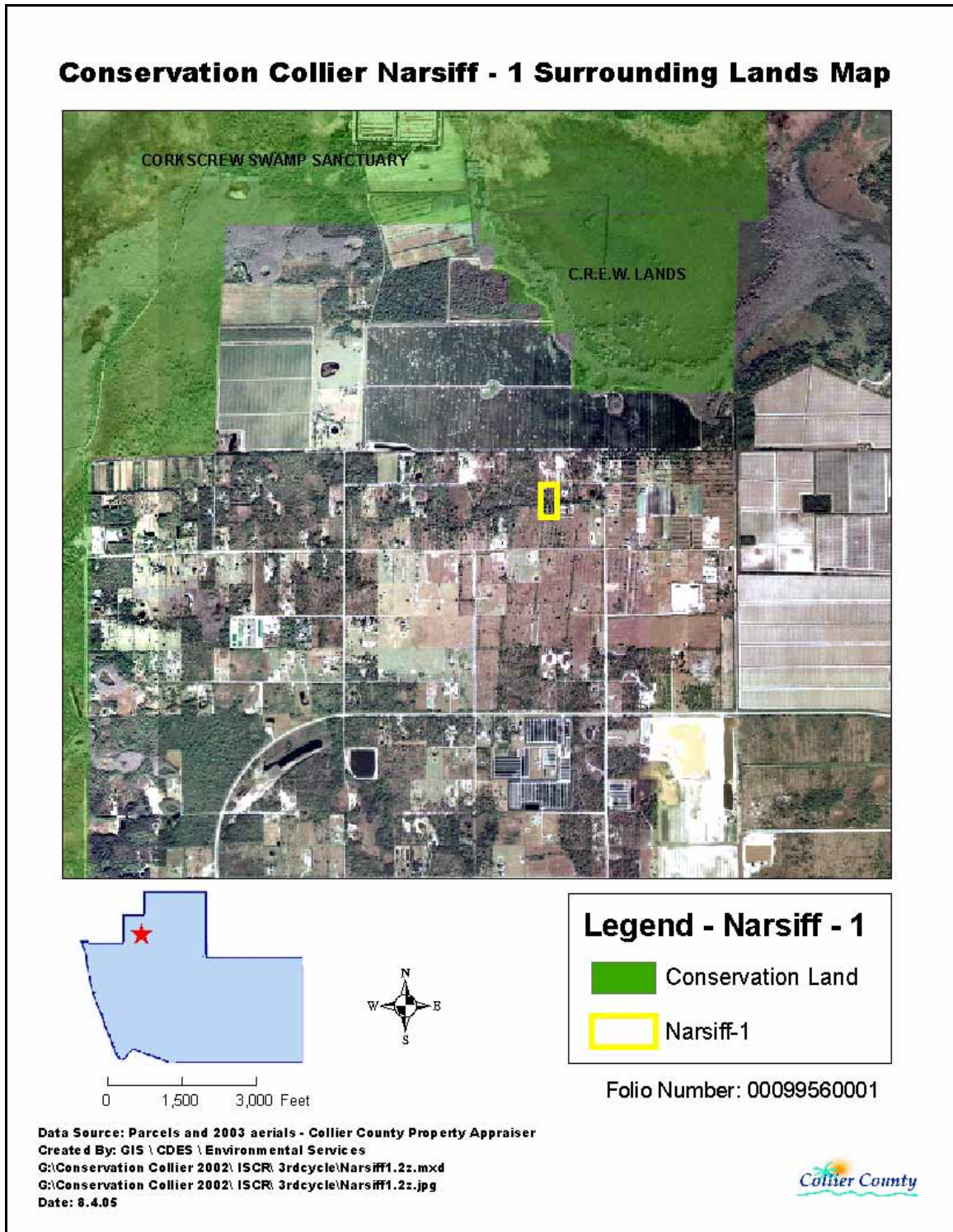


Figure 3. Surrounding Lands Aerial



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. No inspection was made of the property or comparables used in the report and the appraiser 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: * \$75,000

Estimated Market Value: ** \$110,000

There are no TDRs associated with this parcel.

* 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 August 9, 2005.

MEETS INITIAL SCREENING CRITERIA Yes

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

i. <i>Hardwood hammocks</i>	<i>No</i>
ii. <i>Xeric oak scrub</i>	<i>No</i>
iii. <i>Coastal strand</i>	<i>No</i>
iv. <i>Native beach</i>	<i>No</i>
v. <i>Xeric pine</i>	<i>No</i>
vi. <i>Riverine Oak</i>	<i>No</i>
vii. <i>High marsh (saline)</i>	<i>No</i>
viii. <i>Tidal freshwater marsh</i>	<i>No</i>
ix. <i>Other native habitats</i>	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:

- 4119 – Pine Flatwood, Melaleuca infested
- 212 – Unimproved Pastures

The following native plant communities were observed:

- FLUCCS 411 – Pine Flatwood
- FLUCCS 414 – Pine, Mesic Oak

Although the southern section of the property is fallow farm field, the observed habitat most closely resembles a Pine, Mesic Oak community, as native species have recruited. Native grasses and slash pines dominate the open areas, while laurel oaks and willows line the old farm ditches.

