

Conservation Collier Initial Criteria Screening Report



Property Name: TIG Corporation
Folio Number: 38160040008

Staff Report Date: August 8, 2005

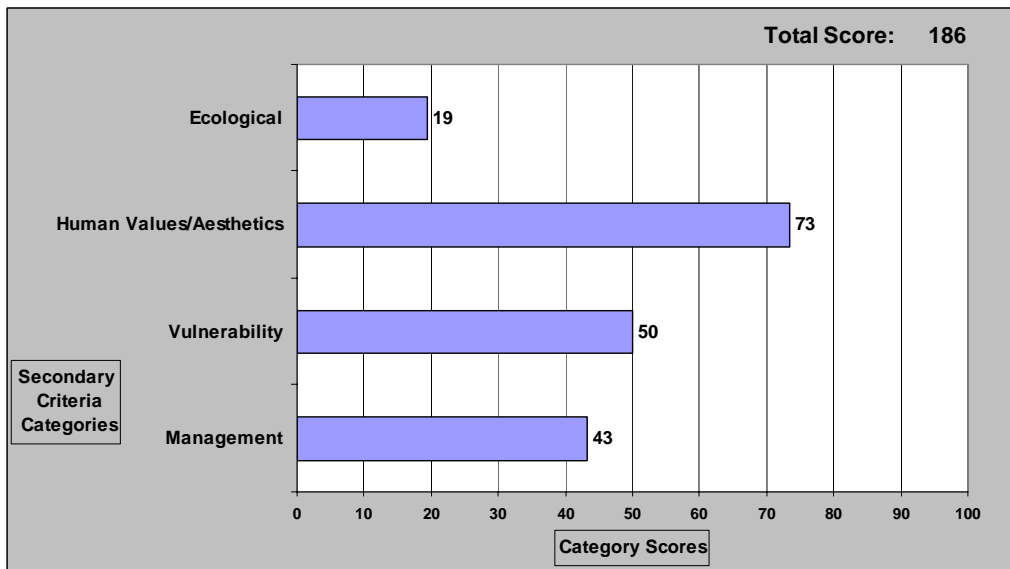


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I. Summary of Property Information

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 | TIG Corporation | Local Registered Agent – William Cecil |
| Folio Number | 38160040008 | N/A |
| Target Protection Area | Urban | NGGE Unit 30 |
| Size | 6.43 acres | The parcel is actually 10.03 acres, which includes the canal and opposite bank, but this portion is not being taxed as it is not useable |
| STR | S29 , T49N , R26E | NA |
| Zoning Category/TDRs | Estates/No TDRs | Allows for 1 dwelling unit per 2.25 acres Property could be split once for 2 homes or could be developed as a subdivision with 3, possibly 4 homes. |
| FEMA Flood Map Category | X500 | Area located outside special flood hazard area |
| Existing structures | None | N/A |
| Adjoining properties and their Uses | Roadway; Residential | N – Partially cleared, developed, single-family Estates lots S – Berkshire Lakes PUD E – I-75 W – Cleared, developed, single-family Estates lots |
| Development Plans Submitted | None | No permits or petitions found in County computer system for this folio No interest advised in this property from any other County Department |
| Known Property Irregularities | Canal and maintenance easement and drainage easement | The Golden Gate Canal runs the entire length of the property on the southern edge. A drainage and canal maintenance easement extends 160’ from the canal bank on both sides and there is a 78’ drainage easement on the west side of the parcel. |

