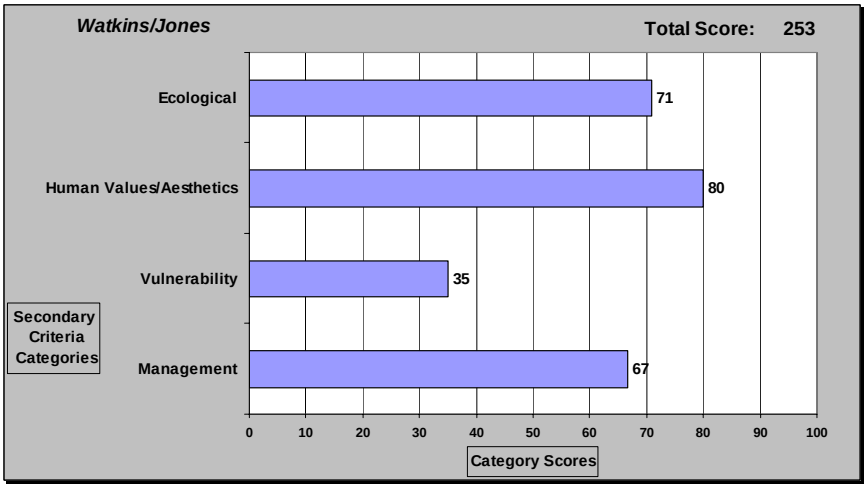
Conservation Collier
Initial Criteria Screening Report

Property Name: Watkins – Jones
Folio Numbers: 00154880008

Staff Report Date: September 13, 2004
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

Characteristic	Value	Comments
Name	**Watkins – Jones**	**There are 4 owners of this parcel**
Folio Number	**00154880008**	**n/a**
Size	**26.77**	**n/a**
Zoning Category	**Agriculture with partial ST overlay**	**Southwestern quarter of parcel has an ST overlay. Strip along US 41 may have potential to rezone for commercial.**
FEMA Flood Map Category	**Zone AE**	**Parcel is within the special flood hazard area**
Existing structures	**None**	**n/a**
Adjoining properties and their Uses	**Residential, commercial, roadway, conservation easements**	**NW– Future Citizens, Inc. - girls and boys camp on undeveloped land** **NE – Vacant commercial lot owned by automobile dealership** **S – Mangrove wetland under conservation easement (Old Collier Golf Club)** **E – US 41** **W – Gulf Harbor canal and Gulf Harbor subdivision, also Conservancy land and Wiggins Bay PUD preserve**
Development Plans Submitted	**None**	**No permits or petitions in County computer system**
Property Irregularities	**Listed species present** **OFW designation for adjacent estuary system**	**Eagle nest in northwest corner** **Property adjacent to Wiggins Bay, an Outstanding Florida Water**

