

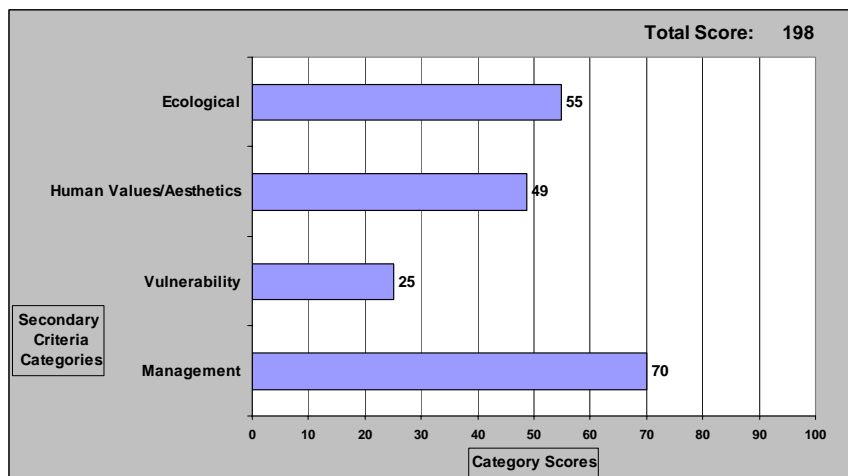
# Conservation Collier Initial Criteria Screening Report

## Conservation Collier Milano Aerial Map



**Property Name: Milano – 18.46 acres**  
**Folio Numbers: 00186280003, 00186320002**

**Staff Report Date: May 9, 2005**  
**CCLAAC Approval Date:**



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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**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Anna Milano et. al.</b>	<b>n/a</b>
<b>Folio Number</b>	<b>00186280003, 00186320002</b>	<b>n/a</b>
<b>Target Protection Area</b>	<b>Urban</b>	<b>n/a</b>
<b>Size</b>	<b>18.46 acres</b>	<b>2 separate parcels 9.23-acres each</b>
<b>Zoning Category/TDRs</b>	<b>Agricultural – no more than 1 unit per 5 acres /no TDRs</b>	<b>ST overlay on northeast 2.79 acres No TDRs</b>
<b>STR</b>	<b>S21 T48 R26</b>	<b>n/a</b>
<b>FEMA Flood Map Category</b>	<b>X500</b>	<b>Area located outside special flood hazard area</b>
<b>Existing structures</b>	<b>None</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Conservation, Residential, Commercial, Canal and Roadway, public schools</b>	<b>N – Olde Cypress Conservation Area – 160-acres; Terafina PUD,undeveloped  E – Fairway Preserve Apartments  W – Olde Cypress Conservation Area (NW) and Preserve Commons commercial dev (SW)  S – Cocohatchee Canal and Immokalee Road – Gulf Coast High School &amp; Laurel Oak Elem. across Immokalee Rd.</b>
<b>Development Plans Submitted</b>	<b>None</b>	<b>No permits or petitions found in County computer system for these folios</b>
<b>Property Irregularities</b>	<b>Trail</b>	<b>Large trail crossing the property from Fairway Preserve Apartments to the Olde Cypress Conservation area</b>