The electronic database identified the Pine flatwood community as melaleuca infested; however, no melaleuca was observed in the area.

Characterization of Plant Communities present:

Pine Flatwood

Ground Cover: dwarf live oak (*Quercus minima*), redroot (*Lachnanthes caroliniana*), gopher apple (*Licania michauxii*), rosemary (*Ceratiola ericoides*), greenbriar (*Smilax* spp.), muscadine grape (*Vitis munsoniana*), muhly grass (*Muhlenbergia capillaris*), St. John's wort (*Hypericum* spp.), black root (*Pterocaulon pycnostachium*), hat pins (*Eriocaulon decangulare*), candyroot (*Polygala nana*), yellow milkwort (*Polygala rugelii*), paw paw (*Asimina* spp.), small tufted grass

Midstory: saw palmetto (*Serenoa repens*), rusty lyonia (*Lyonia ferruginea*), winged sumac (*Rhus copallinum*), wax myrtle (*Myrica cerifera*), American beauty-berry (*Callicarpa americana*), saltbush (*Baccharis halimifolia*), myrsine (*Rapanea punctata*)

Canopy: slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*)

Pine, Mesic Oak

Ground Cover: arrowhead (*Sagittaria* spp.), pickerelweed (*Pontederia cordata*), alligator flag (*Thalia geniculata*), grasses

Midstory: saw palmetto (*Serenoa repens*), young slash pine (*Pinus elliottii*)

Canopy: slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*)

Statement for satisfaction of criteria:

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

-
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, marginally**

Statement for satisfaction of criteria:

The parcel is not within a target protection area. It is accessible only by an unpaved private road, which is identified in the Property Appraisers database as an access easement. A trail is present across the northern end of the property; however, the southern end of the property is not accessible unless the ditch is filled in or a bridge is constructed.

-
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 pine flatwoods community contained both upland and wetland species and had some areas of standing water and wet soil during the site visit. Soils in the fallow farm field portion were saturated, containing wetland plants and standing surface water in some places. Adjacent land was similar to what was observed on site.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
muhly grass (<i>Muhlenbergia capillaris</i>)	laurel oak (<i>Quercus laurifolia</i>)
arrowhead (<i>Sagittaria spp.</i>)	St. John's wort (<i>Hypericum spp.</i>)
pickerelweed (<i>Pontederia cordata</i>)	hat pins (<i>Eriocaulon decangulare</i>)
alligator flag (<i>Thalia geniculata</i>)	
Water lily (<i>Nymphaea odorata</i>)	

Wetland dependent wildlife species observed: Fish and turtles in ditches

Other Hydrologic indicators observed: Obligate wetland plants and standing water within the ditches.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soil on this parcel was identified as Immokalee fine sand (7), which is a non-hydric soil. Vegetation normally associated with this soil includes: slash pine, saw palmetto, wax myrtle, chalky bluestem, creeping bluestem and pineland threawn. This type of plant community was present on the un-farmed portion of the parcel, however, the previously farmed area contained more oaks than were likely originally present. Standing surface water was present in many areas of both the unfarmed and previously farmed portions. This soil normally will remain wet during the wet season and become very dry during the dry season.

Lower Tamiami Aquifer Recharge Capacity: Low - 0 to 7 inches annually

Surficial Aquifer Recharge Capacity: Moderate - 43 to 56 inches annually

FEMA Flood map designation: Zone D, outside special flood hazard area

Statement for satisfaction of criteria:

Surface water and wetland plants were present despite the underlying non-hydric soils. The ditches provide on-site water attenuation and wetland dependant species habitat. The property provides minimal aquifer recharge.

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 on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

No listed plant species were observed on site.

Listed Wildlife Species:

Listed wildlife species include those found on either 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 (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

Evidence of the following listed specie was observed on the property:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Gopher tortoise	<i>(Gopherus polyphemus)</i>	SSC	

SSC=Species of Special Concern

Although staff did not directly observe a gopher tortoise, an active gopher tortoise burrow and gopher tortoise scat was found on the property.

Bird Rookery observed? No

FWCC-derived species richness score: 4 out of 10

Non-listed species observed: Red-shouldered hawk (*Buteo lineatus*), eastern towhee (*Pipilo erythrophthalmus*) and white-tailed deer (*Odocoileus virginianus*) (deer tracks observed).