Figure 1. Location Map

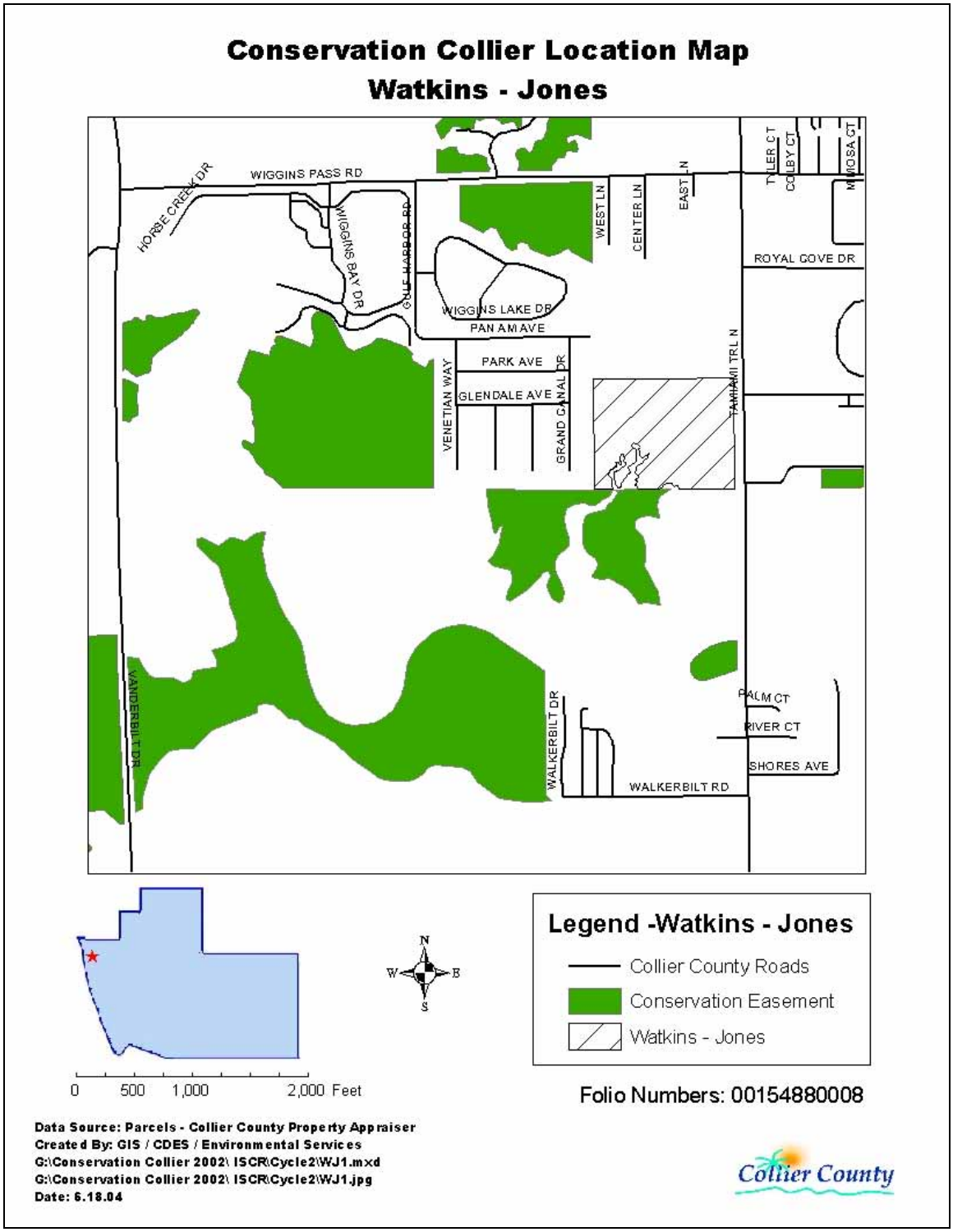
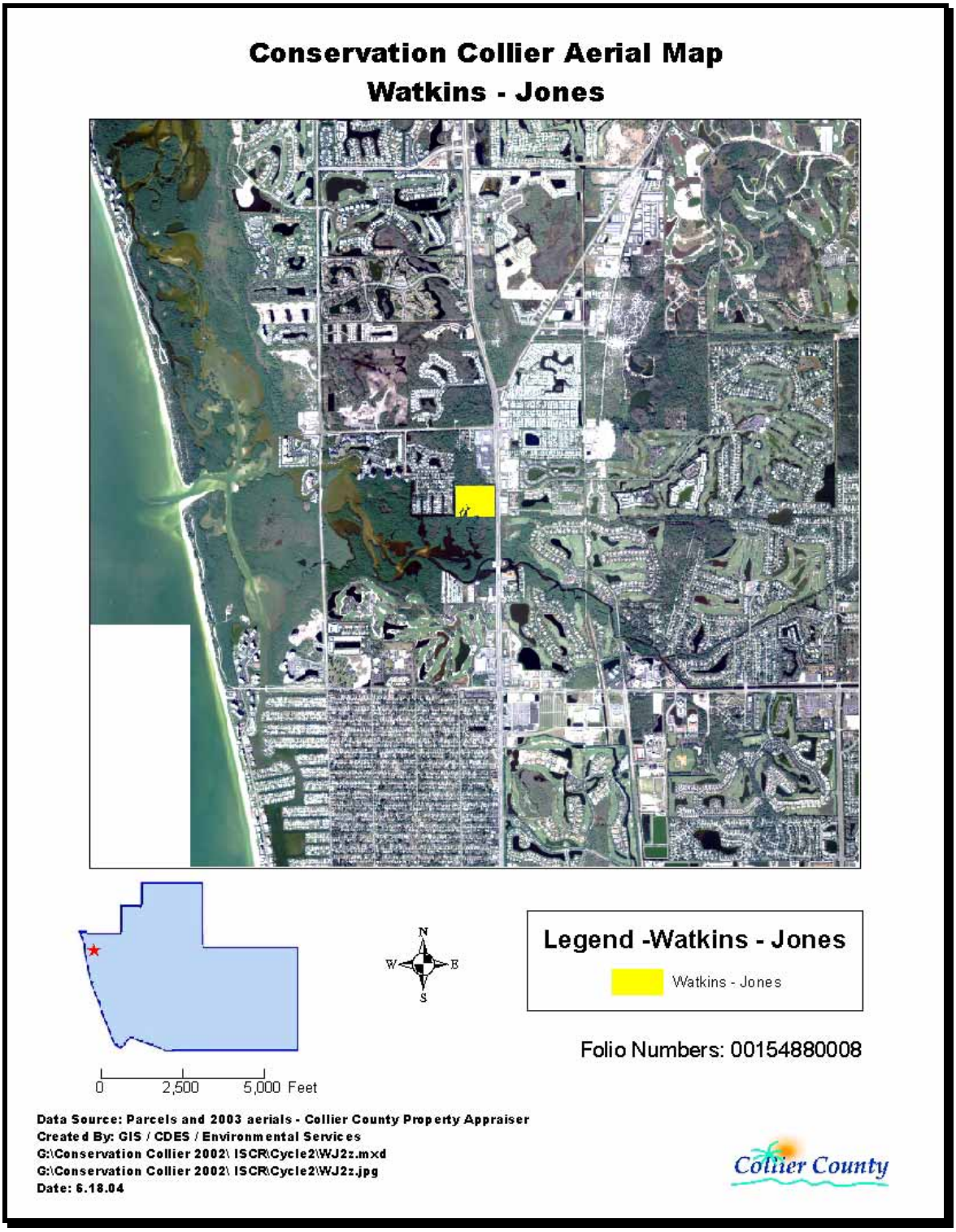


Figure 2. Aerial Map

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 property appraisals will be required.

Assessed Value: * $620,390

Estimated Market Value: ** $1,126,000

* 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 July 1, 2004.

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.	*Hardwood hammocks*	*No*
ii.	*Xeric oak scrub*	*No*
iii.	*Coastal strand*	*No*
iv.	*Native beach*	*No*
v.	*Xeric pine*	*No*
vi.	***High marsh (saline)***	***Yes***
vii.	***Tidal freshwater marsh***	***Yes***
viii.	***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 411 (Pine flatwoods)
- FLUCCS 612 (Mangroves)

The following native plant communities were observed:

- FLUCCS 411 (Pine flatwoods)
- FLUCCS 612 (Mangroves)
- FLUCCS 642 (Saltwater marsh)
- FLUCCS 6417 (Freshwater marsh)

A small (approximately) 0.5 acre section of the parcel is covered in mature Australian pine trees *(Casuerina spp.)*, FLUCCS 437.