Figure 1. Location Map

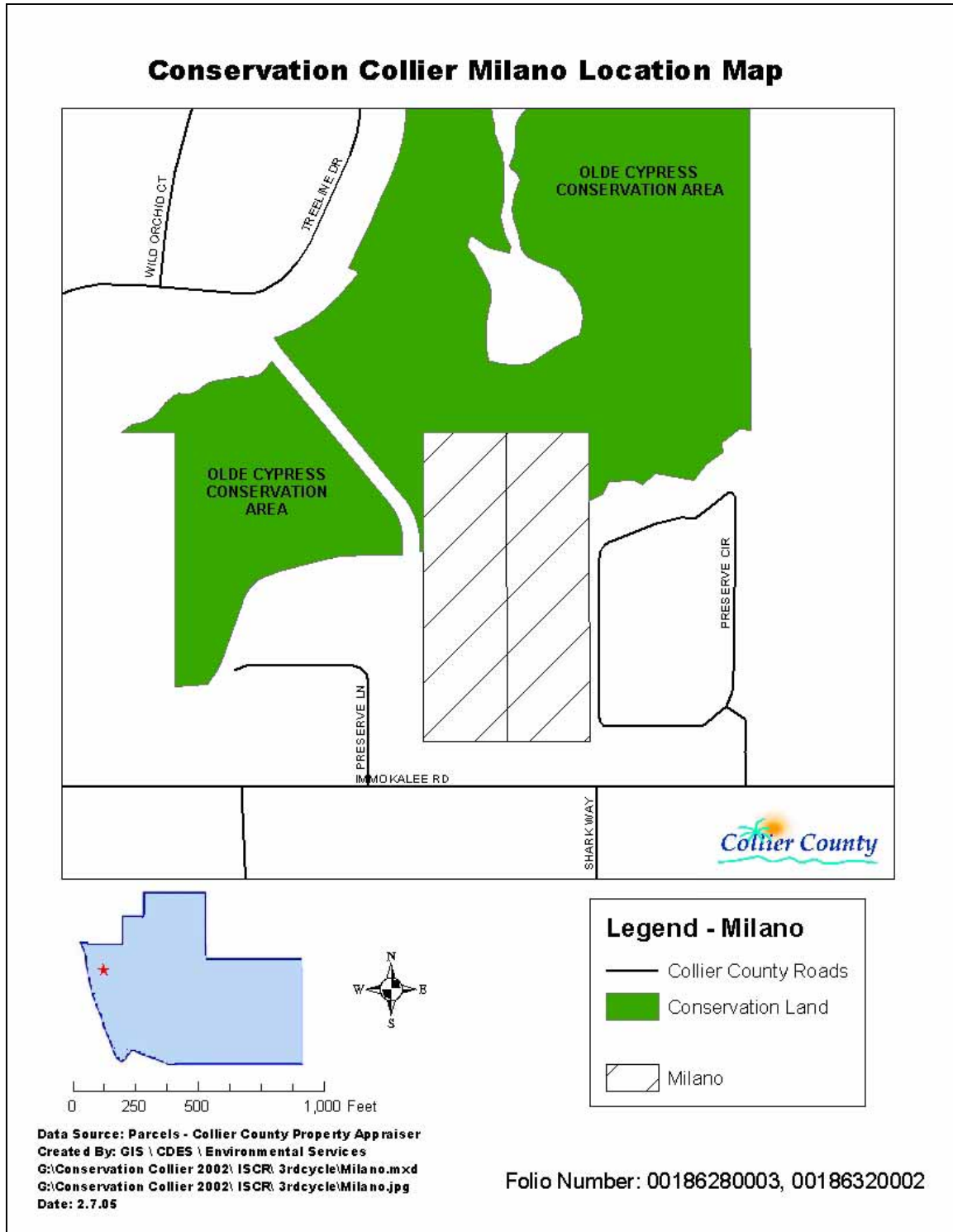


Figure 2. Aerial Map

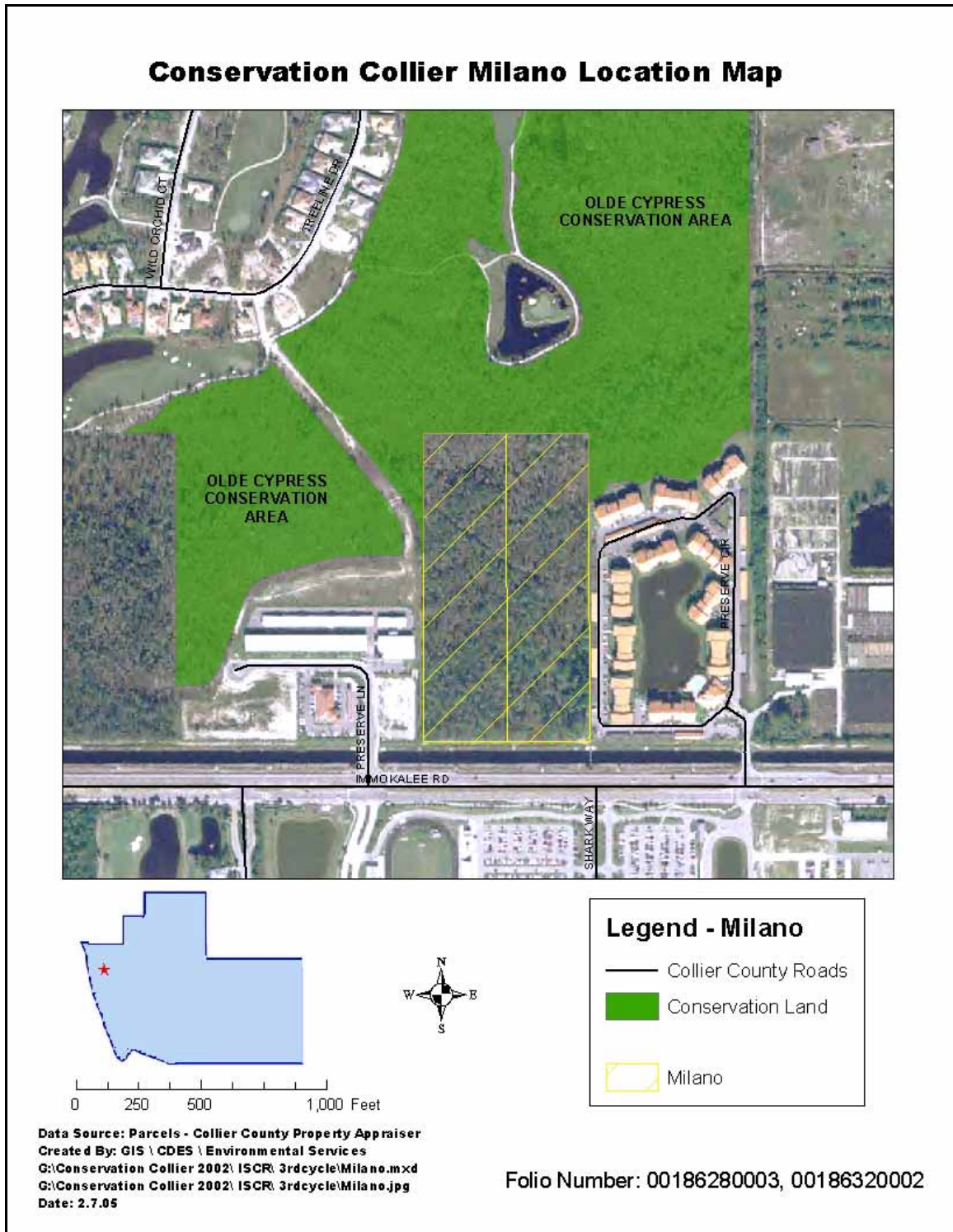
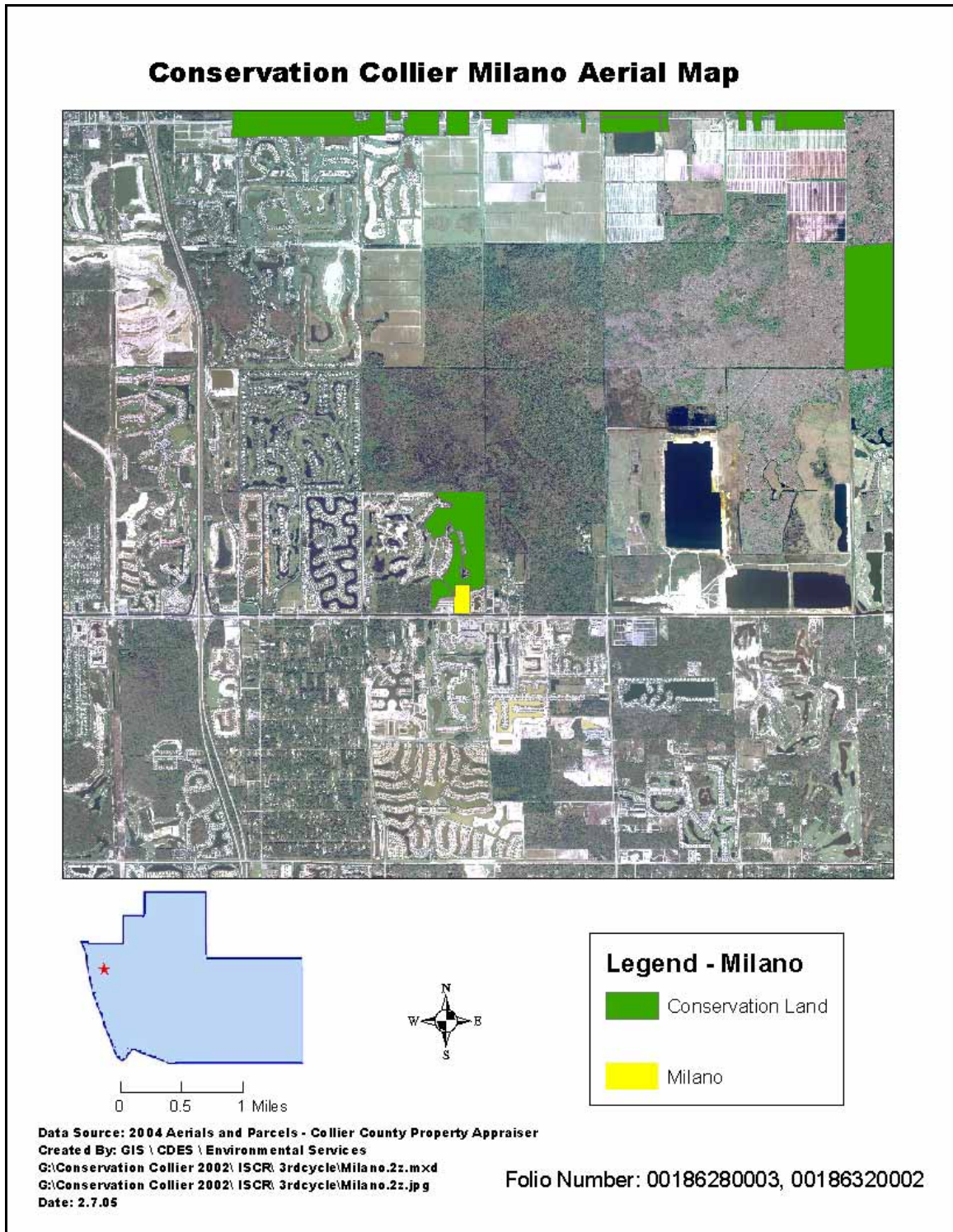




