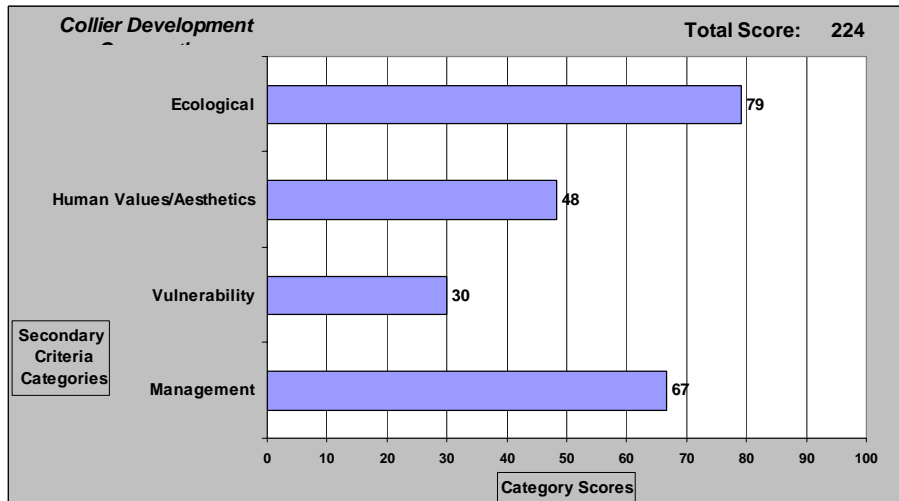


# Conservation Collier Initial Criteria Screening Report



**Property Name: Collier Development Corporation**  
**Folio Numbers: 20760800009, 00268160009, 20760080007**

**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
<b>Name</b>	<b>Collier Development Corp</b>	<b>n/a</b>
<b>Folio Number</b>	<b>20760800009, 00268160009, a portion of 20760080007</b>	<b>4.39 acres, 43.54 acres,  1 acre portion of 7.51 acres</b>
<b>Size</b>	<b>49+ acres</b>	<b>3 parcels</b>
<b>Zoning Category</b>	<b>A, RMF-6, Conservation, ST Wellfield protect</b>	<b>The A, RMF-6, ST and Wellfield protection on County lands; Conservation-zoned parcel within City of Naples</b>
<b>FEMA Flood Map Category</b>	<b>Zone AE</b>	<b>Area within special flood hazard area</b>
<b>Existing structures</b>	<b>none</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Undeveloped private property, residential and commercial development, airport, water treatment plant, Conservation Easement, old Naples City dump and current recycling center</b>	<b><u>00268160009 and 20760080007</u> – N – Undeveloped private property containing similar habitat S – Developed residential property E – Naples Airport and developed residential and commercial property W – The Commons II Conservation Easement and developed residential and commercial property <u>20760800009</u> – N – City of Naples Water Treatment Plant S and W – old City of Naples dump and current City of Naples recycling center E – Gordon River and City of Naples Airport Authority Conservation Easement across the river.</b>
<b>Development Plans Submitted</b>	<b>None submitted</b>	<b>No permits or petitions found in County computer system</b>
<b>Property Irregularities</b>	<b>Settlement Agreement and proposed greenway corridor</b>	<b>A settlement agreement exists between The Conservancy of SWFL and Collier Dev Corp requiring all parcels to be offered to Conservation Collier within 2 years of 2/10/03. If not purchased, most must be placed under conservation easement. 16.8+/- of uplands is all that has potential for development. Properties lie within proposed Greenway Corridor.</b>