Characterization of Plant Communities present:
Ground Cover:
Pine flatwoods – native grasses and herbaceous plants

Mangroves – Giant leather fern *(Acrostichum danaeifolium)*, swamp fern *(Blechnum serrulatum)*
Saltwater marsh – marsh elder *(Iva frutescens)*, sea oxy daisy *(Borrichia frutescens)*, Christmas berry *(Lycium carolinianum)*, black needle rush *(Juncus roemerianus)*, cordgrass *(Spartina spp.)*
Freshwater marsh – sawgrass *(Cladium jamaicense)*, swamp lily *(Crinum americanum)*, Giant leather fern *(Acrostichum danaeifolium)*, umbrella sedge *(Fuirena)*, native wetland grasses (*Distichlis spp. & Paspalum spp.)*

Midstory:
Pine flatwoods – Saw palmetto *(Serenoa repens)*, galberry *(Ilex glabra)*, sumac *(Rhus copallina)*, wax myrtle *(Myrica cerifera)*, rusty lyonia *(Lyonia sp.)* with quite a bit of exotic downy rosemyrtle *(Rhodomyrtus tomentosus)*
Mangroves – saltbush *(Baccharis halimifolia)*, Indigo berry (*Randia aculeata)*
Saltwater marsh – no midstory plants
Freshwater marsh – no midstory plants

Canopy:
Pine flatwoods – slash pine *(Pinus elliotti)*, cabbage palm (*Sabal palmetto*) with some scattered melaleuca *(Melaleuca quinquenervia)*
Mangroves – red mangrove *(Rhizophora mangle)*, black mangrove *(Avicennia germinans)* white mangrove *(Laguncularia racemosa)*, buttonwood *(Conocarpus erectus)*
Saltwater marsh – scattered buttonwood *(Conocarpus erectus)*
Freshwater marsh – pond apple *(Annona glabra)*

An environmental assessment of the property done by Southern Biomes, Inc. in September 2003 does not identify saltwater or freshwater marsh communities; however, the assessment was completed primarily as a wetlands determination, not a vegetative community assessment. The wetland portion of the property is described as "tidal marshlands" in the Southern Biomes, Inc. report.

Statement for satisfaction of criteria:
These data verify that this property contains two unique and endangered plant communities – high marsh (saline) and tidal freshwater marsh – as well as two additional native habitats.

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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:
This property is within the urban target protection area. It has access from a paved road (US 41), and one quarter of the property can be viewed from US 41. With its mature trees, seasonally changing marshlands and native flowering plants, this property enhances the aesthetic setting of Collier County.

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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: Surface water was observed over large areas of the property. Clearly the site accepts stormwater run-off from the north and likely from under US 41 if culverts exist. A stormwater outflow structure was observed in the NE corner of the property. Lands buffering the property to the north are highly invaded by upland exotic species. ***To the south is the Wiggins Pass Estuarine System, designated an Outstanding Florida Water.***

Wetland dependent plant species (OBL/ FACW) observed:
Black mangrove *(Avicennia germinans)* **OBL**
Black needle rush *(Juncus spp.)* **OBL**
Buttonwood *(Conocarpus erectus)* **FACW**
Christmas berry *(Lycium carolinianum)* **OBL**
Cordgrass *(Spartina spp.)* **FACW** or **OBL**
False-willow *(Baccharis angustifolia)* **OBL**
Giant leather fern *(Acrostichum danaeifolium)* **OBL**
Marsh elder *(Iva frutescens)* **OBL**
Pond apple *(Annona glabra)* **OBL**
Red mangrove *(Rhizophora mangle)* **OBL**
Saltgrass *(Distichlis spp.)* **OBL**
Sawgrass *(Cladium jamaicense)* **OBL**
Sea oxy daisy *(Borrichia frutescens)* **OBL**
Seashore saltgrass *(Distichlis spicata)* **OBL**
Swamp lily *(Crinum americanum)* **OBL**
Umbrella sedge *(Fuirena spp.)* **OBL**
White mangrove *(Laguncularia racemosa)* **OBL**

Wetland dependent wildlife species observed:
A green heron *(Butorides virescens)* and many tadpoles (species unknown) were observed on the property.

Other Hydrologic indicators observed:
Several large dead cypress stumps were observed within the transitional edges of the saltwater marsh indicating past changes in hydrology on the property (likely reflecting the reduction of overland flow of fresh water when US 41 was built).

Soils:
Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include, in order from larger to smaller area covered,

(40) Durbin and Wulfert Mucks – hydric, (17) Basinger Fine Sand – hydric and (7) Immokalee Fine Sand – non-hydric.

Durbin and Wulfert Mucks are level, very poorly drained soils that are found in tidal mangrove swamps. They are very permeable, and they have a water capacity availability that is moderate to high. The water table beneath the soils fluctuates with the tide and is within a depth of 12 inches for most of the year.

Basinger Fine Sand is nearly level and poorly drained. It is found in sloughs and poorly defined drainage ways. Under natural conditions, the seasonal high water table is within a depth of 12 inches for 3-6 months during most years. During the other months, the water table is below a depth of 12 inches, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, this soil is typically covered by shallow, slow-moving water.

Immokalee Fine Sand is non-hydric, nearly level and poorly drained. It is typically found in pine flatwoods. Under natural conditions, the seasonal high water table is at a depth of 6-18 inches for 1-6 months during most years. During the other months, the water table is below a depth of 18 inches, and it recedes to a depth of more than 40 inches during extended dry periods.

Lower Tamiami recharge Capacity:
Low - 0" – 7" annually

Surficial Aquifer Recharge Capacity:
Substantial - 43" to 58" annually

FEMA Flood map designation:
The parcel is in zone AE, which is within the special flood hazard area. A base elevation for construction has been determined (dwellings must be constructed at least 11 feet above sea level).

Statement for satisfaction of criteria:
The property does offer opportunities for protection of water resource values. It contains tidal wetlands that buffer the Wiggins Pass Estuarine System – an Outstanding Florida Water. The parcel also accepts storm water runoff from adjacent properties. It contains wetland dependant species habitat and contributes to both the Lower Tamiami and the Surficial aquifers.

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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).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
Stiff leaved wild pine	*Tillandsia fasciculata*	E	NL
Giant leather fern	*Acrostichum danaeifolium*	C	NL
*Joewood	*Jacquinia keyensis*	T	NL

E=Endangered, T=Threatened, C=Commercially Exploited, NL=Not Listed

*Observed by Geza Wass de Czege of Southern Biomes, Inc. in September 2003.

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).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
*Wood Stork	*Mycteria americana*	E	E

SSC= Species of Special Concern

*Observed by Geza Wass de Czege of Southern Biomes, Inc. in September 2003.

Bird Rookery observed?
Although not observed on the site visit, an eagle nest is present in the northwest corner of the site. It is unknown whether this nest is active. The mangrove portions of the property were not visited and could contain one or more rookeries.