Potential Listed Species:

American alligator (*Alligator mississippiensis*), Florida black bear (*Ursus americanus floridanus*), Florida panther (*Felis concolor coryi*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tri-colored heron (*Egretta tricolor*), wood stork (*Mycteria americana*), white ibis (*Eudocimus albus*)

Statement for satisfaction of criteria:

The property contains gopher tortoises and is located within Priority 2 Panther Habitat. No exotic vegetation was observed on site; however, restoration plans would need to address the agricultural 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, marginally

Statement for satisfaction of criteria:

Although the site is not directly adjacent to CREW lands, only agricultural fields and partially developed parcels exist between it and CREW lands.

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?

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: Possible, but limited due to size of property, seasonal flooding and presence of ditches.

Nature Photography: The site contains an excellent example of pine flatwoods and the large laurel oaks could be subjects for photographers.

Bird-watching: Possible limited species in flatwoods and wading birds in Pine, mesic oak

Kayaking/Canoeing: N/A

Swimming: N/A

Hunting: N/A

Fishing: Though ditches exist, fishing would not be a reasonable expected use.

Recommended Site Improvements:

Because the irrigation ditches within the property are man-made and have affected the hydrology of the area, the possibility of filling them should be addressed. This would require some research as to whether the ditches are serving a surface water management function for the surrounding developed properties. Additionally, altering the current hydrology would impact existing plant communities. Restoring historic hydrology would be expensive and could negatively affect surrounding properties. A trail would need to be created on the site, a bridge would need to be constructed or part of the larger bisecting ditch would have to be filled to allow access to the southern end of the property.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of creating a parking facility and trail and installing signage. 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 Vegetation Removal and Control

No exotic plants were observed on the property.

Public Parking Facility:

The property would require an area for visitor parking once a trail is fully developed to include access to the cypress head. **The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars today would be approximately \$15,000.** This value would include

- Land clearing
- Design
- Permitting costs

Public Access Trails:

A simple trail branching off from the existing trail could be constructed. A bridge would need to be constructed or the ditch would need to be filled to provide access to the southern side of the property.

Security and General Maintenance:

It would be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 could be used at boundaries and split rail at the access to separate the access path from the residential property adjoining. Cost including installation for field fencing is approx. \$3.00 per foot. Signage identifying the property as conservation land would need to be installed.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Parking Facility	\$15,000	t.b.d.	Today's costs
Access Trails	\$15,000.	t.b.d.	Could be contracted or volunteer labor ADA compliant portion est. \$15,000
Fencing	\$4,180	t.b.d.	Field fencing – 1,310 feet X \$3.00 per foot \$250.00 - gate
Trash Removal	t.b.d.	t.b.d.	Small items and routine trash barrel emptying can be done by contract.
Signs	\$350 each	t.b.d.	Less than 32 sq. ft. metal on post - uninstalled
Total	\$34,530		

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 2005 funding cycle the award limit per recipient, per cycle, was \$6.6 million, or \$9.9 million if it was the sole application. The next funding cycle closes in June of 2006. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum, or it is the sole application. 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 90 out of a possible 320 points. 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 below the minimum mark for possibility of selection for FCT post-acquisition funding.

Florida Forever Program:

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is not inside a Florida Forever project boundary

Save Our Rivers Program / South Florida Water Management District:

SFWMD staff has advised that unless a parcel is within a SFWMD project boundary and furthers the Comprehensive Everglades Restoration Project, funding partnerships are unlikely.

VI. Summary of Secondary Screening Criteria

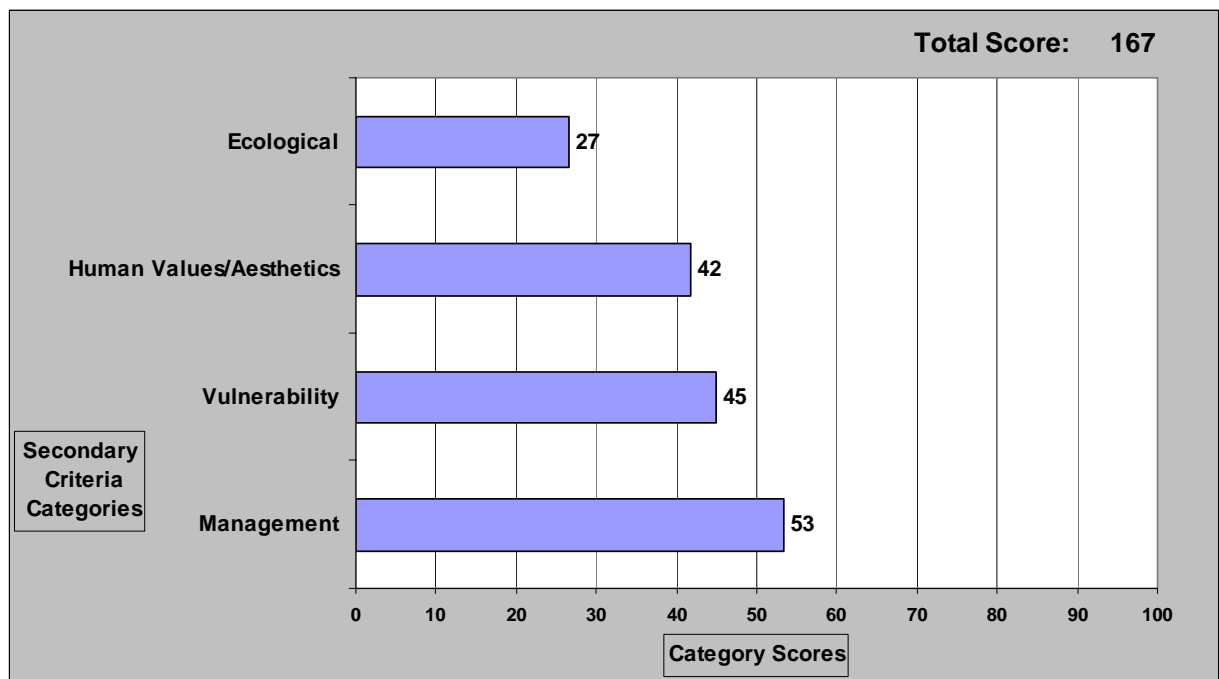
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 167 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	27	27%
Human Values/Aesthetics	100	42	42%
Vulnerability	100	45	45%
Management	100	53	53%
Total Score:	400	167	42%