Figure 3. Surrounding Lands Aerial



**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.

**Assessed Value: \* \$1,251,089**

**Estimated Market Value: \*\* \$4,969,500**

\* 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 Services Department staff conducted a site visit on February 4, 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>High marsh (saline)</i>            | <i>No</i>         |
| vii. <i>Tidal freshwater marsh</i>        | <i>No</i>         |
| viii. <b><i>Other native habitats</i></b> | <b><i>Yes</i></b> |

### **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 4119 – Pine Flatwoods (Melaleuca infested)
- FLUCCS 630 – Wetland Forested Mixed
- FLUCCS 6218 – Cypress (Melaleuca infested)

The following native plant communities were observed:

- FLUCCS 411-Pine flatwood
- FLUCCS 621-Cypress
- FLUCCS 624 -Cypress-pine-cabbage palm

These communities were in varying states of exotic vegetation infestation. A stand of Australian pines was also observed in the southeastern corner of the property.

Johnson Engineering ecologists conducting a preliminary wetlands and wildlife assessment of the site in August 2004 reported observing similar vegetative communities. They categorized the communities according to the degree of exotic infestation, described



the pine flatwoods as FLUCCS 4119 (disturbed) and noted that the cypress community contained scattered pine.

**Characterization of Plant Communities present:**

Ground Cover: **North** – alligator flag (*Thalia geniculata*), swamp fern (*Blechnum serrulatum*), false nettle (*Boehmeria cylindrica*). **South** – sawgrass (*Cladium jamaicense*), swamp fern (*Blechnum serrulatum*), wiregrass

Midstory: **North** – swamp dogwood (*Cornus foemina*), wax myrtle (*Myrica cerifera*), buttonbush (*Cephalanthus occidentalis*). **South** – saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), cabbage palm (*Sabal palmetto*), buckthorn (*Bumelia* spp.)

Canopy: **North** – cypress (*Taxodium distichum*), popash (*Fraxinus caroliniana*), strangler fig (*Ficus aurea*), red maple (*Acer rubrum*). **South** – slash pine (*Pinus elliotti*), cypress (*Taxodium distichum*), melaleuca (*Melaleuca quinquenervia*)

**Statement for satisfaction of criteria:**

Although the southern end of the property contains some dense areas of exotic vegetation, three different native plant communities exist on the site.

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

**Statement for satisfaction of criteria:**

The site is located within the Urban Target Protection Area and although it is not directly accessible from Immokalee Road, it is accessible from the canal easement on the southern boundary. A trail runs through the parcel for access, and approximately 20% of the property can be seen from Immokalee Road. Directly across Immokalee Road are two (2) public schools, Gulf Coast High School and Laurel Oak Elementary. It also lies along a proposed Collier County Greenway Path.

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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 northern section of the property is a good quality cypress wetland, which contains wetland dependent plant species, high water marks on the trees approximately 3 feet above the ground, and evidence of crayfish. The adjacent Olde Cypress wetland buffer to the north is described as a cypress slough by Johnson Engineering ecologists.

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**Wetland dependent plant species (OBL/ FACW) observed:**

alligator flag (*Thalia geniculata*) **OBL**, blue maidencane (*Amphicarpum muhlenbergianum*) **FACW**, buttonbush (*Cephalanthus occidentalis*) **OBL**, cypress (*Taxodium distichum*) **OBL**, false nettle (*Boehmeria cylindrica*) **OBL**, gulf paspalum (*Paspalum monostachyum*) **OBL**, popash (*Fraxinus caroliniana*) **OBL**, red maple (*Acer rubrum*) **FACW**, sawgrass (*Cladium jamaicense*) **OBL**, shield fern (*Thelypteris spp.*) **FACW**, swamp dogwood (*Cornus foemina*) **FACW**, swamp fern (*Blechnum serrulatum*) **FACW**, umbrella sedge (*Fuirena spp.*) **OBL**

**Wetland dependent wildlife species observed:**

Although not directly observed, crayfish are known to be present as evidenced by their burrows.

**Other Hydrologic indicators observed:**

High water marks were observed on the trees approximately 3 feet above the ground.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel were identified as 50% Boca Riviera limestone substratum, 30% Oldsmar fine sand, and 20% Holopaw fine sand. These poorly drained soils are normally found in depressions, flatwoods and sloughs, respectively. Natural vegetation typically found on Boca Riviera limestone soils includes cypress, pickerelweed, rushes, Fireflag, sawgrass and Florida willow. On Oldsmar sands, natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle and native grasses. On Holopaw fine sands, natural vegetation includes slash pine, cypress, cabbage palm, saw palmetto, wax myrtle and native grasses. Observed vegetation roughly corresponds to existing soil types.

**Lower Tamiami Aquifer recharge Capacity:**

Relatively low - 7 to 14 inches annually

**Surficial Aquifer Recharge Capacity:**

Moderate - 43 to 56 inches 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:**

The property shows indications that it retains water during the wet season, at least within the northern section. The site contains many wetland dependant plant species and provides some 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)**

**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
Stiff-leaved wild pine	Tillandsia fasciculata	E	n/a
Hoary Air Plant	Tillandsia pruinosa	E	n/a
Reflexed Wild Pine	Tillandsia balbisiana	T	n/a

E=Endangered, T=Threatened

**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:**

No bird rookery was observed on the parcel.

**FWCC-derived species richness score:**

The score ranged from 3 to 7 out of a possible 10, representing low to above average diversity. The higher score of 7 covers the northern half of the property, roughly corresponding to wetland areas.

**Non-listed species observed:**

A very large flock of American Robins (*Turdus migratorius*) was observed on the west side of the property consuming Brazilian pepper berries during the site visit on February 4, 2005.