Figure 1. Location Map

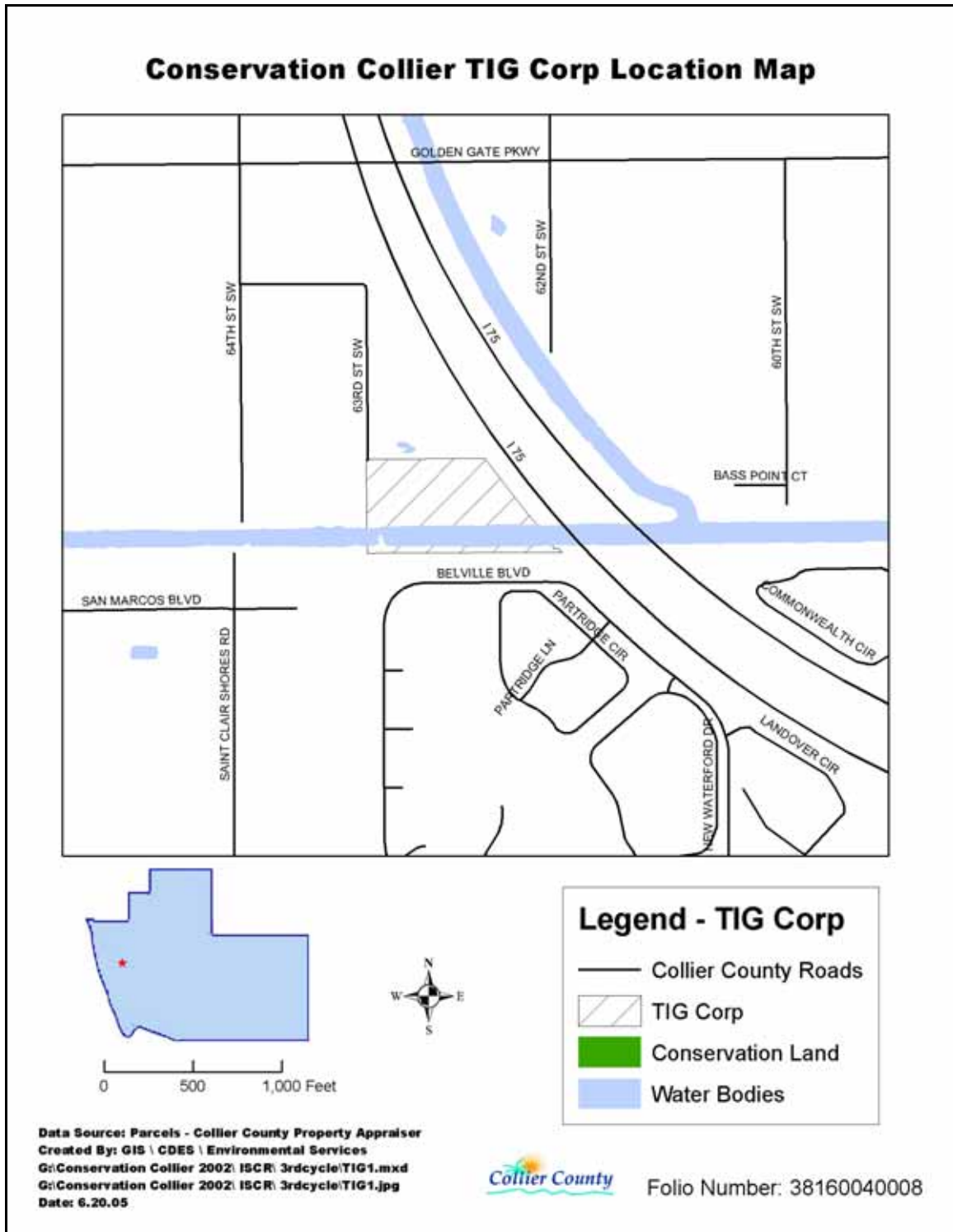


Figure 2. Aerial Map