FWCC-derived species richness score: ranged from 5 out of a possible 10, representing average diversity.

Non-listed species observed:
Green heron *(Butorides virescens)*, green anole *(Anolis carolinensis)*, red-bellied woodpecker *(Melanerpes carolinus)*, northern cardinal *(Cardinalis cardinalis)*

Potential Listed Species:
The observed habitat and location would support presence of the following listed species: bald eagle *(Haliaeetus leucocephalus)*, common snook *(Centropomus undecimalis)*, American alligator *(Alligator mississippiensis)* and FFWCC SSC wading bird species (little blue heron *(Egretta caerulea)*, reddish egret *(Egretta rufescens)*, snowy egret

(Egretta thula), tri-colored heron *(Egretta tricolor)*, white ibis *(Eudocimus albus)*, roseate spoonbill *(Ajaia ajaja)*).

Statement for satisfaction of criteria:
The property does offer significant biological values. It contains at least four different native plant communities, at least several listed plant and animal species and habitat that would support other listed species. Despite the presence of substantial amounts of invasive exotic vegetation, the ecological quality and restoration potential of the site are high. Connectivity is discussed in Criteria #5.

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5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?
Ord. 2002-63, Sec. 10 (1)(e) ***Yes***

Statement for satisfaction of criteria:
This parcel is connected to the Old Florida Gold Course conservation lands to the south. These lands have a South Florida Water Management Conservation Easement placed over them that requires exotic plant management. A bit farther to the west are Conservancy lands and the preserve area for Wiggins Bay PUD, which also has exotic plant management requirements. Placing this parcel under conservation and managing the exotics would enhance, link and buffer those conservation lands to the south and west.

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: Hiking would be difficult on the property at this time. Trails and/or a raised boardwalk would make hiking a potential use for the site, however, considering that one or more eagles nest on the property, trails through the western portion of the property would not be recommended at this time. A trail could be created on the upland section in the northeast corner of the property to access the freshwater marsh and the edge of saltwater marsh.

Nature Photography: The wildlife, mature trees and flowering plants would provide opportunities for nature photography.

Bird-watching: Many different bird species could be observed on this site.

Kayaking/Canoeing: Kayaking/ Canoeing may be possible within the Cocahatchee River and surrounding estuary, but extensive site improvements would be necessary. There is no easy access through the property to get to the waterway, which is surrounded by mangrove forest.

Swimming: Swimming would not be recommended.

Hunting: Hunting would not be recommended.

Fishing: Fishing is theoretically possible if a trail were forged to the waterway within the property, but the portion of the property that abuts the Cocohatchee River is within a mangrove forest and was not visited. It is not known if fishing would be viable from this area and creating access for fishing through the mangrove forest would be problematic to permit and expensive.

Recommended Site Improvements:

Removal of exotics and creation of a trail on the southeastern side of the property are the only recommended site improvements at this time, since bald eagles nest on the western side. Heavy vegetation and wetland conditions currently restrict access so fencing would not be necessary. Intensive exotic vegetation management is necessary along the eastern portion and edges of the site. Signs designating the parcel as conservation land can be placed along US 41. The creation of a public parking area would be difficult due to a ditch running between the property and US 41. A canoe/kayak launch could be a potential future site improvement.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of the property and the installation of 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, Invasive Plants Present:
Air Potato *(Dioscorea bulbifera),* Australian Pine *(Casuarina spp.),* Brazilian Pepper *(Schinus terebinthifolius),* Climbing Fern *(Lygodium spp.),* Downy Rosemyrtle *(Rhodomyrtus tomentosus),* Earleaf Acacia *(Acacia auriculiformis),* Java Plum *(Syzygium cumini),* Melaleuca *(Melaleuca quinquenervia),* shoebutton ardesia *(Ardisia elliptica),* Banana (*Musa sp.)*

Exotic Vegetation Removal and Control
The initial cost of exotic removal would be very high. 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 at minimum $2,500 per acre. To cut and treat the stumps and remove the debris to a waste facility could cost $3,750 per acre or more.

Based on the acreage involved (10 acres of infested uplands), total initial removal costs are estimated to be from $25,000 - $37,500 for the entire parcel, but could be more due to difficulties accessing the exotics through wetlands. 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 $1,000 - $4,500 for 10 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Access Trails:
Public access trails are not recommended on the western portion of the property, where eagles are known to nest. A trail could be constructed on the eastern side, but there is heavy vegetation and wetlands there. Construction of a trail could involve clearing permits and wetland impact permits. Costs cannot be estimated until a better assessment of potential impacts can be made. An assessment could occur after exotics are removed.

Security and General Maintenance:
Signs can be placed at the boundary along US 41. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	$37,500	$1,000 - $4,500	These costs may be higher if access through wetland portions is difficult
Parking Facility	n/a		t.b.d.
Access Trails	t.b.d.	t.b.d.	Permitting and clearing fees would apply
Fencing	n/a	n/a	No fencing is necessary
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	$800 each	n/a	One large conservation area designation sign
Total	**$38,300**	**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 2004 funding cycle the award limit per recipient, per cycle, was $6.6 million. The next funding cycle closes in June of 2004. 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 120 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 just below the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on 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 Save Our Rivers funding has all been allocated at this time.