Percent of Maximum Score: 42%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 167 out of a possible 400

Ecological: 27

The score in this category was low. The parcel contains 2 FLUCCS, neither of which is unique or endangered. It contributes minimally to aquifer recharge, and major restoration would be necessary to restore hydrology to the property. The score was raised slightly because no exotic vegetation was observed on the parcel, at least one gopher tortoise exists on site, and the southern half contains wetlands that provide onsite water attenuation.

Human Values/Aesthetics: 42

Although the Property Appraiser's data shows the parcel has an access easement from an unpaved road, the road is private. No sections of the parcel can be viewed from a public thoroughfare. Also, its size limits its recreation potential.

Vulnerability: 45

The property is zoned A-MHO, Agricultural with a Mobile Home Overlay. If developed, the density on the property could not be greater than 1 unit per 5 acres. The property is within Neutral Lands of the RFMUD with no available TDRs.

Management: 53

No exotic vegetation was observed on site, and the parcel would require moderate maintenance for its fire dependant habitat. The score was lowered because the agricultural ditches would need to be removed in order to restore hydrology.

Parcel Size: 5 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 other parcels being offered in the Big Corkscrew Island area, and is smaller than some others offered.

Exhibit A. FLUCCs Map

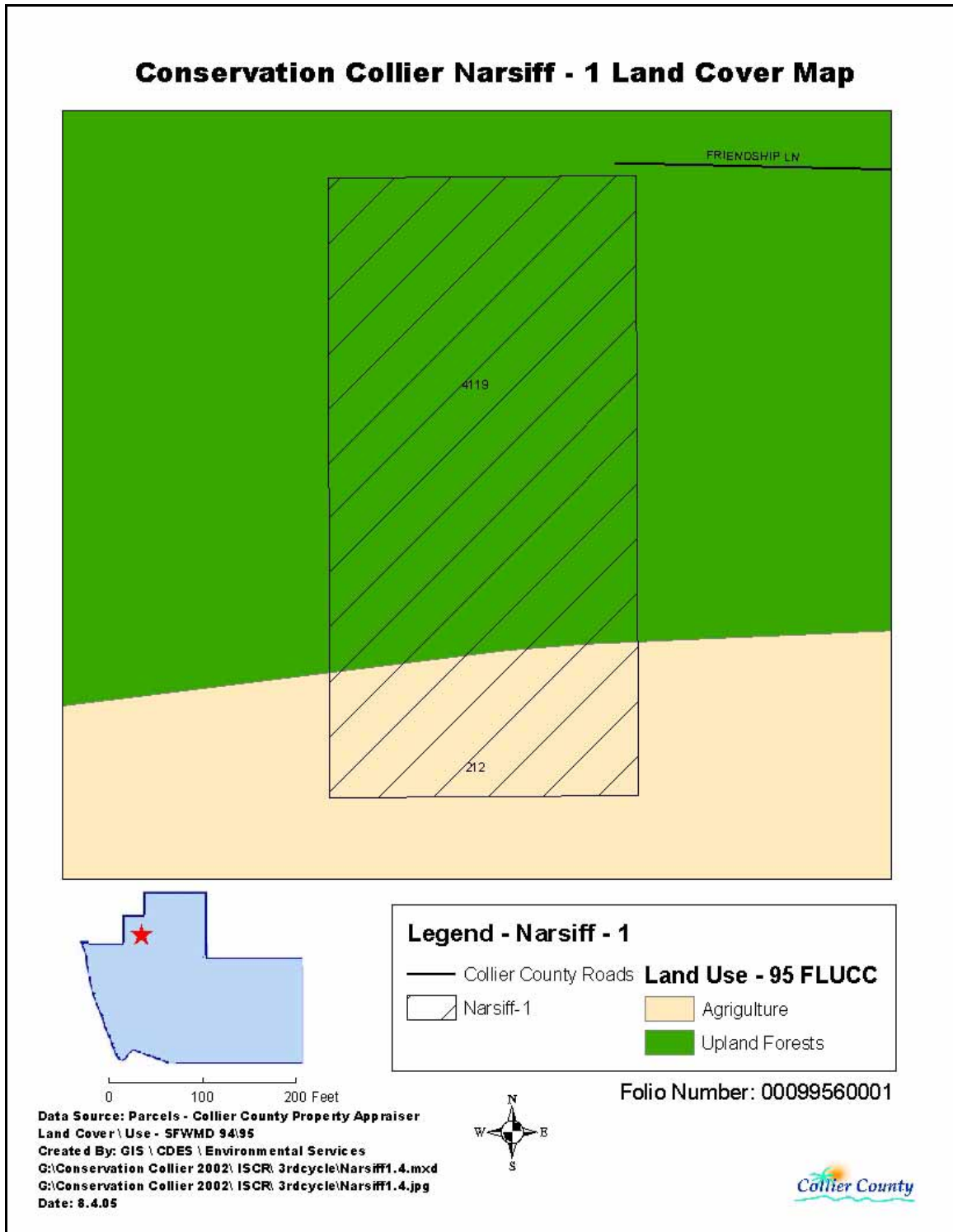


Exhibit B. Soils Map

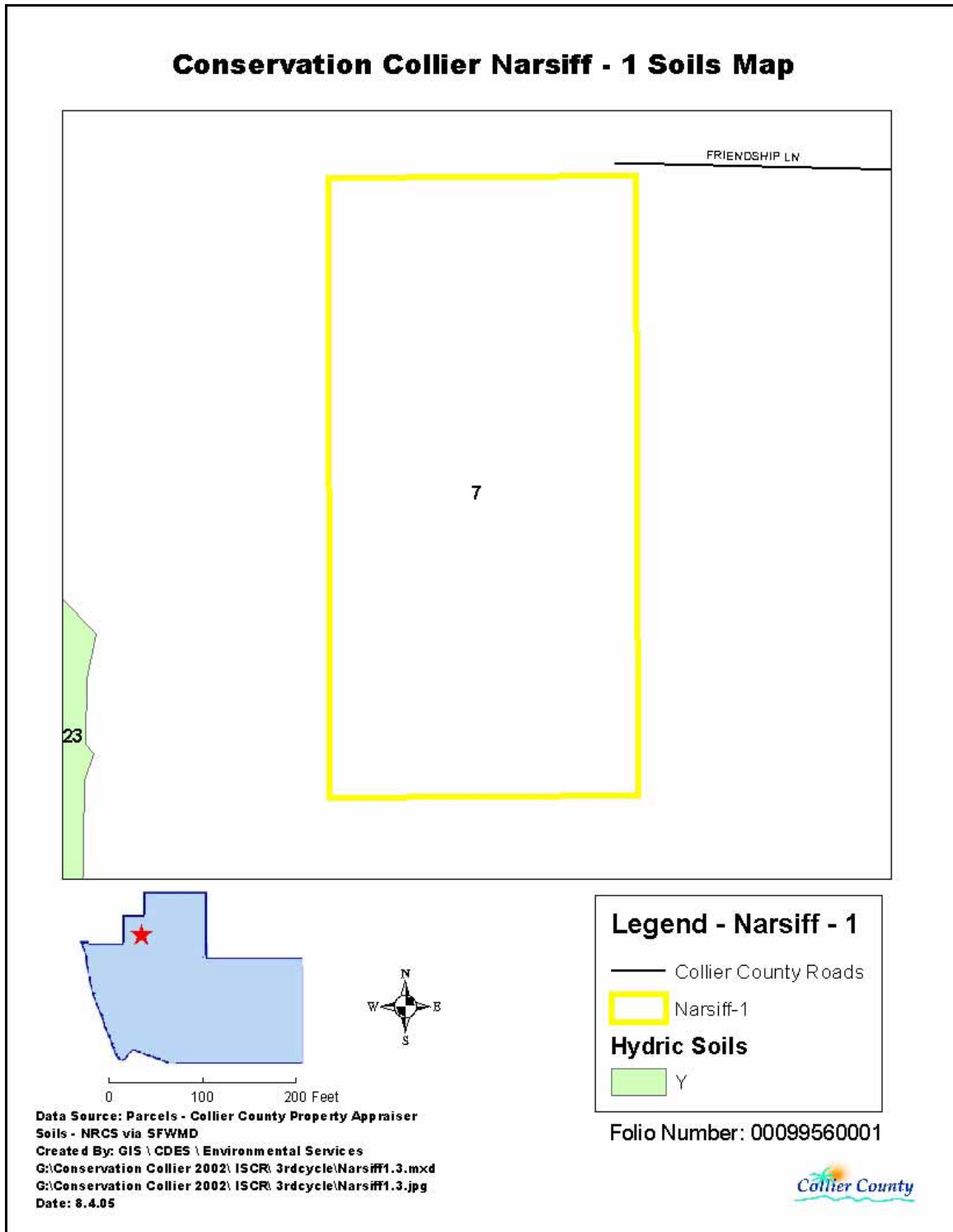


Exhibit C. Species Richness Map

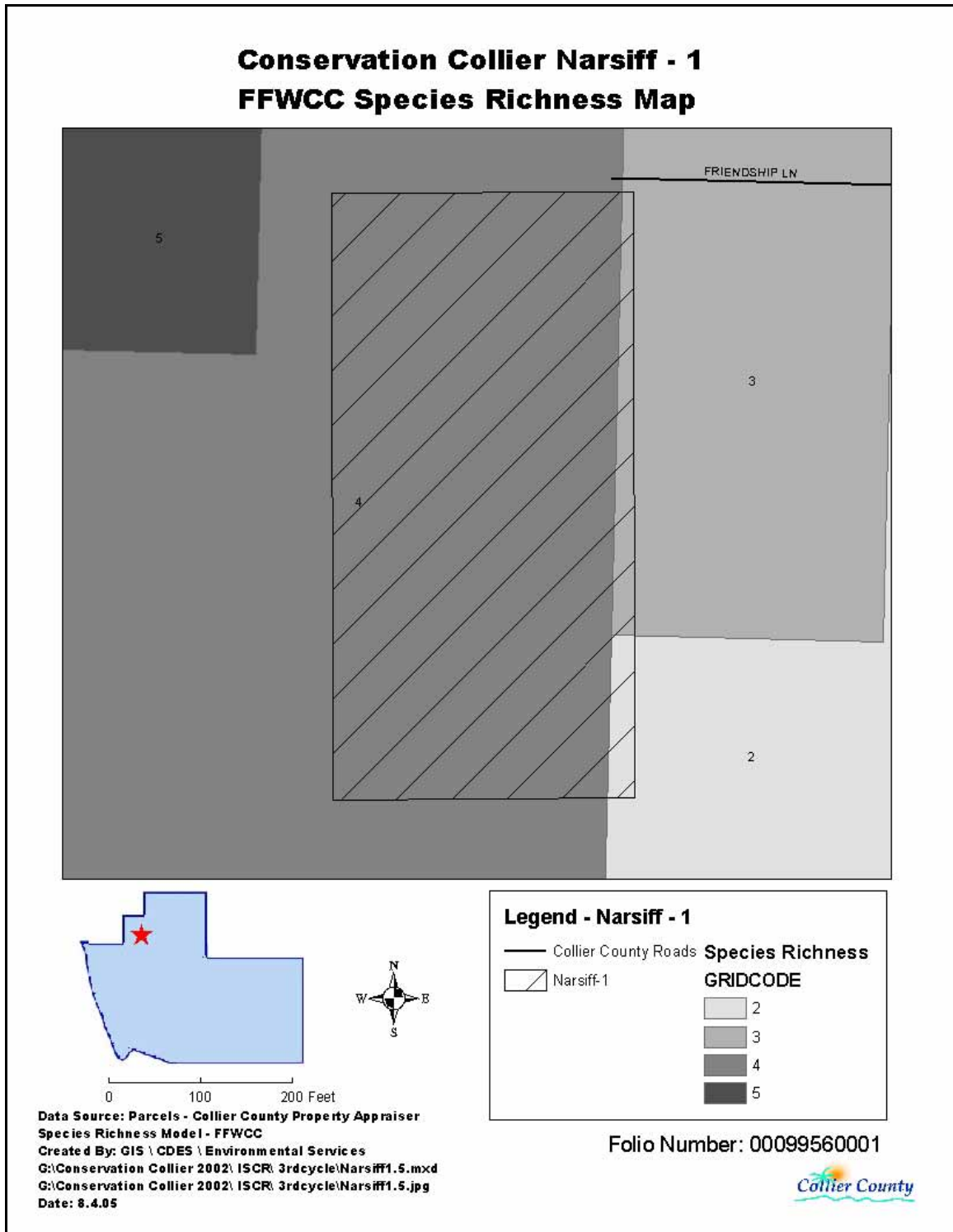
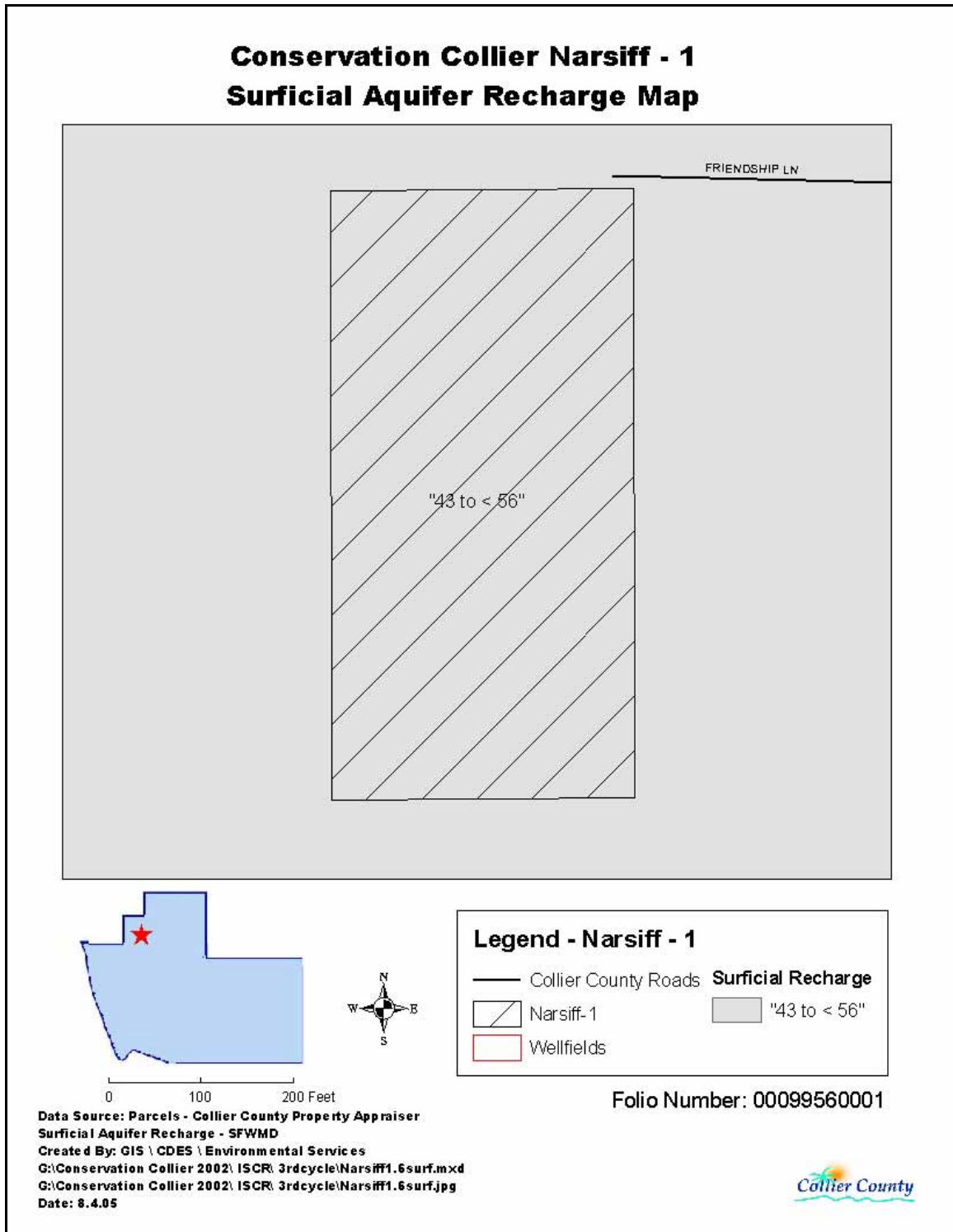
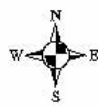
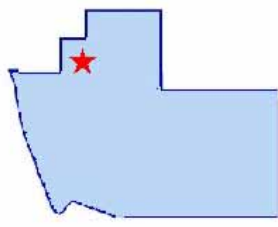
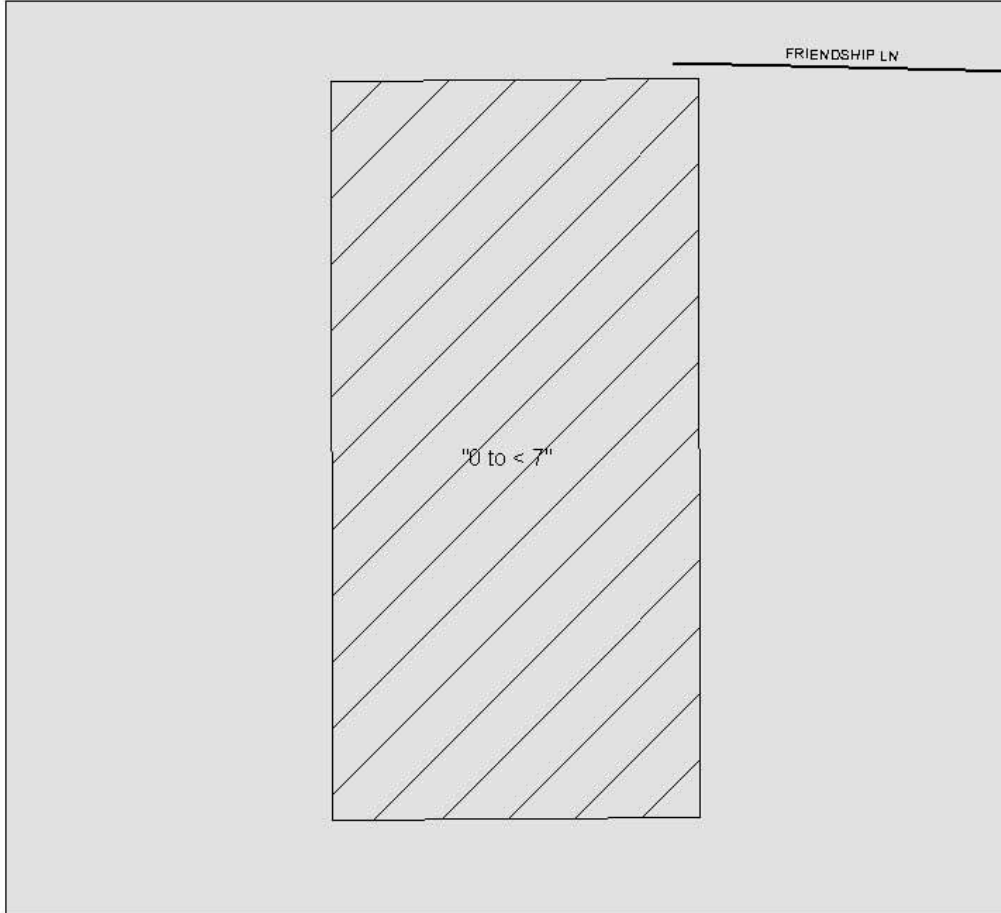