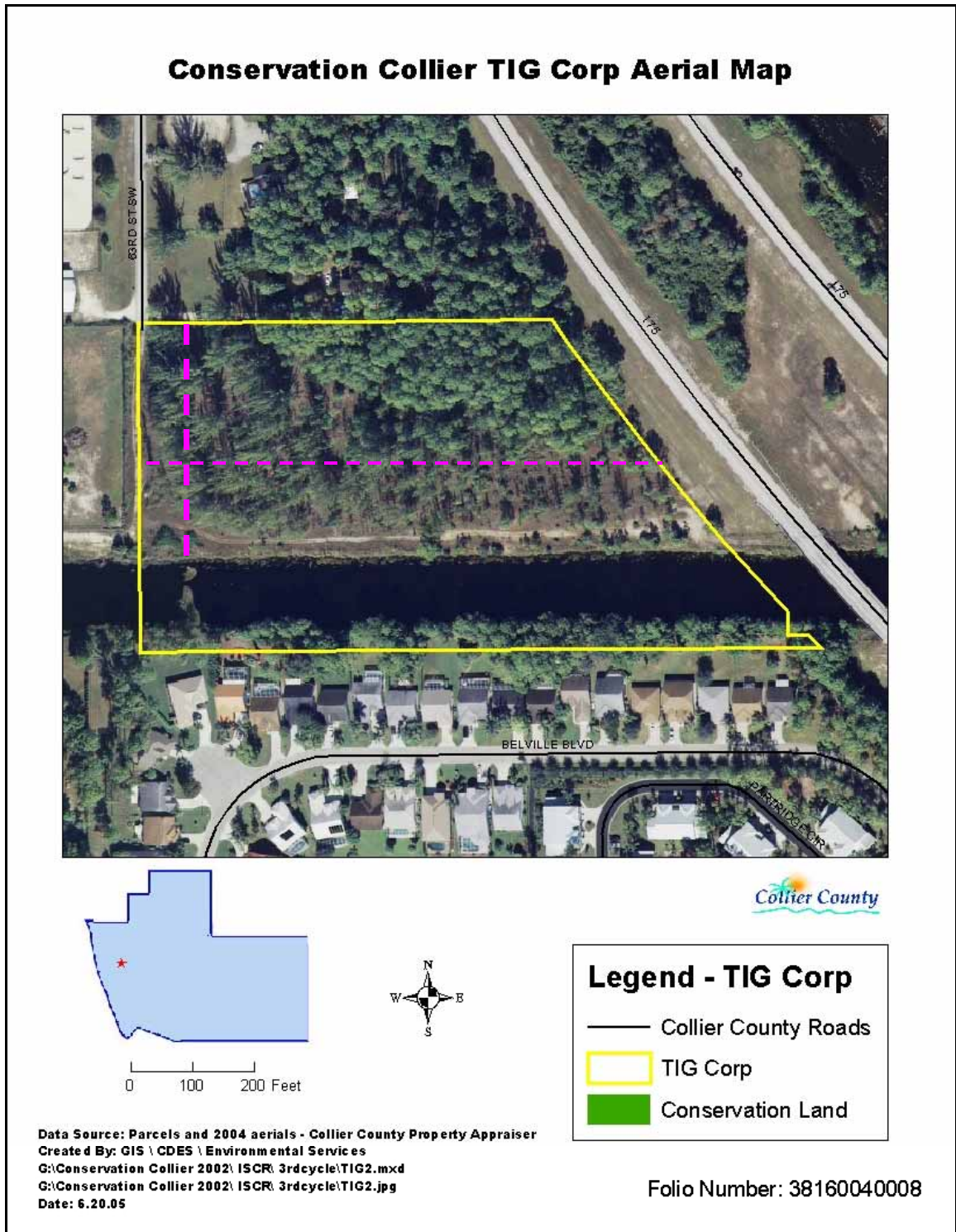
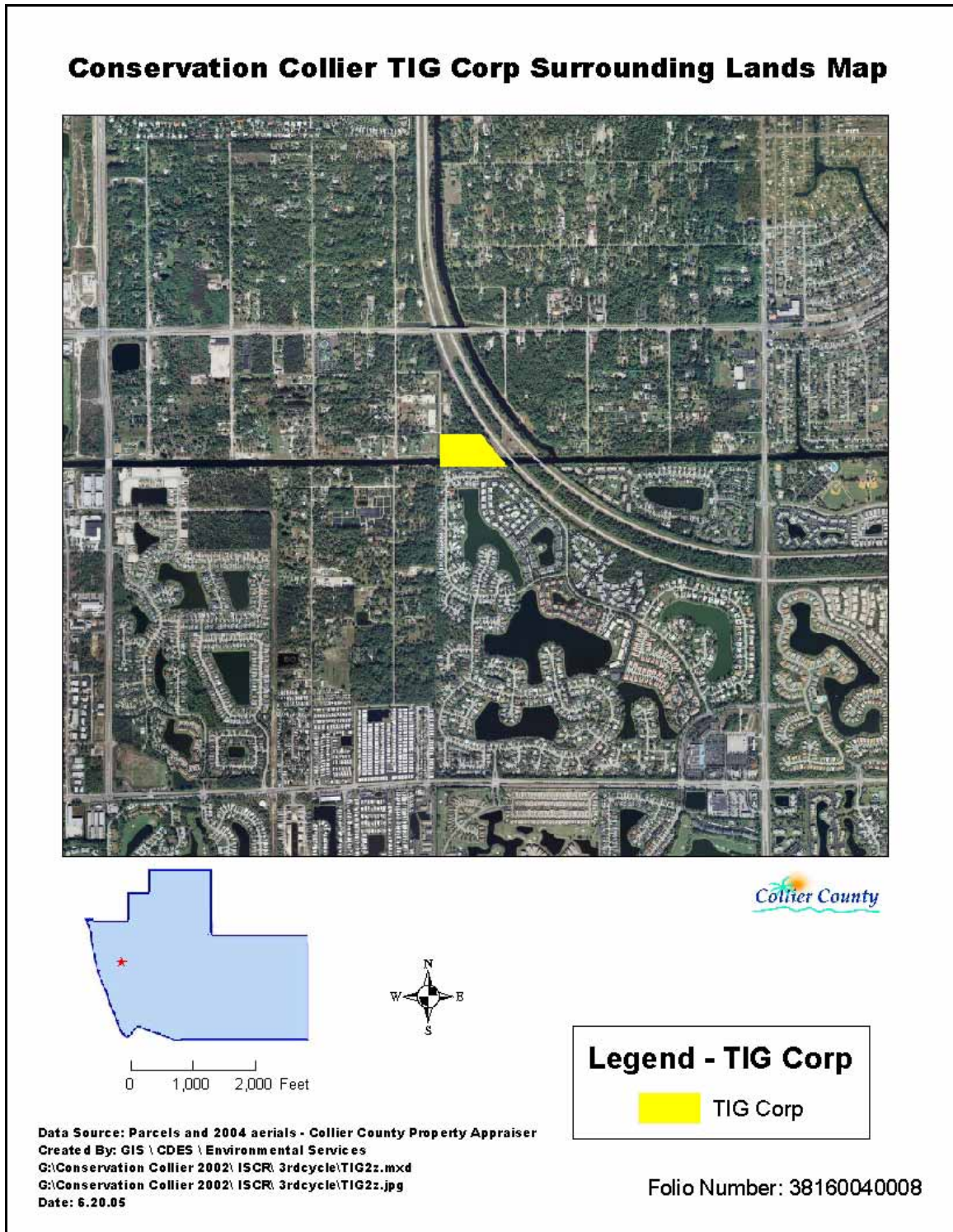