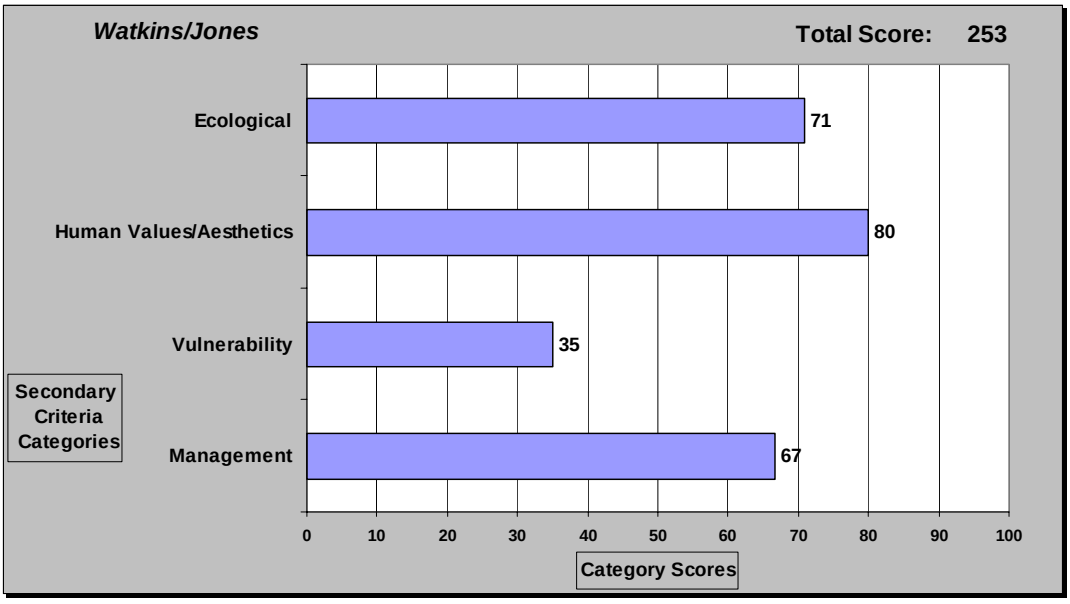
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 253 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

Property Name:	**Watkins/Jones**		
Target Protection Area:	**Urban**		
Secondary Screening Criteria	**Possible Points**	**Scored Points**	**Percent of Possible Score**
Ecological	100	71	71%
Human Values/Aesthetics	100	80	80%
Vulnerability	100	35	35%
Management	100	67	67%
Total Score:	**400**	**253**	**63%**
		Percent of Maximum Score:	**63%**

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved because the site contains four different plant communities, including two of the seven identified unique and endangered plant communities. It contributes to the recharge of both the Lower Tamiami and Surficial aquifers, it buffers Wiggins Pass Estuary system, it holds stormwater and it contains a majority of hydric soils. The parcel also contains several listed species and is contiguous to a Florida Outstanding Water and several conservation easements and preservation areas. The score was lowered by the extensive exotic vegetation removal that will be required for restoration.

Human Values/Aesthetics: This high score was achieved because the parcel is directly accessible to US 41, it has potential for both land and water based natural resource-based recreation opportunities and it contains mature trees and native flowering plants. The property lost points because only one quarter of its boundary can be viewed from a public thoroughfare, though US 41 is a main road and this could still be considered high visibility in the community.

Vulnerability: This parcel is zoned Agricultural. One quarter of the property has a ST overlay. While no permits or projects were found in county records associated with this parcel, the owners have advised that a developer who believed the frontage along US 41 could be rezoned for commercial use has approached them to buy the property.

Management: The parcel scored relatively low in this category because of the level of exotic vegetation infestation both on the property and on adjacent lands, though on conservation lands to the south and west exotic plant maintenance is required. The parcel gained some points because no hydrologic changes appear to be necessary to sustain the qualities of the site in perpetuity.

Parcel Size: This parcel is 26.77 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 somewhat similar to the Collier Development Corp properties along the Gordon River in that it contains mangroves; however, it is different in that it contains preferred habitats.