**Potential Listed Species:**

According to a 2004 Preliminary Wetlands and Wildlife Assessment prepared by Johnson Engineering, the property is within the Corkscrew Swamp Sanctuary Woodstork Core Foraging Area (18.6 miles), a documented woodstork rookery. Also, according to the report, research of SFWMD Permit 11-01232-S indicated that "The Woodlands" (the adjacent Olde Cypress preserve property) at one time supported a viable population of Big Cypress fox squirrels (*Sciurus niger avicennia*) and provided some nesting and foraging habitat for listed wading birds. An approximate home range size for a Big Cypress fox squirrel is 25 acres (Closing the Gaps, FFWCC, 1994). Adding these 2

parcels totaling 18.46 acres would add nearly one home range-sized parcel to existing potential habitat.

**Statement for satisfaction of criteria:**

The likelihood of the Big Cypress fox squirrel and woodstork utilizing the site is high, based on its location and habitat. Although some rather dense patches of invasive exotic trees exist within the southern section of the property, the northern section has high ecological quality.

*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:**

The property is directly adjacent to the 160-acre Olde Cypress preserve area and contains a cypress wetland that appears to be the southern tip of a cypress slough.

<i>Is the property within the boundary of another agency's acquisition project?</i>	<b>No</b>
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>	<b>N/A</b>
<i>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</i>	

### **III. Potential for Appropriate Use and Recommended Site improvements**

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

*Hiking:* The property contains a large trail that could be utilized by hikers. Other small trails could be created that extend off of this main trail.

*Nature Photography:* There would be opportunities for nature photography.

*Bird-watching:* Bird-watching would be a possible activity on this site.

*Kayaking/canoeing:* Kayaking/canoeing is not possible at this site.

*Swimming:* Swimming is not possible at this site.

*Hunting:* Hunting is not possible at this site.

*Fishing:* Fishing is not possible at this site.

#### **Recommended Site Improvements:**

Exotic vegetation removal is the largest site improvement that must be made. Solid waste and litter must also be removed from the southern part of the property. No dumping signs along the boundary line bordering Fairway Preserve Apartments may deter further dumping. Smaller trails that extend off of the main trail could be created and perhaps a short boardwalk trail could be erected through the wetland section of the property in the future.



#### **IV. Assessment of Management Needs and Costs**

Management of this property will address the costs of exotic vegetation removal and control, the improvement of the existing trail system and trash removal. 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:**

Exotic Invasive plants present include Melaleuca (*Melaleuca quinquinerva*), Brazilian pepper (*Schinus terebinthifolius*), Australian pine (*Casuarina spp.*), and earleaf acacia (*Acacia auriculiformis*).

##### **Exotic Vegetation Removal and Control**

The initial cost of exotic removal would be significant. 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 (25%-50%) to treat exotics with herbicide in place or to cut and stack the debris onsite would cost approximately \$1,750 to \$2,500 per acre. To cut and treat the stumps and remove the debris to a waste facility could cost \$2,500 to \$3,750 per acre, or more.

Based on the acreage involved (14 acres of infested land), total initial removal costs are estimated to be from \$35,000 - \$52,500 for the entire parcel, but could be more due to the size of some of the mature trees. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$200 and \$450 per acre, per year for a total of \$3,600 - \$8,100 for 18 acres. These costs would likely decrease over time as the soil seed bank is depleted.

##### **Public Parking Facility:**

The property would require an area for visitor parking. Current zoning would allow construction of a parking area if road access could be obtained. Access is not currently available. Cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$16,000. This includes associated costs of engineering and design, permitting and minimal landscaping, but not a sidewalk.

##### **Public Access Trails:**

One trail exists diagonally crossing the property from the northwest corner to the eastern center. At the time of the site visit, staff noted a person from the Fairway Preserve Apartments was using it to walk a leashed dog. The trail appears well used.

##### **Security and General Maintenance:**

It may be desirable to fence the property along the east and west boundaries next to developed properties, leaving areas adjacent to the Olde Cypress Preserve unfenced, and maintaining the access along the eastern boundary for Fairway Preserve Apartments residents to use the trail. If residents are currently using it to walk leashed dogs that may

be acceptable. Prohibiting leashed dog walking would be difficult to monitor and enforce. Field fencing, similar to that used by FL DOT along I-75 can be used for borders with developed properties. A split-rail type of fencing can be used along Immokalee Rd. for aesthetic purposes. Cost including installation for field fencing is approx. \$3.00 per foot, and for split rail, approximately \$10.00 per foot. Gates are approx \$250.00. Permitted activities can be denoted on the entrance sign. 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**

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	\$35,000 - \$52,500	\$3,600-\$8,100	Based on contractor estimates
Parking Facility	\$16,000+	t.b.d	Shell or gravel parking lot for approximately 20 cars. Estimated cost includes engineering design, landscaping, handicapped parking and permitting. This can be built under current zoning.
Access Trails	t.b.d	t.b.d	Trails currently exist and could be enhanced and maintained using contracted or volunteer labor
Fencing	\$13,250	t.b.d	Approx. 2,000 ft of field fence with one gate. \$3.00 per foot (\$6,000); Gate (\$250); approx 700 ft split rail (\$7,000)
Trash Removal	t.b.d.	t.b.d	Large items to be done on a lump sum contract basis with cost being site specific  Small items and routine trash barrel emptying can be done by contract
Signs	\$800 each  \$400 each	t.b.d  <b>t.b.d</b>	Sign at gate entrance  3' X 1.5' metal on post – uninstalled – at Apartment access
<b>Total</b>	<b>\$82,950</b>	<b>\$3,600 - \$8,100+</b>	

**t.b.d. To be determined; cost estimates have not been finalized. Please note that all costs are estimates.**

## 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 \$9.9 million. The next funding cycle closes in June of 2005. 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 125 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 at the minimum range for possibility of selection for FCT post-acquisition funding.

### Florida Forever Program

Staff was verbally advised that the DEP 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. Additionally, partnership with DEP under Florida Forever requires that property title be vested to the state. County Commissioners have indicated this is not a preferred option.