Figure 3. Surrounding Lands Aerial



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 two appraisals would be required on this parcel.

Assessed Value: * \$469,490

Estimated Market Value: ** \$721,000

* 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 June 21, 2005.

MEETS INITIAL SCREENING CRITERIA *Yes, marginally*

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

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

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:

- FLUCCS 111 – Fixed Single-family Units
- FLUCCS 424 – Melaleuca
- FLUCCS 510 – Streams and Waterways

The following native plant communities were observed:

- FLUCCS 411 – Pine Flatwoods

The pine flatwoods community present on site covers approximately 1.5 acres and is heavily invaded by invasive exotic plant species

Characterization of Plant Communities present:

Ground Cover: scorpion-tail (*Heliotropium angiospermum*), tickseed (*Coreopsis* spp.), white beggar ticks (*Bidens alba*), Bracken fern (*Pteridium aquilinum*), grasses and forbs

Midstory: cocoplum (*Chrysobalanus icaco*), myrsine (*Rapanea punctata*), saw palmetto (*Serenoa repens*), American beautyberry (*Callicarpa americana*), buckthorn (*Bumelia* sp.)

Canopy: slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*)

There is dense Brazilian pepper (*Schinus terebinthifolius*) and earleaf acacia (*Acacia auriculiformis*) throughout the pine flatwood understory. Australian pine (*Casuarina* spp.) dominates the canopy on the remainder of the property.

Statement for satisfaction of criteria:

These data indicate that despite heavy invasion by invasive exotic plants, there are native plants existing 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**

Statement for satisfaction of criteria:

The property is located within the urban area and is accessible by a paved road – 63rd St. SW. Approximately one quarter of the parcel is visible from I-75, and it offers limited water and land based natural resource recreation opportunities.

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, marginally**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The parcel consists of uplands and other surface water (canal) with no wetlands present on site. This parcel buffers the Golden Gate canal and preservation in its natural state would protect the canal from enriched runoff that would likely occur if it were developed as residential property.

Wetland dependent plant species (OBL/ FACW) observed: None

Wetland dependent wildlife species observed: None

Other Hydrologic indicators observed: None

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Slightly less than half (approx 2.5 acres) of the parcel is covered in Boca Fine Sand (non-hydric, poorly drained soil found in flatwoods). The typical vegetation, slash pine, cabbage palm, wax myrtle remains on about half of this, though it is significantly

impacted by invasive exotics (Brazilian pepper and Earleaf acacia). The other half is covered in Pineda Fine Sand, Limestone Substratum (hydric, poorly drained soil found in sloughs and poorly defined drainageways) and has very little typical vegetation (slash pine, wax myrtle and grasses) remaining, having been almost entirely replaced by a monoculture of Australian pine.

Lower Tamiami recharge Capacity: Relatively low - 7" to 14" annually

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

FEMA Flood map designation:

X500 – Parcel is located outside the special flood hazard area, within the 500-year floodplain

Statement for satisfaction of criteria:

This property only marginally meets this criterion, having some limited capacity to buffer the Golden Gate canal from pollutants associated with residential runoff. It may marginally protect water quality in the canal. It may also provide some wetland habitat associated with the canal.

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) **No**

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).

The following listed plant species were observed:

| COMMON NAME | SCIENTIFIC NAME | STATUS | |
|-----------------------|----------------------|--------|------------|
| | | FDA | FWS |
| Everglades poinsettia | Poinsettia pinetorum | E | Not listed |

E=Endangered, T=Threatened, C=Commercially Exploited

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).

No listed wildlife species were observed.

Bird Rookery observed? No

FWCC-derived species richness score: Score ranged from 3-5 out of 10, representing a low to average biodiversity score.

Non-listed species observed: Blue jays

Potential Listed Species: The observed habitat and location could support the presence of listed wading bird species on the banks of the canal.

Statement for satisfaction of criteria:

Although one listed plant species was observed, the parcel does not contain *significant* biological values or biodiversity. The only way it is functionally connected with other wildlife areas is by the canal. Restoration potential exists but it would be costly to remove the invasive exotics and replant the parcel. Current ecological quality appears low.

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)

No

Statement for satisfaction of criteria:

Parcels between this property and the closest significant identifiable conservation land (Picayune Strand State Forest) are developed.

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

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: A short walking trail could be developed on the property.

Nature Photography: Little native habitat exists to photograph.

Bird-watching: Common birds found in urban areas such as blue jays and mockingbirds would be visible at the site. Wading birds may be present along the canal banks.