Exhibit A. FLUCCs Map

Exhibit B. Soils Map

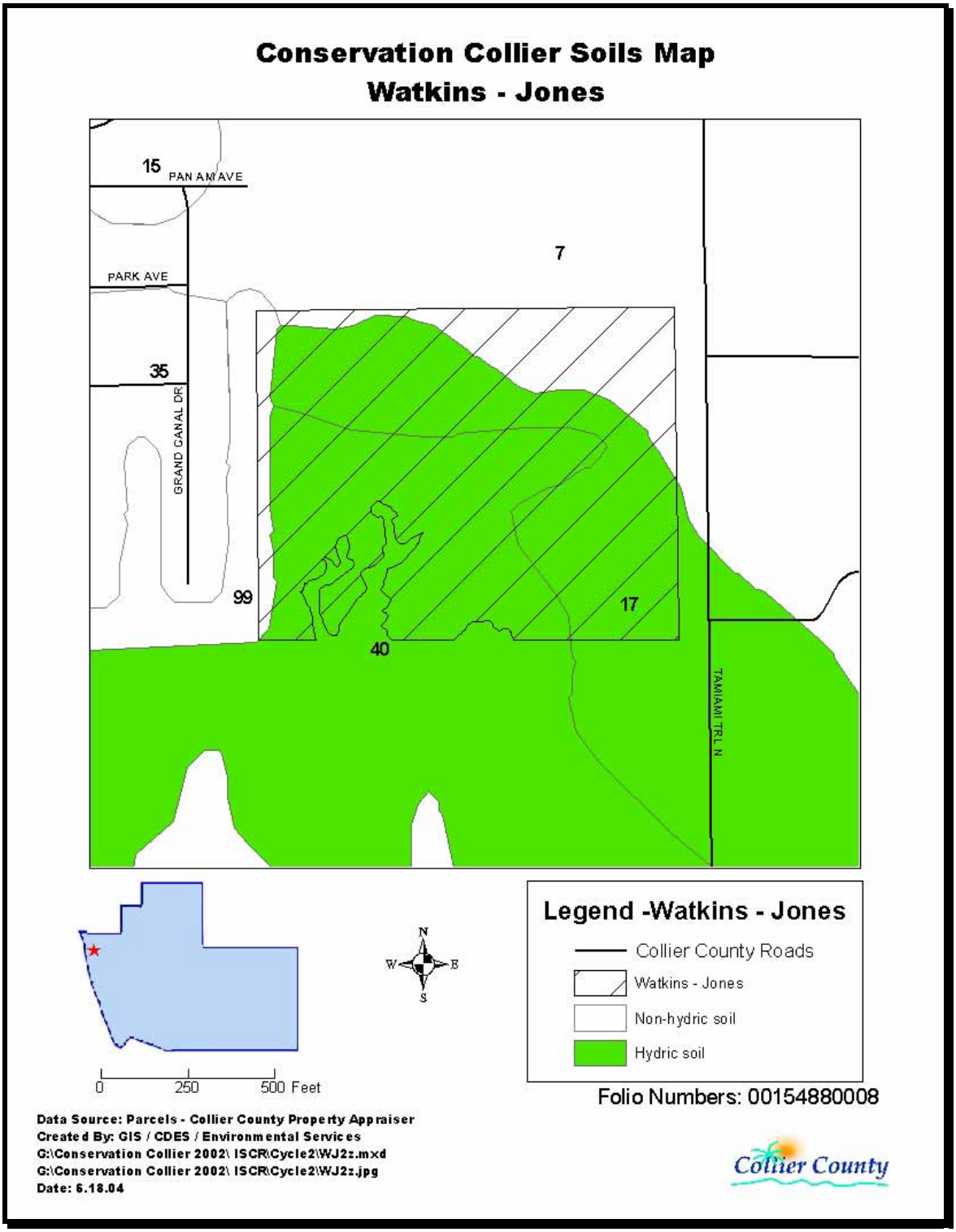