### 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

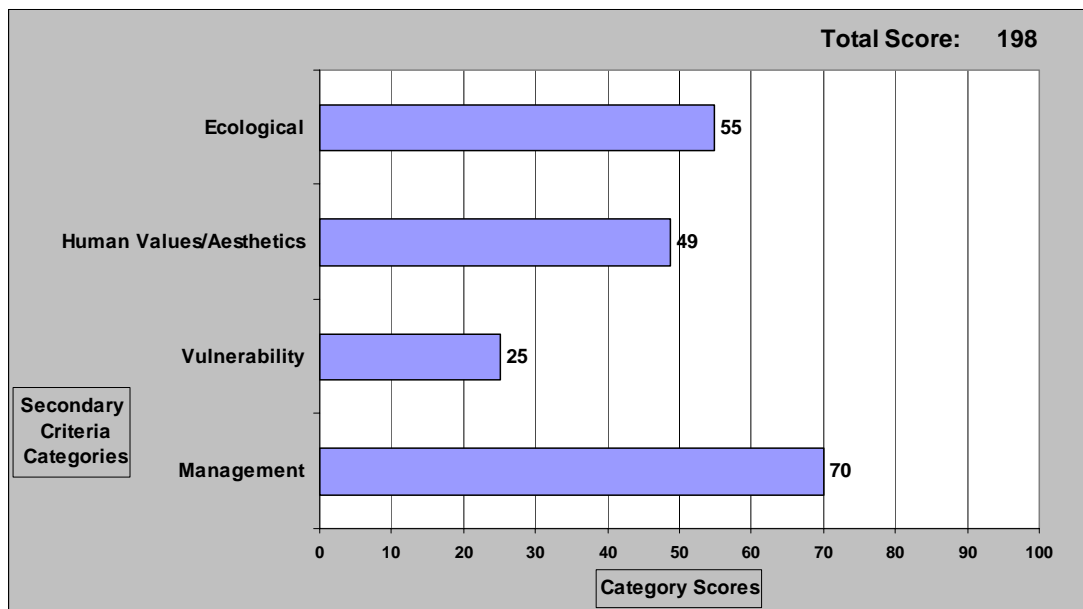
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 198 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

**Table 3. Tabulation of Secondary Screening Criteria**

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	55	55%
Human Values/Aesthetics	100	49	49%
Vulnerability	100	25	25%
Management	100	70	70%
<b>Total Score:</b>	<b>400</b>	<b>198</b>	<b>50%</b>

**Percent of Maximum Score: 50%**

**Figure 4. Secondary Screening Criteria Scoring**





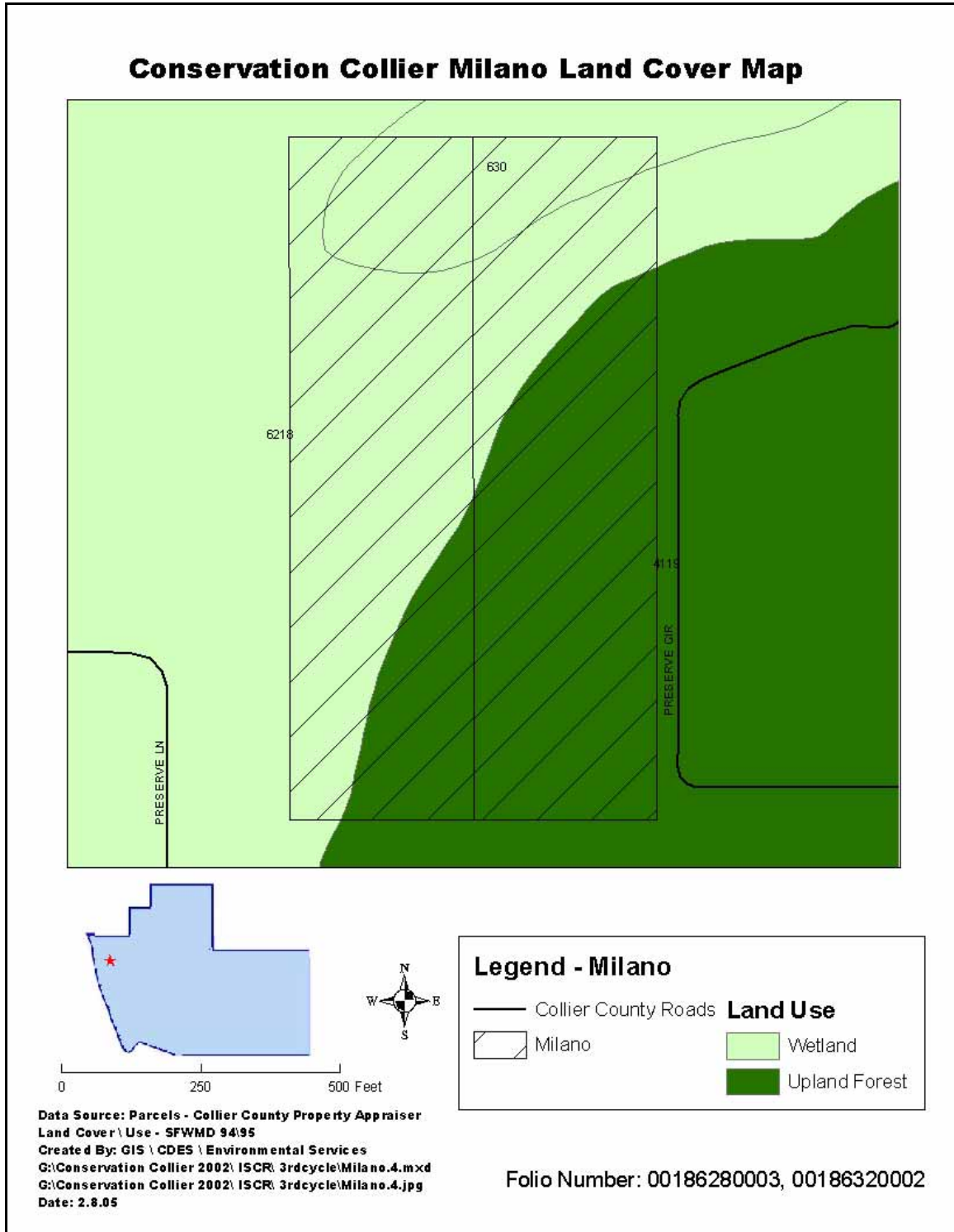
**Ecological 55:** This score is relatively low because there were no unique and endangered plant communities, as defined in ordinance criteria, on the property. A few locally abundant listed plant species were found (*Tillandsia spp.*), and the northern portion of the property has a high FFWCC species richness score (7). Exotic plants heavily impact the southern half of the property, however the wetlands in the northern half appear to be of good ecological quality. This property is connected with a 160-acre preserve to the north (Olde Cypress) and contains habitat suitable for Big Cypress fox squirrels, listed wading birds and woodstorks. These parcels do provide some aquifer recharge and would provide floodwater attenuation for surrounding developed properties.

**Human Values/Aesthetics 49:** This score is relatively low due to lack of direct access from Immokalee Rd. and the parcel not being adjacent to a waterway. It is visible from and accessible by foot and bike from Immokalee Rd., which is listed as a proposed greenway path on the Collier County Greenways Paths Map.