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier Narsiff - 1 Tamiami Aquifer Recharge Map



0 100 200 Feet

Legend - Narsiff - 1

Collier County Roads	Lower Tamiami Recharge
Narsiff-1	"0 to < 7"
	Wellfields

Data Source: Parcels - Collier County Property Appraiser
Surficial Aquifer Recharge - SFWMD Tech. Report 327
Created By: GIS \ CDES \ Environmental Services
G:\Conservation Collier 2002\ ISCR\ 3rdcycle\Narsiff1.6surf.mxd
G:\Conservation Collier 2002\ ISCR\ 3rdcycle\Narsiff1.6surf.jpg
Date: 8.4.05

Folio Number: 00099560001



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Narsiff -1		Folio Numbers: 00099560001	
Geographical Distribution (Target Protection Area): n/a			
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	411 - Pine Flatwood; 414 - Pine, Mesic Oak
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	5	no exotics observed in pine flatwood, or in fallow ag which is now Pine-Mesic oak
1.A. Total	100	15	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge location	25	25	Parcel contributes moderately to surficial aquifer (43 to 56") and minimally to Lower Tamiami (0-7")
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		
d. Wetlands exist on site	25	25	fallow ag is wet and there are numerous old ag ditches
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		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	old ag ditches are providing onsite water attenuation
	Subtotal	300	70
1.B Total	100	23	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		
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	2 FLUCCS - 411 & 414
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	No gopher tortoise observed - active gopher tortoise burrow and scat observed
b. Listed wildlife species have been documented on the parcel by w	70		
c. Species Richness score ranging from 10 to 70	70		Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Species Richness score is 4
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 point	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		
c. Parcel will require major alterations to be restored to high ecological function.	15	15	removal of ag ditches
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	145	
1.C Total	100	48	<i>Divide the subtotal by 3</i>
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
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	20	ag fields and developed parcels between parcel and CREW lands
1.D Total	100	20	
1. Ecological Total Score	100	23	<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		
b. Parcel has access from an unpaved road	75	75	Physical access from Eagle Island Road, which is a private road
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		
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	50	due to small size, recreation potentials are limited
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	0	<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.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo document ation of the outstanding characteristic - mature pines and native orchids, along with canal frontage make this an aesthetically appealing parcel.</i>
Subtotal	300	125	
2. Human Social Values/Aesthetics Total Score	100	42	<i>Obtained by dividing the subtotal by 3.</i>

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

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	A-MHO - not in RFMUD
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 as 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	0	To restore hydrology, ditches would need to be removed. This may not be feasible
5.A Total	100	0	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100	100	No exotics seen
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	100	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Parcel should be burned, but surrounding development would likely not favor burning
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	60	
4. Feasibility and Management Total Score	100	53	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	167	

Exhibit F. Photographs

Photo 1. Pine Flatwood community on north side of property



Photo 2. East-west trail on north edge of property



Photo 3. Laurel oaks along larger bisecting ditch



Photo 4. Active gopher tortoise burrow in spoil next to ditch



Photo 5. Old farm field on southern part of property



Photo 6. Flooded section of old farm field on southern part of property



Photo 7. One of several old farm ditches running north-south within the southern part of the property.