Exhibit C. Species Richness Map

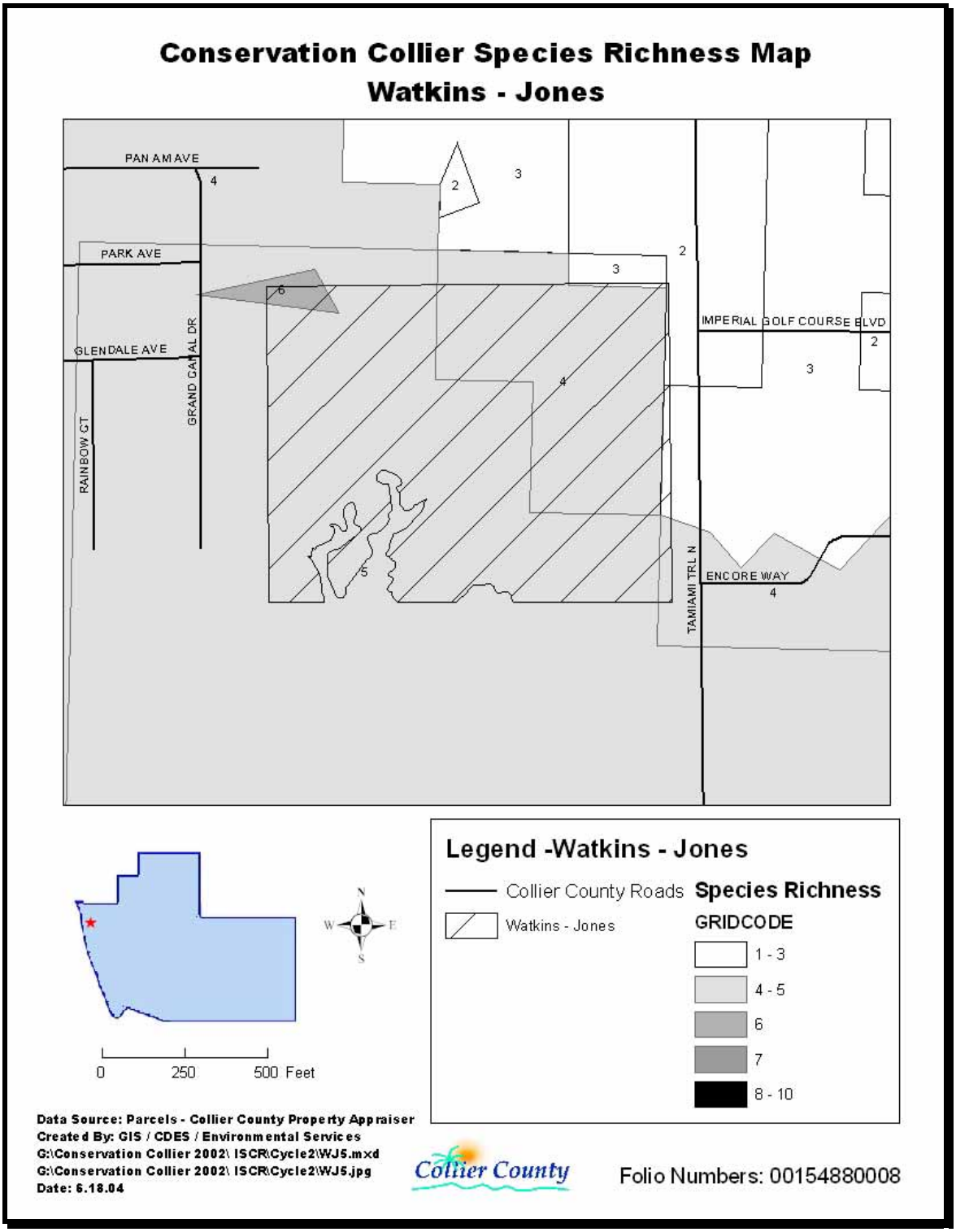
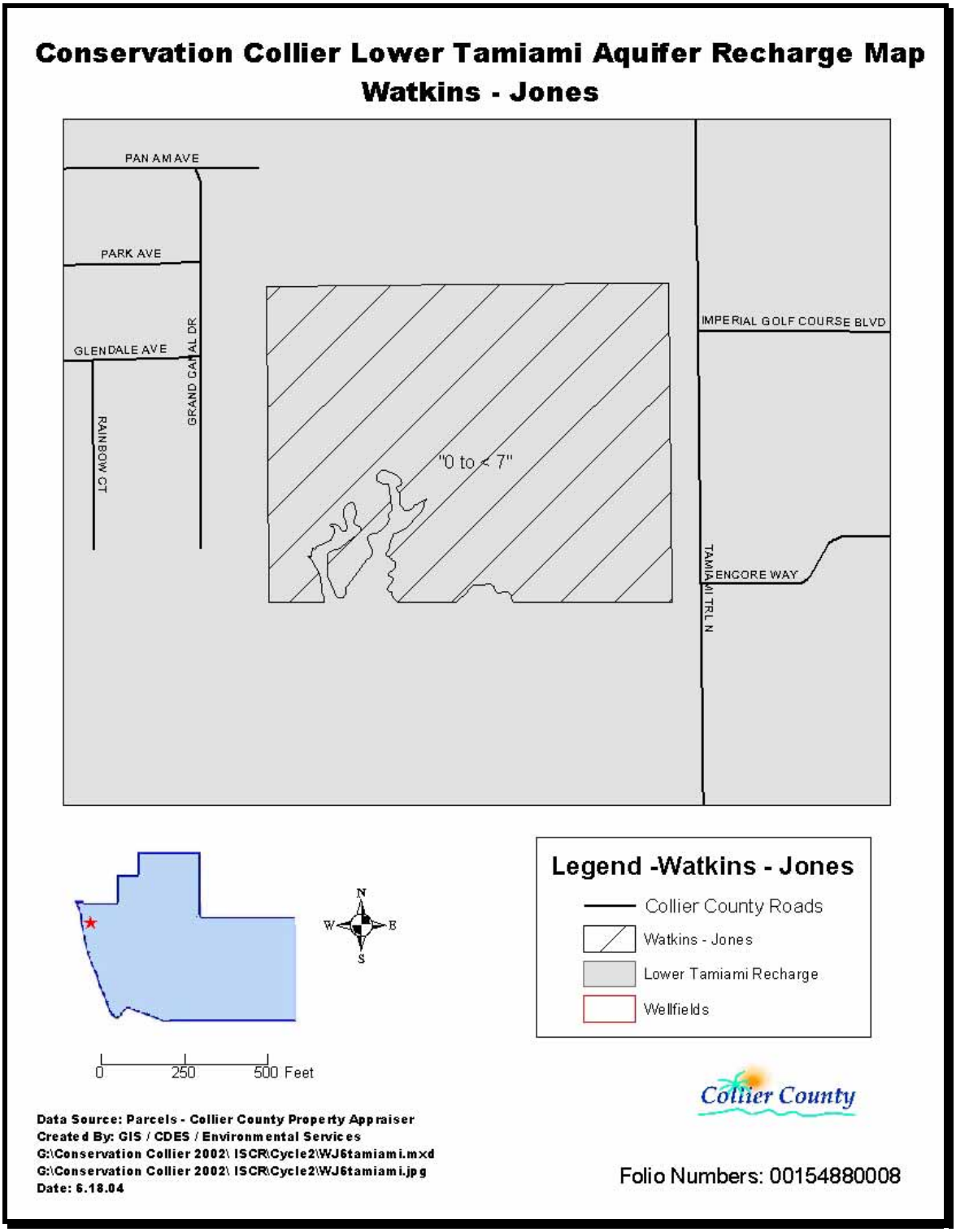