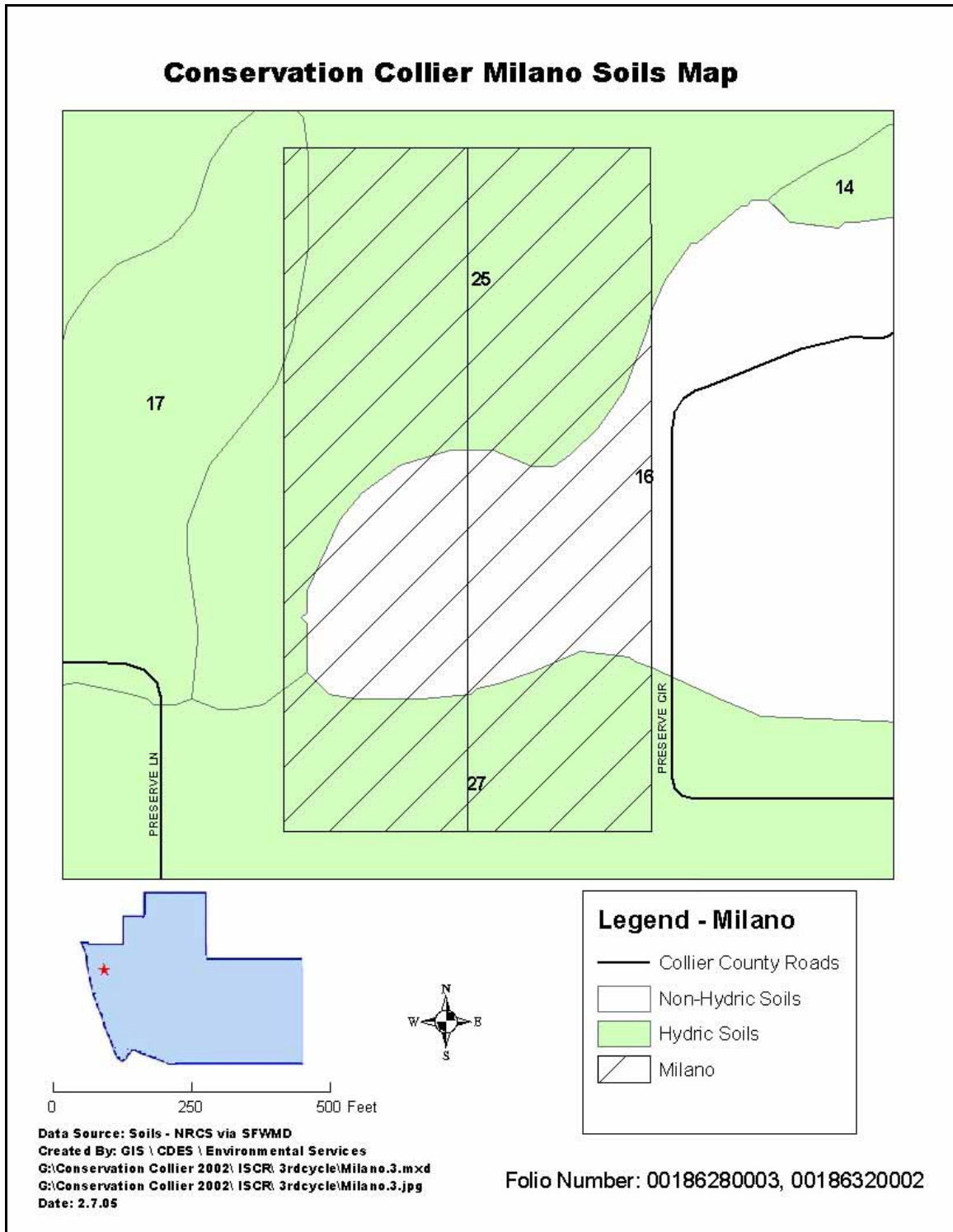
**Vulnerability 25:** The base zoning is Agriculture (45 points), with a small portion having an ST overlay (2.79-acres). The ST overlay removed 20 points, however, this overlay is in the wetland area, and would not preclude development in upland areas. The parcels are along a commercial corridor and rezoning to commercial is possible. Johnson Engineering evaluated the site for development potential in 2004, finding 10.4 acres of the property closest to Immokalee Rd. potentially developable.

**Management 70:** No hydrologic changes are necessary, and though there are substantial amounts of exotic plants on the site, they are concentrated in the southern half of the parcels. There is an existing trail traversing the property from east to northwest, which appears used by neighboring residents and which could be enhanced by addition of other trails. There is a fair amount of solid waste scattered throughout the southern portions, which would need to be removed. Beyond removal and management of exotics and debris, fencing and posting signage there would not be substantial management concerns. There is no road access to develop a parking area, but some agreement for shared parking may be possible with businesses along Preserve Lane, on the west side.