Kayaking/Canoeing: Boating is possible within the canal. According to query made with South Florida Water Management District staff, criteria to permit a canoe dock on the site include that it must be 250' from existing water control structures, 200' from the bridge and does not take up more than 25% of the site. According to these criteria, it appears a dock could be built, but this would have to be ultimately determined through a permit process. County planning staff also indicated that a small dock would likely be permissible.

Swimming: Swimming is not recommended in the canal.

Hunting: N/A

Fishing: Catch and release fishing would be a possible activity along the banks of the canal.

Recommended Site Improvements:

The heavy infestation of invasive exotic plants should be removed. Native plants should be planted to restore some ecological value. Litter and large debris should be removed from site. Signage, fencing and a gate should be erected to deter trespassing. A small parking facility (10 spaces) would also need to be constructed on the northwest corner of the property and a small restroom facility (under 500 square feet) could be provided.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, native plantings, fencing, a parking facility and (potentially) a restroom. 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:

Brazilian pepper (*Schinus terebinthifolius*), earleaf acacia (*Acacia auriculiformis*), Australian pine (*Casuarina* spp.), wedelia (*Wedelia trilobata*), exotic lantana (*Lantana camara*)

Exotic Vegetation Removal and Control

The initial cost of exotic plant removal would be expensive. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed (>75%) to cut, treat the stumps and remove the debris to a waste facility by hand would cost approximately \$7,800 per acre. To do the same work with heavy machinery would cost approximately \$3,500 per acre. Using heavy machinery would leave the site almost completely denuded and soils damaged through compaction.

Based on the acreage involved, total initial removal costs would likely range from \$22,505 - \$50,154 for the entire parcel. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$643 - \$2,894 for 6.43 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Native Plant Restoration

Approximately three quarters of the property (approximately 5 acres) will need to be re-vegetated with native plantings due to the current level of infestation by invasive exotic plants. Approximately 7,840 under story plants planted on 5' centers would be needed to re-vegetate the area. Approximately 35 trees (planted on 80' centers) could also be planted. **If each plant costs \$2.00 and trees cost \$60.00, the total cost for the planting could be approximately \$18,000. This estimate does not include cost of labor, delivery, or temporary irrigation placement.**

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 design and permitting costs.

Public Access Trails:

Simple mulched trails can be constructed using a combination of contract and volunteer labor. A portion of these would need to be ADA accessible. There is already an existing trail but additional trail can be cleared as part of the initial exotic removal, providing access for contractors and later, there is potential to use the Sheriff's weekend work groups to remove brush and lay mulch. ADA trail construction could consist of compacted shell bordered by wooden beams. Cost for this type of trail is yet to be determined.

Security and General Maintenance:

It may 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 can be used. Cost including installation for this type of fencing is approx.\$3.00 per foot. At this rate, **fencing the entire perimeter would cost approximately \$6,900.** A gate is approx \$250.00, however, gating the site would not be realistic unless staff was assigned to open and close the site each day. A sign can be placed at the end of 63rd St. SW. 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 | \$22,505 - \$50,154 | \$643 - \$2,894 | Heavy machinery use likely |
| Native Plantings | \$18,000+ | t.b.d. | Does not include installation and irrigation costs |
| Parking Facility | \$15,000 | t.b.d. | t.b.d. |
| Access Trails | t.b.d. | t.b.d. | Part of a trail can be mulched, but a portion will need to be ADA accessible. Costs for this type of trail have not been determined. |
| Fencing | \$7,150 | t.b.d. | \$3.00 per foot X 2,300 feet = \$6,900 1 Gate - \$250 |
| Trash Removal | t.b.d. | t.b.d. | Large items to be done one a lump sum contract basis with cost being site specific Small items and routine trash barrel emptying can be done by contract |
| Signs | \$100 each | | 3'X1.5' metal on post uninstalled |
| Total | \$62,755 - \$88,084+ | t.b.d. | |

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. The current cycle has already closed. The next funding cycle will open early in 2006 and close in June of that year. 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. This analysis assumes a 55% match to obtain the highest possible points.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of 135 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 minimally meet criteria to present a 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 none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

VI. Summary of Secondary Screening Criteria

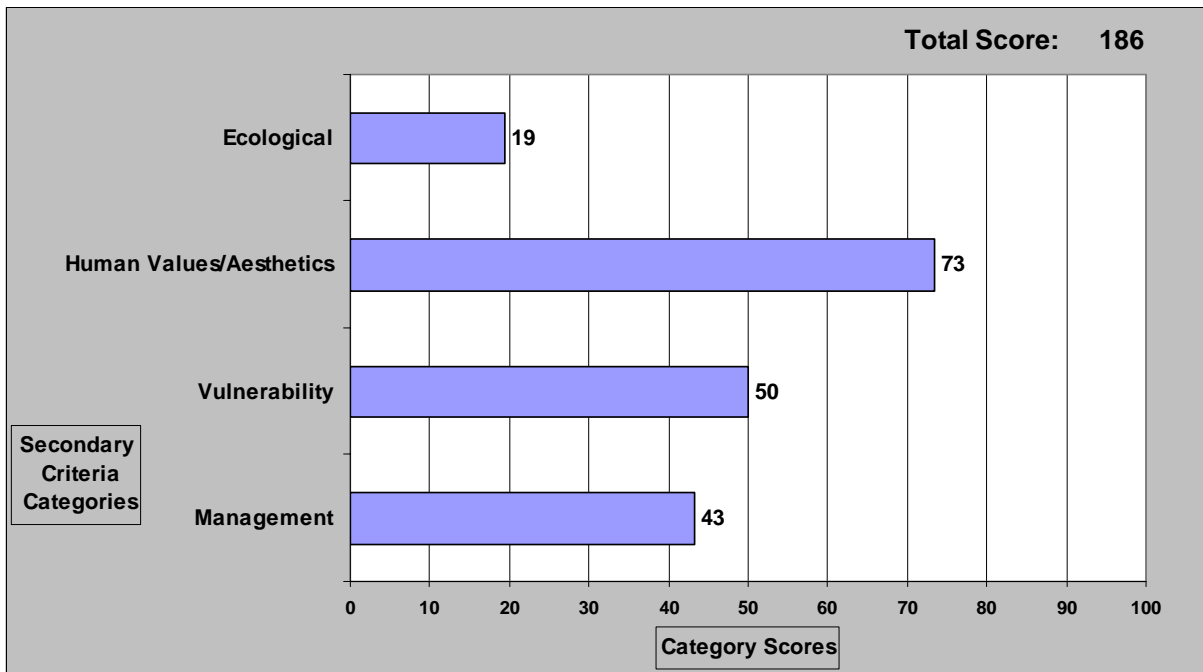
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 186 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

| Secondary Screening Criteria | Possible Points | Scored Points | Percent of Possible Score |
|------------------------------|-----------------|---------------|---------------------------|
| Ecological | 100 | 19 | 19% |
| Human Values/Aesthetics | 100 | 73 | 73% |
| Vulnerability | 100 | 50 | 50% |
| Management | 100 | 43 | 43% |
| Total Score: | 400 | 186 | 47% |

Percent of Maximum Score: 47%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Ecological: 19

The parcel scored very low in this section. Factors leading to the low score include: low biodiversity, high degree on infestation by invasive exotic plant species, requirement for major restoration to obtain high ecological function and lack of connectivity to other conservation lands. The score gained slightly because the parcel buffers the Golden Gate canal, contains some hydric slough soils and one endangered plant species.