Exhibit D. Wellfield Protection and Aquifer Recharge Map



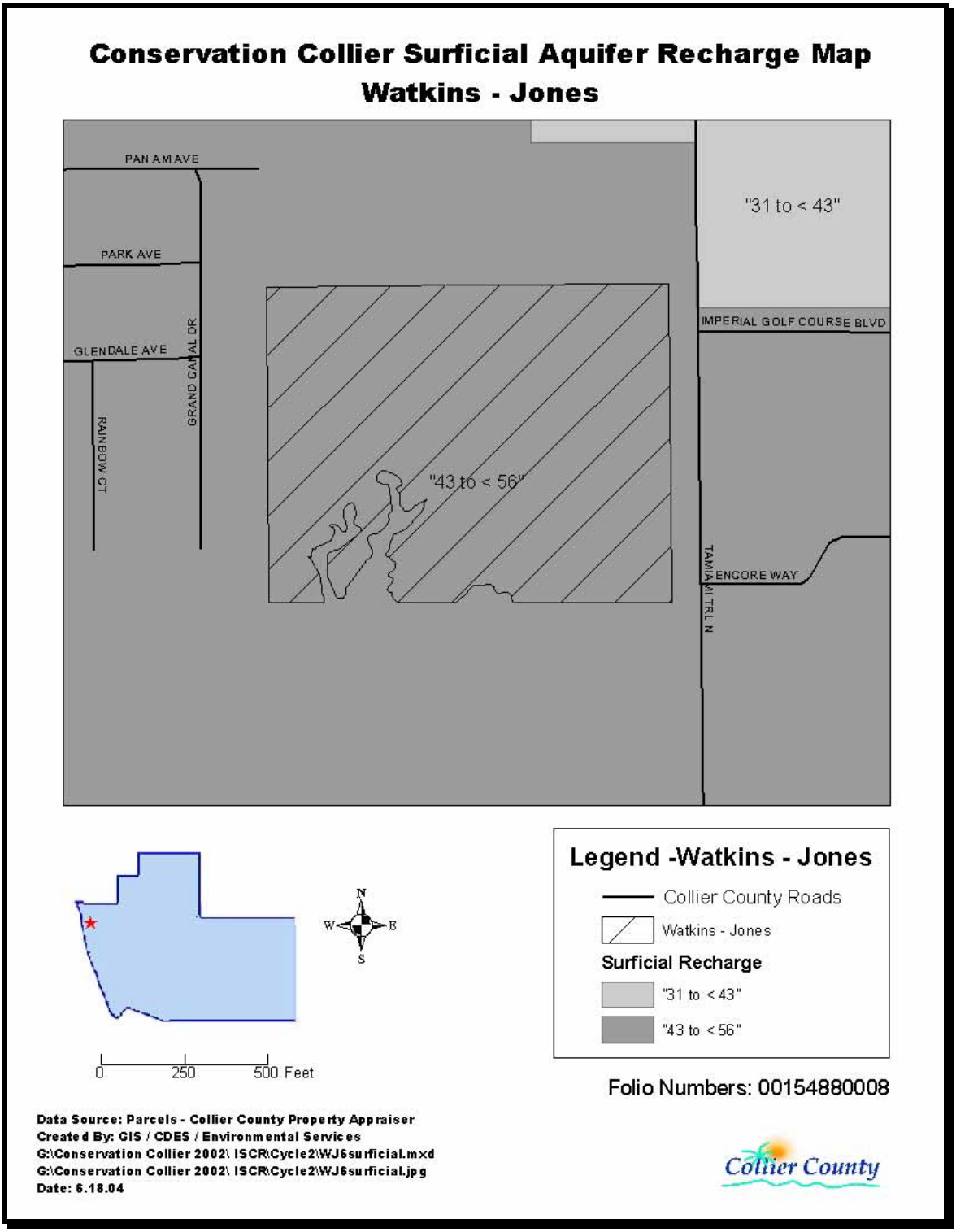

Conservation Collier Surficial Aquifer Recharge Map
Watkins - Jones
PAN AM AVE
PARK AVE
GLENDALE AVE
GRAND CANAL DR
RAINBOW CT
"31 to < 43"
IMPERIAL GOLF COURSE BLVD
"43 to < 56"
ENCORE WAY
TAMIAMI TRL N
N
W
E
S
0
250
500 Feet
Legend -Watkins - Jones
Collier County Roads
Watkins - Jones
Surficial Recharge
"31 to < 43"
"43 to < 56"
Folio Numbers: 00154880008
Data Source: Parcels - Collier County Property Appraiser
Created By: GIS / CDES / Environmental Services
G:\Conservation Collier 2002\ ISCR\Cycle2\WJ6surficial.mxd
G:\Conservation Collier 2002\ ISCR\Cycle2\WJ6surficial.jpg
Date: 6.18.04
Collier County

Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name:			**Folio Numbers:**
Watkins/Jones			***154880008***
Geograhical Distribution (Target Protection Area):			
Urban			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	**Possible points**	**Scored points**	**Comments**
Select the highest Score			
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	30	dominant plants - Black needlerush, white mangroves
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Pine flatwood
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each	5	Tidal freshwater marsh - plants observed include sawgrass, Crinum lilly, leather fern, rush fuirena, saltbush, native grasses (Distichlis sp.& Paspalum sp.)
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	***100***	***45***	
1.B Significance for Water Resources	**Possible points**	**Scored points**	**Comments**
1. Aquifer Recharge *(Select the Highest Score)*			
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	Contributes 43" to 58" yearly to surficial aquifer
c. Parcel would contribute minimally to aquifer recharge location	25 0		
2. Surface Water Quality *(Select the Highest Score)*			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100	100	parcel contiguous with the Wiggins Pass Estuarine System, a designated Outstanding Florida Water
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		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management *(Calculate for a and b; score c if applicable)*			
a. Depressional soils	60		*(Prorate site based on area of Slough or Depressional Soils)*
b. Slough Soils	40	20	17-Basinger Sand - slough soil - roughly 1/3 of site
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Clearly the site accepts stormwater run-off from the north and likely from under US 41 if culverts exist - observed stormwater outflow structure in NE corner. Approx 1/2 of soils are tidal.
Subtotal	300	190	
1.B Total	***100***	**63**	*Obtained by dividing the subtotal by 3.*
1.C Resource Ecological/Biological Value	**Possible points**	**Scored points**	**Comments**
1. Biodiversity *(Select the Highest Score for a, b and c)*			
a. The parcel has 5 or more FLUCCS native plant communiti	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	411-Pine Flatwood; 612-Mangrove; 642-Saltwater marsh; 6417-Freshwater marsh
c. The parcel has 2 or or less FLUCCS native plant commun	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		
b. Listed wildlife species have been documented on the parc	70	70	*Wood Stork (Southern Biomes, Inc.; September 2003)*
c. Species Richness score ranging from 10 to 70	70		
d. Rookery found on the parcel	10	10	*Site contains eagle nest, though unsure if currently being used*
e. Listed plant species observed on parcel - add additional 2	20	20	Tillandsia fasciculata; giant leatherfern

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

3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	Extensive exotic removal required
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		*explain limiting conditions*
Subtotal	300	225	
1.C Total	***100***	***75***	*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	100	Conservation easements exist over lands adjacent to the south and west and on other surrounding non-contiguous lands
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	***100***	100	
1. Ecological Total Score	**100**	**71**	*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	Directly off US 41
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access e	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	no hunting, but potential for canoe launch into the Cocohatchee River
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 me seen by public. Score based on percentage of frontage of parcel on public	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*
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	Parcel has mature trees and native flowering plants
Subtotal	300	240	
2. Human Social Values/Aesthetics Total Score	**100**	**80**	*Obtained by dividing the subtotal by 3.*
3. Vulnerability to Development/Destruction			
3.A Zoning/Land Use Designation	**Possible points**	**Scored points**	**Comments**
1. Zoning allows for Single Family, Multifamily, industrial or co	50		
2. Zoning allows for density of no greater than 1 unit per 5 acre	45		
3. Zoning allows for agricultural use /density of no greater than	40	40	Underlying zoning is Ag
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20	-5	1/4 of parcel has ST overlay
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**	**35**	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	**Possible points**	**Scored points**	**Comments**
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	No hydrological changes appear warranted on first inspection
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 unlikley	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 c	60	60	All uplands have substantial exotic infestations
d. Exotic plants constitute between 50% and 75% of plant c	40		
e. Exotic plants constitute more than 75% of plant cover	20		
and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	It is likely that undeveloped properties surrounding, including some preserve lands, except for mangrove areas, contain seed source. Undeveloped property directly adjacent to the north likley has substantial seed source.
5.B Total	***100***	***40***	
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	This parcel will require substantial up-front maintenance for exotic plants (in areas where machinery can't go), but after initial treatments it should not be overly difficult to maintain.
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 mainenance 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**	**67**	*Sum of 5A, 5B, 5C, then divided by 3*
Total Score	**400**	**253**	

Exhibit F. Photographs

Photo 1. Air Potato and Brazilian pepper at northern edge

Photo 2. Creek running along the northern edge through mangroves

Photo 3. Saltwater marsh

Photo 4. Saltwater marsh

Photo 5. Green heron in black mangroves

Photo 6. Edge of mangroves with cabbage palms and giant leather fern

Photo 7. Swamp lilies in tidal freshwater marsh

Photo 8. Pine flatwoods