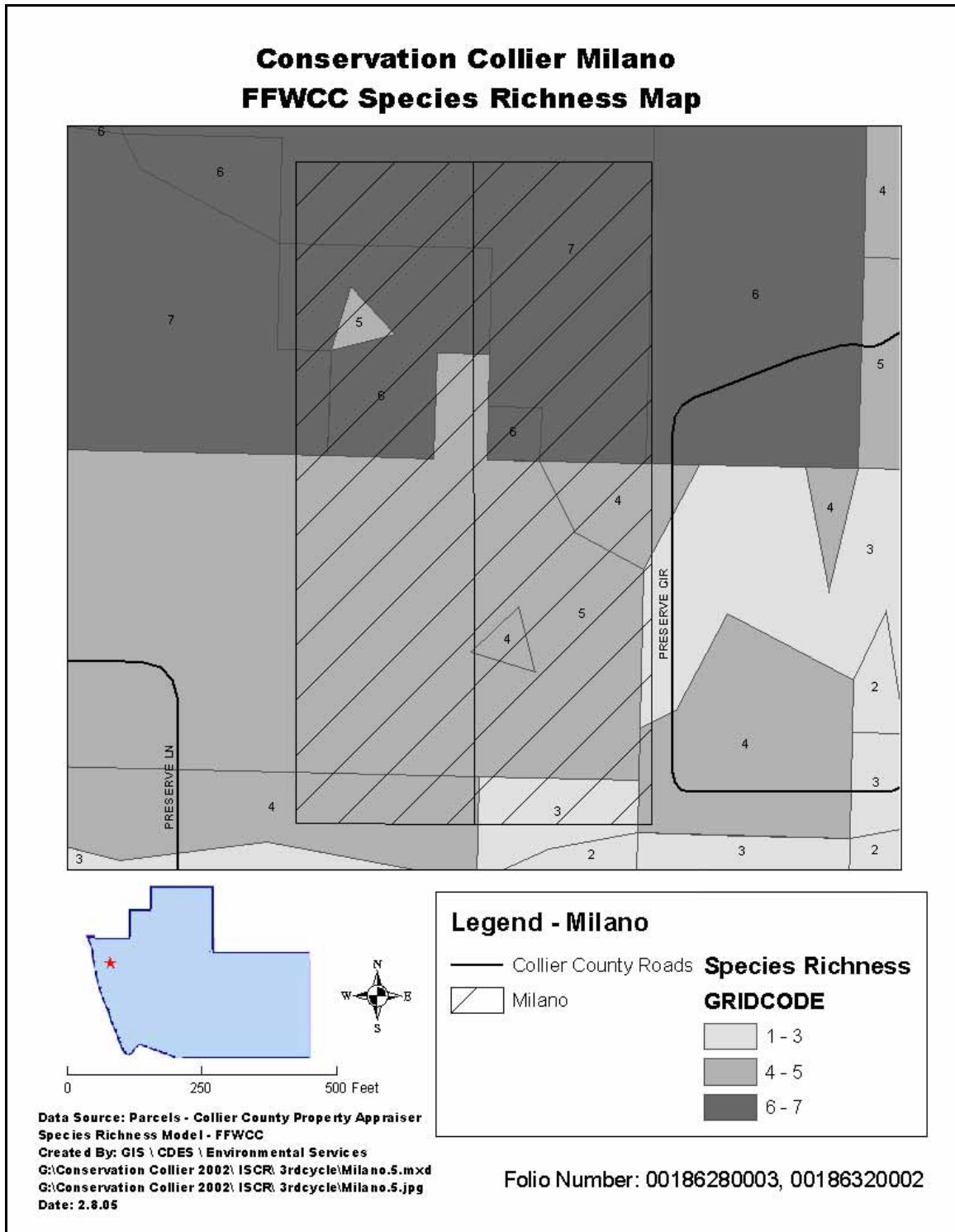
### Exhibit A. FLUCCs Map



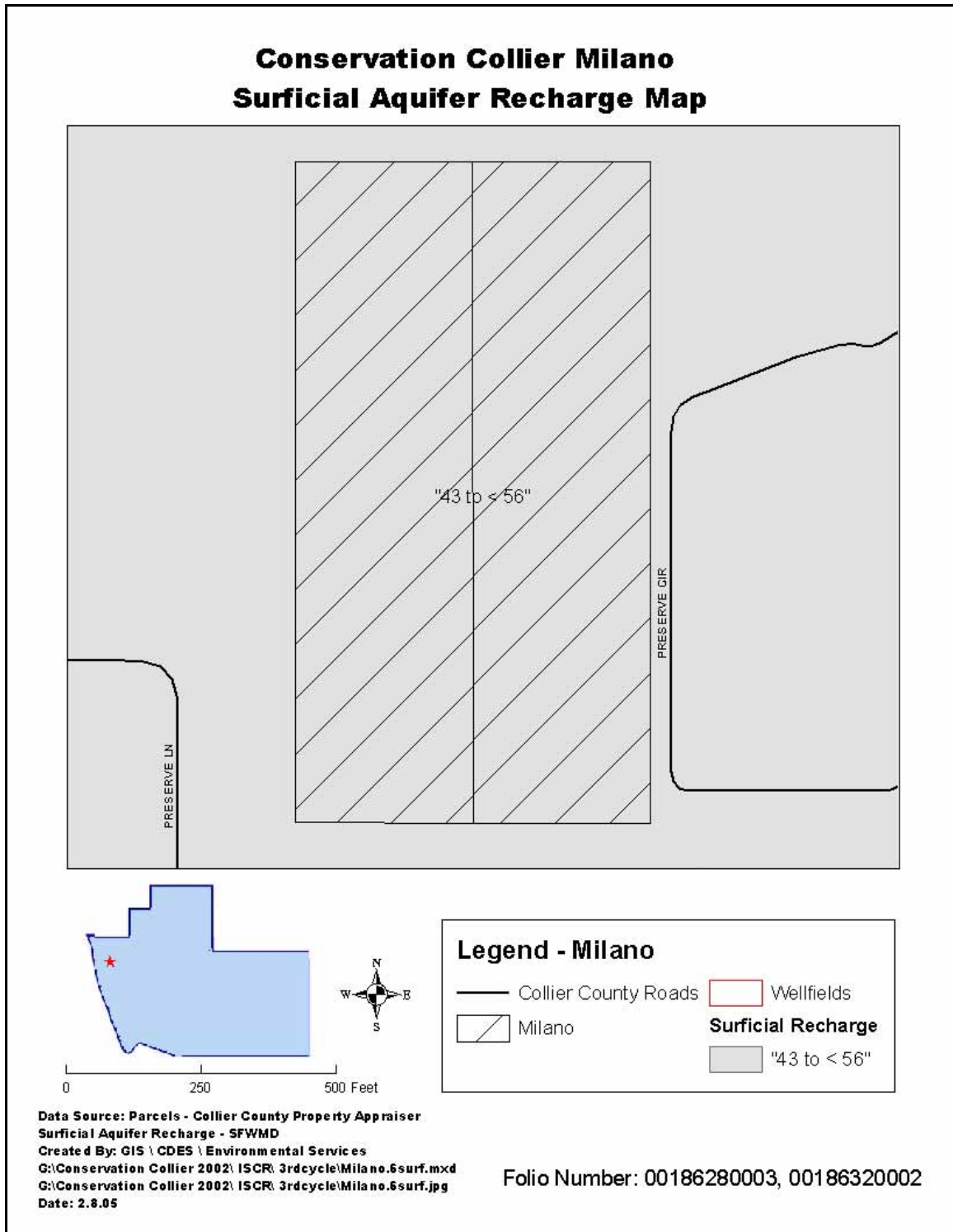
### Exhibit B. Soils Map



### Exhibit C. Species Richness Map

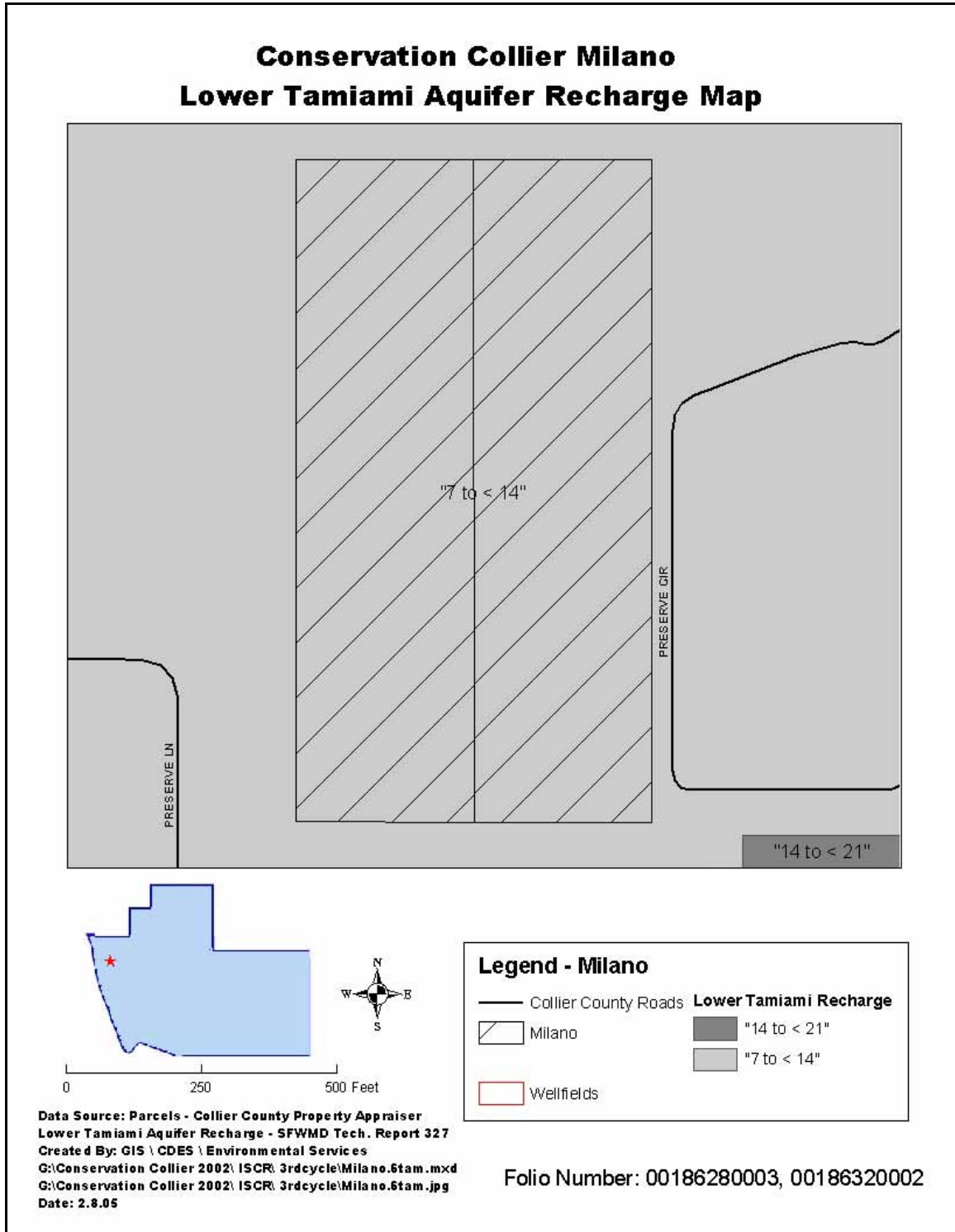


### Exhibit D. Wellfield Protection and Aquifer Recharge Map





**Exhibit D., cont'd**



## Exhibit E. Completed and Scored Secondary Criteria Screening Form

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	pine/cypress, pine flatwood
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		
<b>1.A. Total</b>	<b>100</b>	<b>10</b>	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge ( <i>Select the Highest Score</i> )			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	surficial - 43 to 56" yearly; lower tamiami - 7 to 14" yearly
c. Parcel would contribute minimally to aquifer recharge	25		
location	0		
2. Surface Water Quality ( <i>Select the Highest Score</i> )			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	wetlands mapped on majority of property (16.6 acres out of 18.46)- north 4.6 acres has most pronounced wetland area
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management ( <i>Calculate for a and b; score c if applicable</i> )			
a. Depressional soils	80	40	(Prorate site based on area of Slough or Depressional Soils) 50% Boca Riviera limestone substratum (25); 30% Oldsmar fine sand (16); 20% Holopaw fine sand (17)
b. Slough Soils	40	8	40/5 (20%)
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	noted evidence of flooding on-site - adventitious rooting, high water marks on cypress and popash
Subtotal	300	143	
<b>1.B Total</b>	<b>100</b>	<b>48</b>	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity ( <i>Select the Highest Score for a, b and c</i> )			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	411-Pine flatwood; 621-Cypress; 624-Cypress-pine-cabbage palm
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored.</i>
b. Listed wildlife species have been documented on the parcel by wildlife professionals	70		<i>Provide documentation source - Big Cypress Fox Squirrels were documented on an adjoining property and property is within the core foraging area for the rookeries at Corkscrew Swamp Sanctuary</i>
c. Species Richness score ranging from 10 to 70	70	39	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map with score ranging from 1-10 (site score RANGED between 3 and 7 = 5.5 - 5.5x7=38.5)</i>
d. Rookery found on the parcel	10		

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

e. Listed plant species observed on parcel - add additional 20 points	20	20	several listed Tillandsias were observed - T. paucifolia, T. balbisiana & T. fasciculata
<b>3. Restoration Potential</b>			
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	Restoration primarily connected to exotic removal - restoration of pine flatwoods where Australian pine grove is now
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	184	
<b>1.C Total</b>	<b>100</b>	<b>61</b>	<i>Divide the subtotal by 3</i>