Human Values/Aesthetics: 73

The parcel scored above average in this section because a paved road can access it, and it offers both land and water based natural resource-based recreation activities. The score was reduced because only ¼ of the parcel is visible from a public thoroughfare and the parcel does not contain any outstanding aesthetic characteristics,.

Vulnerability: 50

The parcel is zoned Estates, which means 1 dwelling unit is allowed per 2.25 acres. Since the parcel could only be split once, if split, it could accommodate 2 homes. However the owner could elect to develop a small subdivision with up 3 and maybe 4 homes (depending upon how the preserve is established).

Management: 43

The parcel scored below average in this section due to the invasive exotic plants and debris present. The score gained points because no hydrological restoration would be necessary.

Parcel Size: 6.43 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 not similar to other parcels offered in the 3rd cycle.

Exhibit A. FLUCCs Map

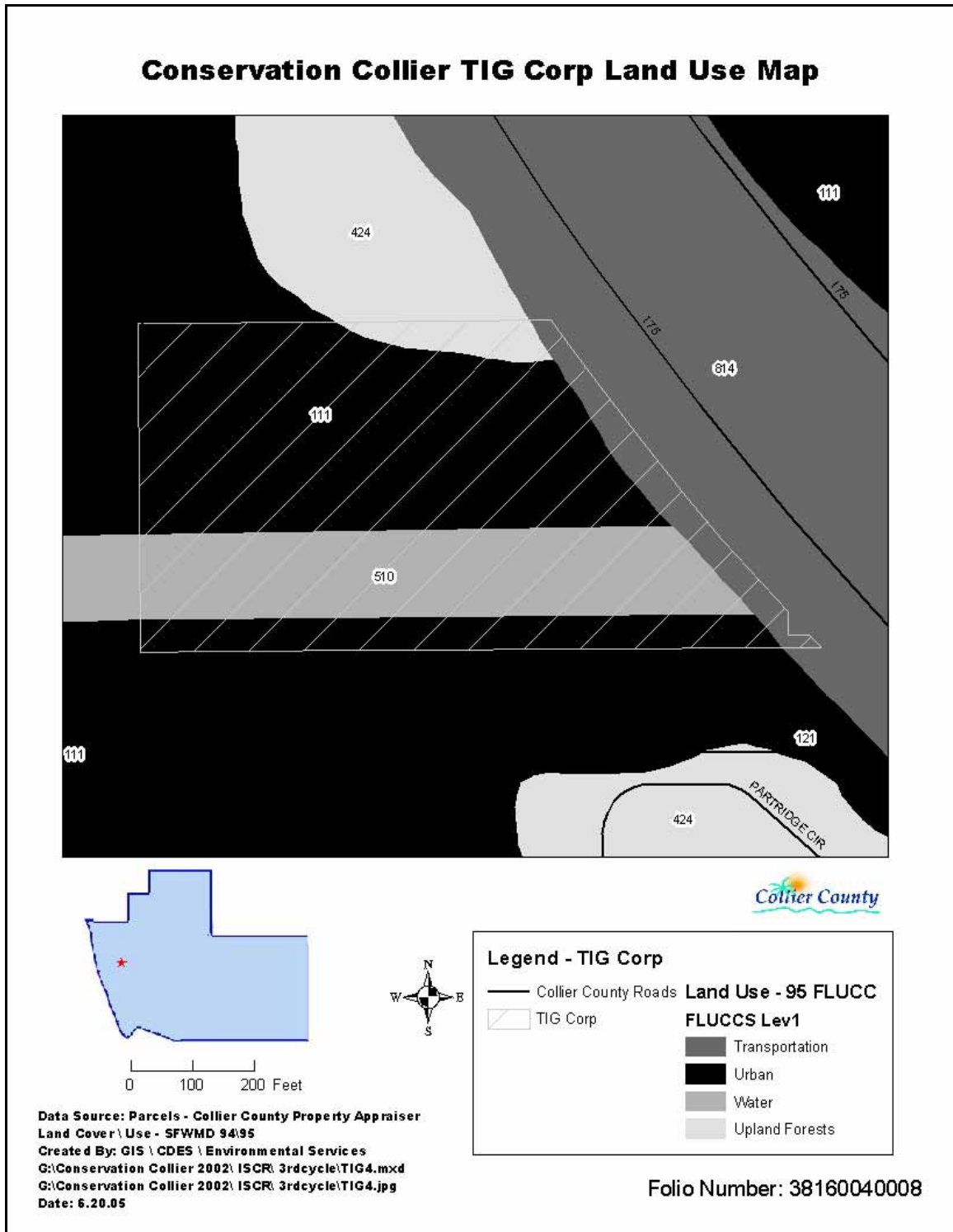


Exhibit B. Soils Map

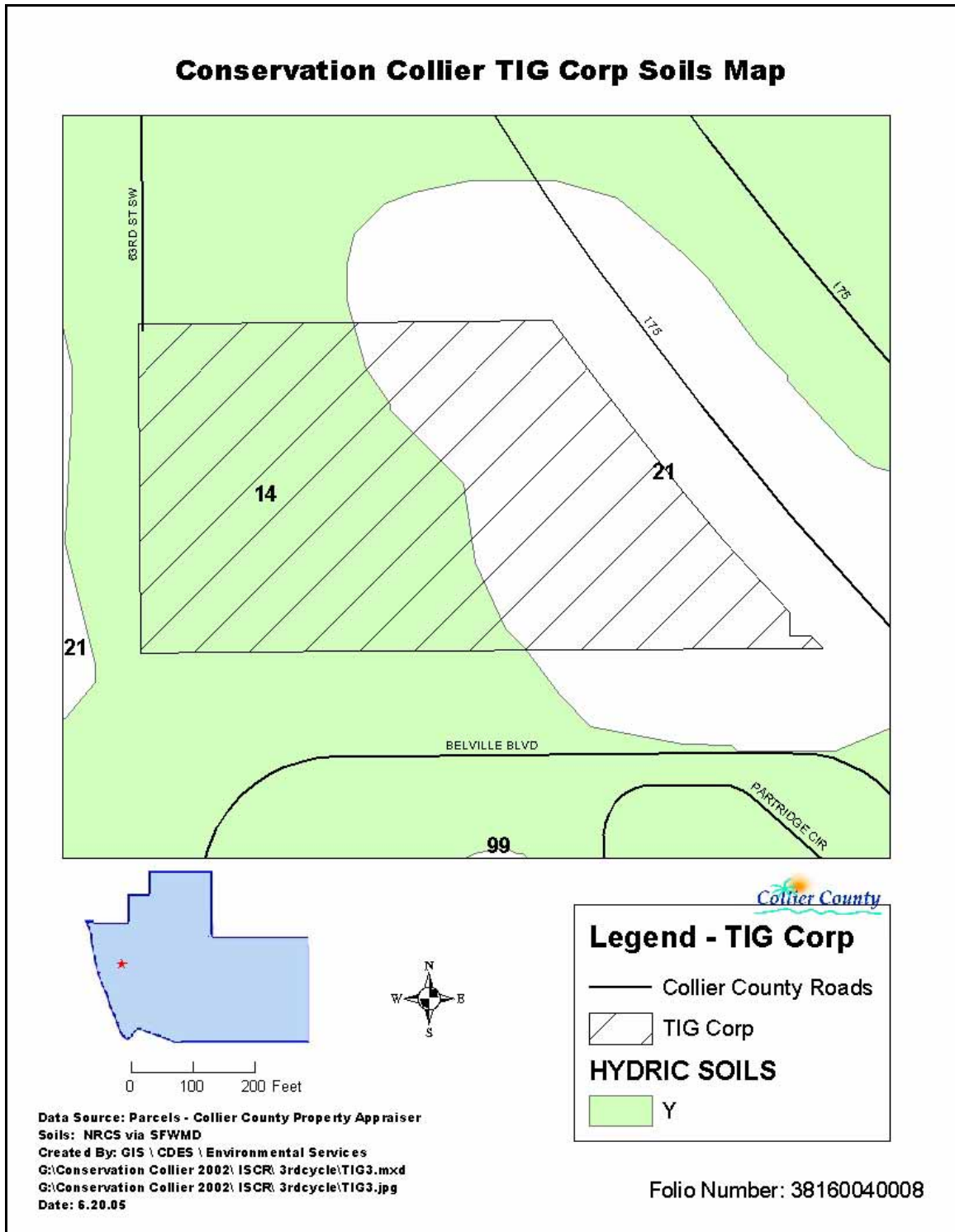


Exhibit C. Species Richness Map

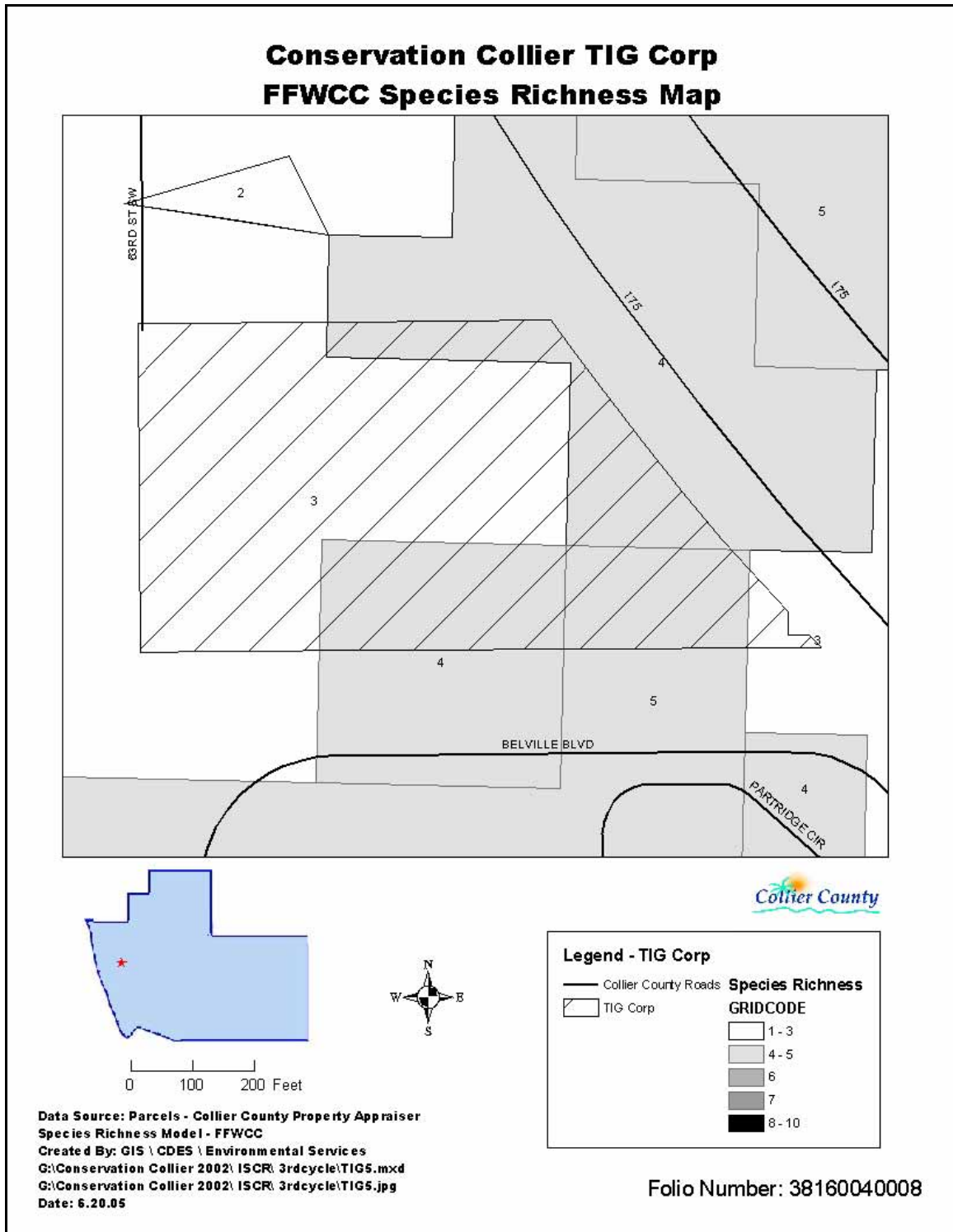
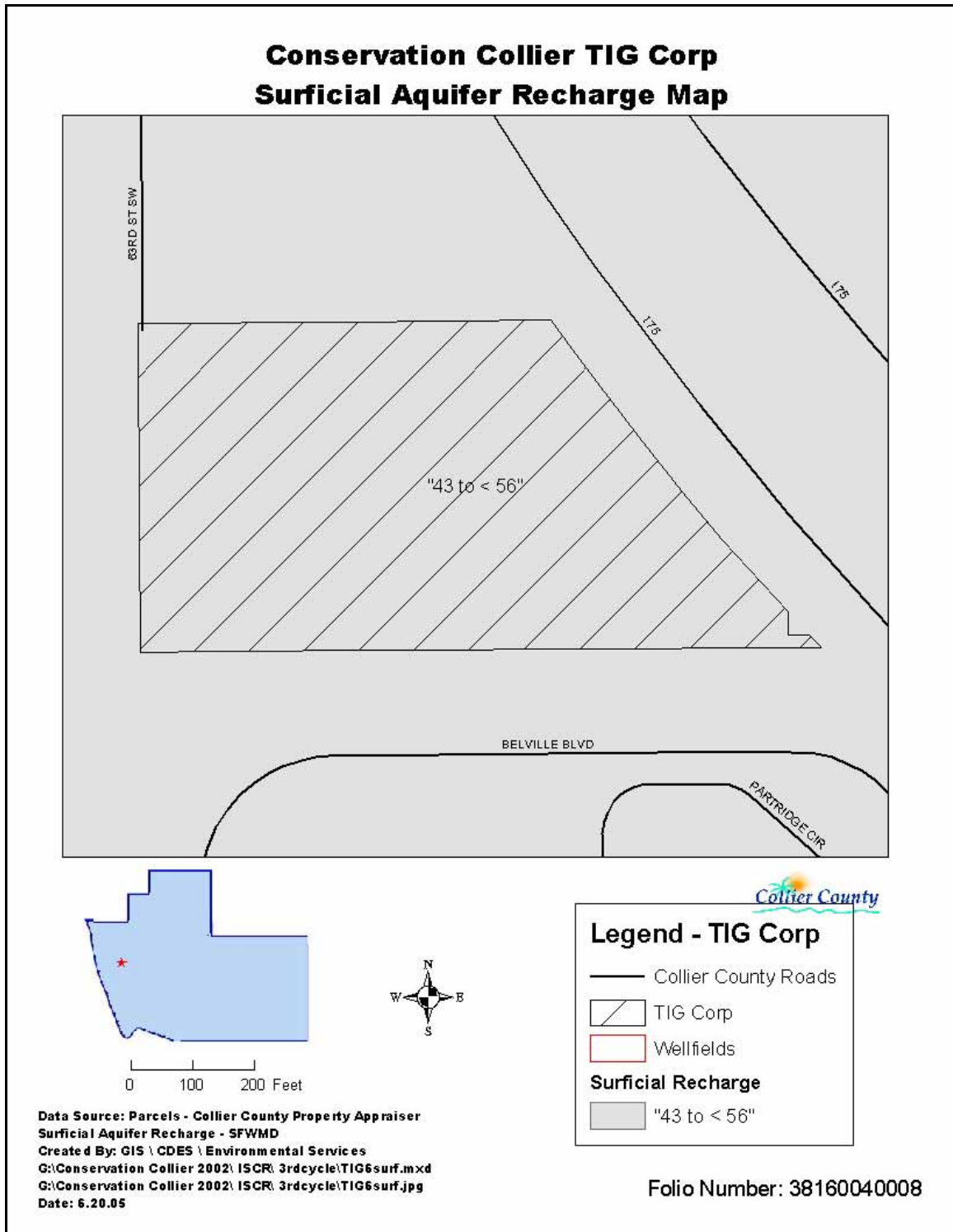
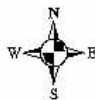
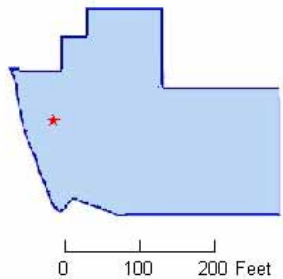


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier TIG Corp Lower Tamiami Aquifer Recharge Map



Legend - TIG Corp

| | | |
|--|----------------------|-------------------|
| | Collier County Roads | RECHARGE_R |
| | TIG Corp | |
| | Wellfields | |
| | | "0 to < 7" |
| | | "7 to < 14" |

Data Source: Parcels - Collier County Property Appraiser
 Lower Tamiami Aquifer Recharge - SFWMD Tech. Report 327
 Create By: GIS \ CDES \ Environmental Services
 G:\Conservation Collier 2002\ ISCR\ 3rdcycle\TIG6tam.mxd
 G:\Conservation Collier 2002\ ISCR\ 3rdcycle\TIG6tam.jpg
 Date: 6.20.05

Folio Number: 38160040008

Exhibit E. Completed and Scored Secondary Criteria Screening Form

| | | | |
|--|------------------------|----------------------|--|
| Property Name: TIG | | Folio Numbers: | |
| | | 3816004000 | |
| Geographical Distribution (Target Protection) | | | |
| Urban | | | |
| 1. Confirmation of Initial Screening Criteria | | | |
| 1.A Unique and Endangered Plant | Possible points | Scored points | Comments |
| <i>Select the highest</i> | | | |
| 1. Tropical Hardwood | 90 | | |
| 2. Xeric Oak | 80 | | |
| 3. Coastal | 70 | | |
| 4. Native | 60 | | |
| 5. Xeric | 50 | | |
| 6. Riverine | 40 | | |
| 7. High Marsh | 30 | | |
| 8. Tidal Freshwater | 20 | | |
| 9. Other Native | 10 | 10 | Pine |
| 10. Add additional 5 points for each additional listed plant found on the | 5 each | | |
| 11. Add 5 additional points if plant community represents a feature, such as maturity of vegetation, outstanding example of community, | 5 | | |
| 1.A. Total | 100 | | |
| 1.B Significance for Water | Possible points | Scored points | Comments |
| <i>Select the Highest</i> | | | |
| 1. Aquifer Recharge | | | |
| a. Parcel is within a wellfield protection | 100 | | |
| b. Parcel is not in a wellfield protection zone but will aquifer recharge | 50 | 50 | 43" to 56" yearly to surficial aquifer & 7" to 14" to Lower aquifer |
| d. Parcel will contribute minimally to recharge, eg., location | 25 | | |
| | 0 | | |
| 2. Surface Water Quality | | | |
| <i>Select the Highest</i> | | | |
| a. Parcel is contiguous with and provides buffering for Outstanding Florida | 100 | | |
| b. Parcel is contiguous with and provides buffering for a river, lake or other surface water | 75 | 75 | Buffers Golden Gate Main |
| c. Parcel is contiguous with and provides buffering for an flowway | 50 | | |
| d. Wetlands exist on | 25 | | |
| e. Acquisition of parcel will not provide opportunities surface water quality | 0 | | |
| 3. Strategic to Floodplain | | | |
| <i>(Calculate for a and b; score c if applicable)</i> | | | |
| a. Depressional | 80 | | |
| b. Slough | 40 | 20 | (Prorate site based on area of Slough or Depressional 50% Pineda Fine sand (hydric-slough) (#21) and 50% Boca Sand (upland |
| c. Parcel has known history of flooding and is likely to onsite water | 20 | | |
| Subtotal | 300 | 145 | |
| 1.B Total | 100 | 48 | Obtained by dividing the subtotal by |
| 1.C Resource Ecological/Biological | Possible points | Scored points | Comments |
| <i>Select the Highest Score for a, b and</i> | | | |
| 1. Biodiversity | | | |
| a. The parcel has 5 or more FLUCCS native plant | 100 | | |
| b. The parcel has 3 or 4 FLUCCS native plant | 75 | | |
| c. The parcel has 2 or or less FLUCCS native plant | 50 | | |
| d. The parcel has 1 FLUCCS code native plant | 25 | 25 | small area (1/4 of site) is pine flatwood - heavily invaded by |
| 2. Listed | | | |
| a. Listed wildlife species are observed on the | 80 | | |
| b. Listed wildlife species have been documented on the parcel by wildlife | 70 | | If a. or b. are scored, then c. Species Richness is not Provide documentation source |
| c. Species Richness score ranging from 10 to | 70 | 28 | Score is prorated from 10 to 70 based on the FFWCC Richness map - Score is 3-5 score is midpoint between 21 and = 28 |
| d. Rookery found on the | 10 | | |
| e. Listed plant species observed on parcel - add additional 20 | 20 | 20 | Poinsettia pinetorum |

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 | major work required - removal of substantial exotics, downed trees and debris |
| d. Conditions are such that parcel cannot be restored to high ecological function | 0 | | explain limiting conditions |
| Subtotal | 300 | 88 | |
| 1.C Total | 100 | 29 | Divide the subtotal by 3 |
| 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 | 0 | parcels between this and conservation land (closest significant identifiable is Picayune Strand) are developed |
| 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 | 0 | |
| 1. Ecological Total Score | 100 | 19 | Sum of 1A, 1B, 1C, 1D then divided by 4 |
| 2. Human Values/Aesthetics | | | |
| 2.A Human Social Values/Aesthetics | Possible points | Scored points | Comments |
| 1. Access (Select the Highest Score) | | | |
| a. Parcel has access from a paved road | 100 | 100 | 63rd St SW |
| 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 | though small, this property offers both land and water based opportunities for recreation |
| 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 | 20 | Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. Approx. 1/4 can be seen from I-75 |
| 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 - mature pines and native orchids, along with canal frontage make this an aesthetically appealing parcel. |
| Subtotal | 300 | 220 | |
| 2. Human Social Values/Aesthetics Total Score | 100 | 73 | Obtained by dividing the subtotal by 3. |
| 3. Vulnerability to Development/Degradation | | | |
| 3.A Zoning/Land Use Designation | Possible points | Scored points | Comments |
| 1. Zoning allows for Single Family, Multifamily, industrial or commercial | 50 | 50 | Estates zoning |
| 2. Zoning allows for density of no greater than 1 unit per 5 acres | 45 | | |
| 3. Zoning allows for agricultural use /density of no greater than 1 unit | 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 | | |

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

| | | | |
|--|------------------------|----------------------|--|
| 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 | 50 | |
| 4. Feasibility and Costs of Management | | | |
| 4.A Hydrologic Management Needs | Possible points | Scored points | Comments |
| 1. No hydrologic changes are necessary to sustain qualities of site in perpetuity | 100 | 100 | No need for hydrologic changes discerned |
| 2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm | 75 | | |
| 3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery | 50 | | |
| 4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely | 0 | | |
| 5.A Total | 100 | 100 | |
| 4.B Exotics Management Needs | Possible points | Scored points | Comments |
| 1. Exotic Plant Coverage | | | |
| a. No exotic plants present | 100 | | |
| b. Exotic plants constitute less than 25% of plant cover | 80 | | |
| c. Exotic plants constitute between 25% and 50% of plant cover | 60 | | |
| d. Exotic plants constitute between 50% and 75% of plant cover | 40 | | |
| e. Exotic plants constitute more than 75% of plant cover | 20 | 20 | Brazilian pepper, Earleaf acacia, Australian pine, wedelia, exotic |
| maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle) | -20 | -20 | lantana |
| g. Adjacent lands contain substantial seed source and exotic removal is not presently required | -20 | | |
| 5.B Total | 100 | 0 | |
| 4.C Land Manageability | Possible points | Scored points | Comments |
| 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely | 80 | | |
| 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning | 60 | | |
| 3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish | 40 | 40 | removal of exotics will be expensive and difficult to accomplish - requiring heavy machinery |
| 4. Add 20 points if the maintenance by another entity is likely | 20 | | |
| 5. Subtract 10 points if chronic dumping or trespass issues exist | -10 | -10 | observed water heater, concrete, metal cable and sailcloth |
| 5.C Total | 100 | 30 | |
| 4. Feasibility and Management Total Score | 100 | 43 | <i>Sum of 5A, 5B, 5C, then divided by 3</i> |
| Total Score | 400 | 186 | |

Exhibit F. Photographs

Photo 1. Southwest corner of property next to canal – note exotics



Photo 2. View of canal looking west from southwest corner of property at water control structure in canal – approx. 30 feet from property line



Photo 3. View of canal looking east to I-75 bridge



Photo 4. Everglades poinsettia (*Poinsettia pinetorum*)– Endangered on the State list



Photo 5. Trail through central portion of property



Photo 6. Inside Pine flatwood area – dense exotics in understory



Photo 7. Edge of pine flatwood showing dense Brazilian pepper



Photo 8. One of several Australian pines blown over on site