<b>1.D Protection and Enhancement of Current Conservation Lands</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Proximity and Connectivity</b>			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Olde Cypress PUD (aka The Woodlands) preserve borders the north, northeast and northwest
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		
<b>1.D Total</b>	<b>100</b>	<b>100</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>55</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Access (Select the Highest Score)</b>			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	Access from Big Cypress Basin canal easement
d. Parcel does not have physical or known legal access	0		
<b>2. Recreational Potential (Select the Highest Score)</b>			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	hiking and perhaps boardwalk through northern wetlands portion.
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		
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	16	<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. 20% can be seen from Immokalee RD (80/5=16)</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	5	<i>Provide a description and photo documentation of the outstanding characteristic - mature pines, good quality wetlands and native orchids, along with canal frontage make this an aesthetically appealing parcel.</i>
Subtotal	300	146	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>49</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Destruction</b>			
<b>3.A Zoning/Land Use Designation</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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	Ag zoning

## 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		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>25</b>	
<b>4. Feasibility and Costs of Management</b>			
<b>4.A Hydrologic Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	no hydrologic changes seen as necessary to sustain site characteristics
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		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
<b>4.B Exotics Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	most exotics are in southern portions of the property. Northern wetlands are relatively free of exotics
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>60</b>	
<b>4.C Land Manageability</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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	There is a trail through the center, circumstances do 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	-10	Trash, tires and discarded furniture appear through out the southern portion of the property.
<b>5.C Total</b>	<b>100</b>	<b>50</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>70</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>198</b>	



## Exhibit F. Photographs

**Photo 1. Cypress-pine-cabbage palm with melaleuca on southern end of property**



**Photo 2. Pine flatwoods**





**Photo 3. Melaleuca stand on east side of property**



**Photo 4. Australian Pine in southeast corner of property**





**Photo 5. Cypress community**



**Photo 6. Alligator flag (*Thalia geniculata*) in northern section of property**



**Photo 7. Trail transecting property**