**Figure 1. Location Map**

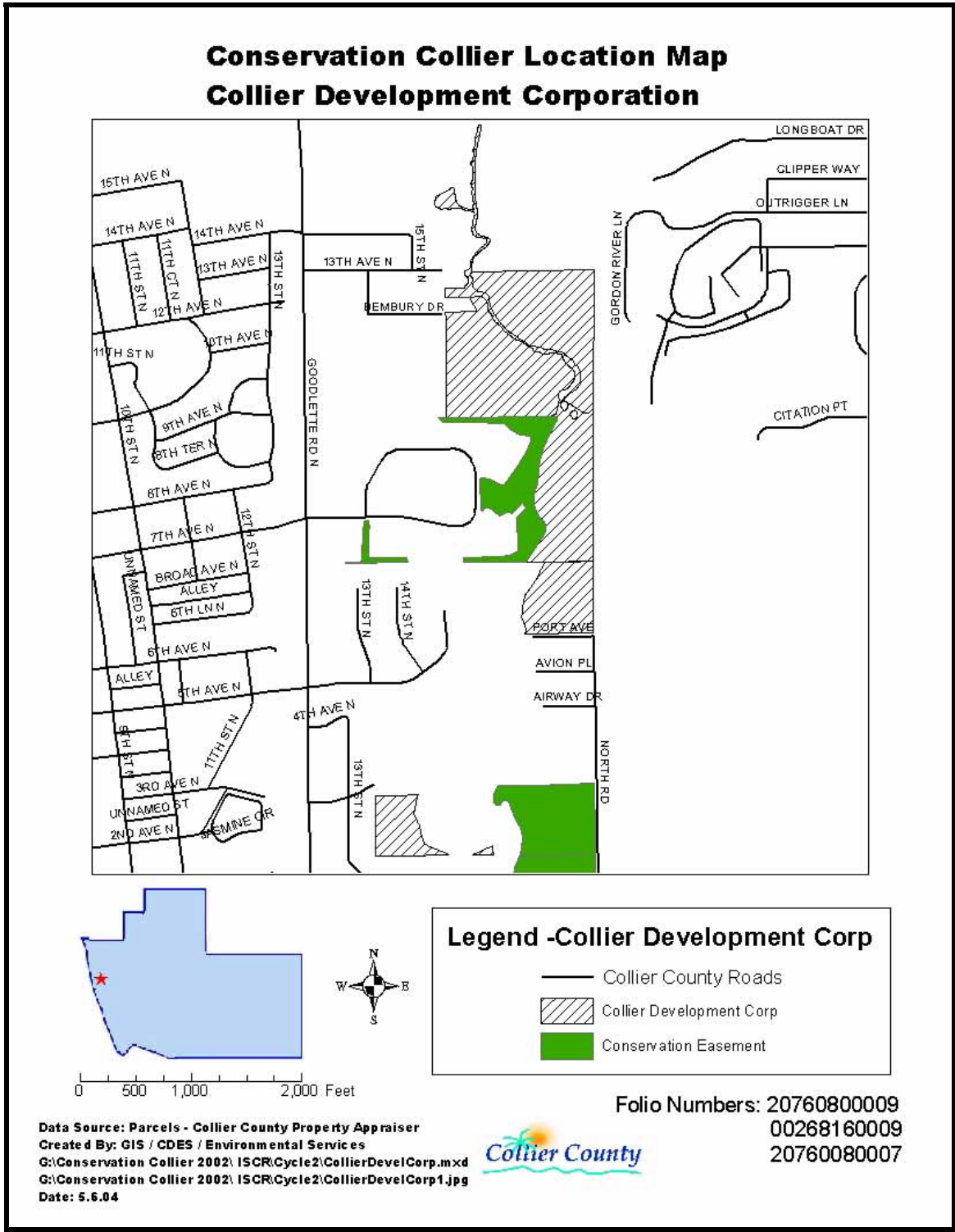


Figure 2. Aerial Map

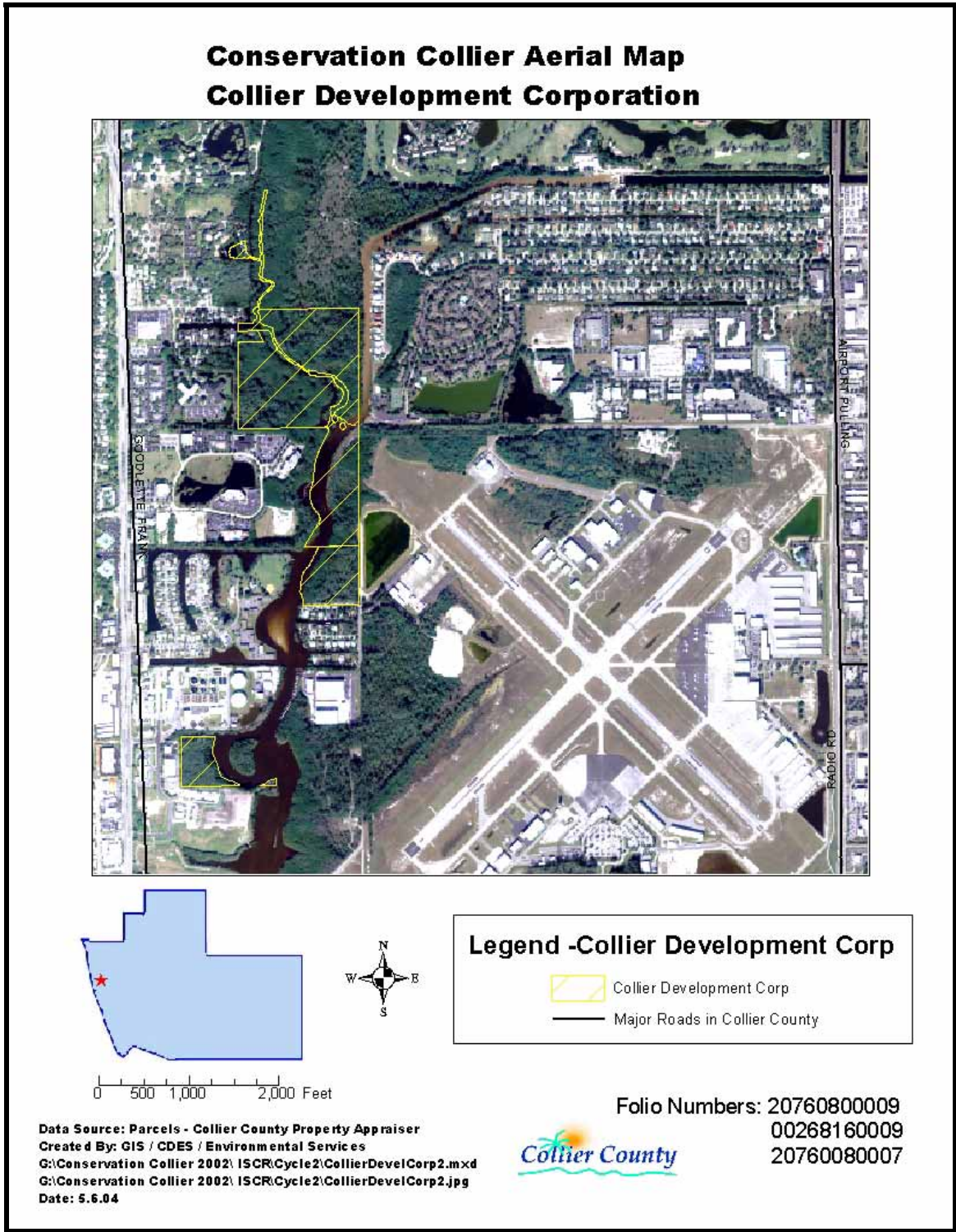
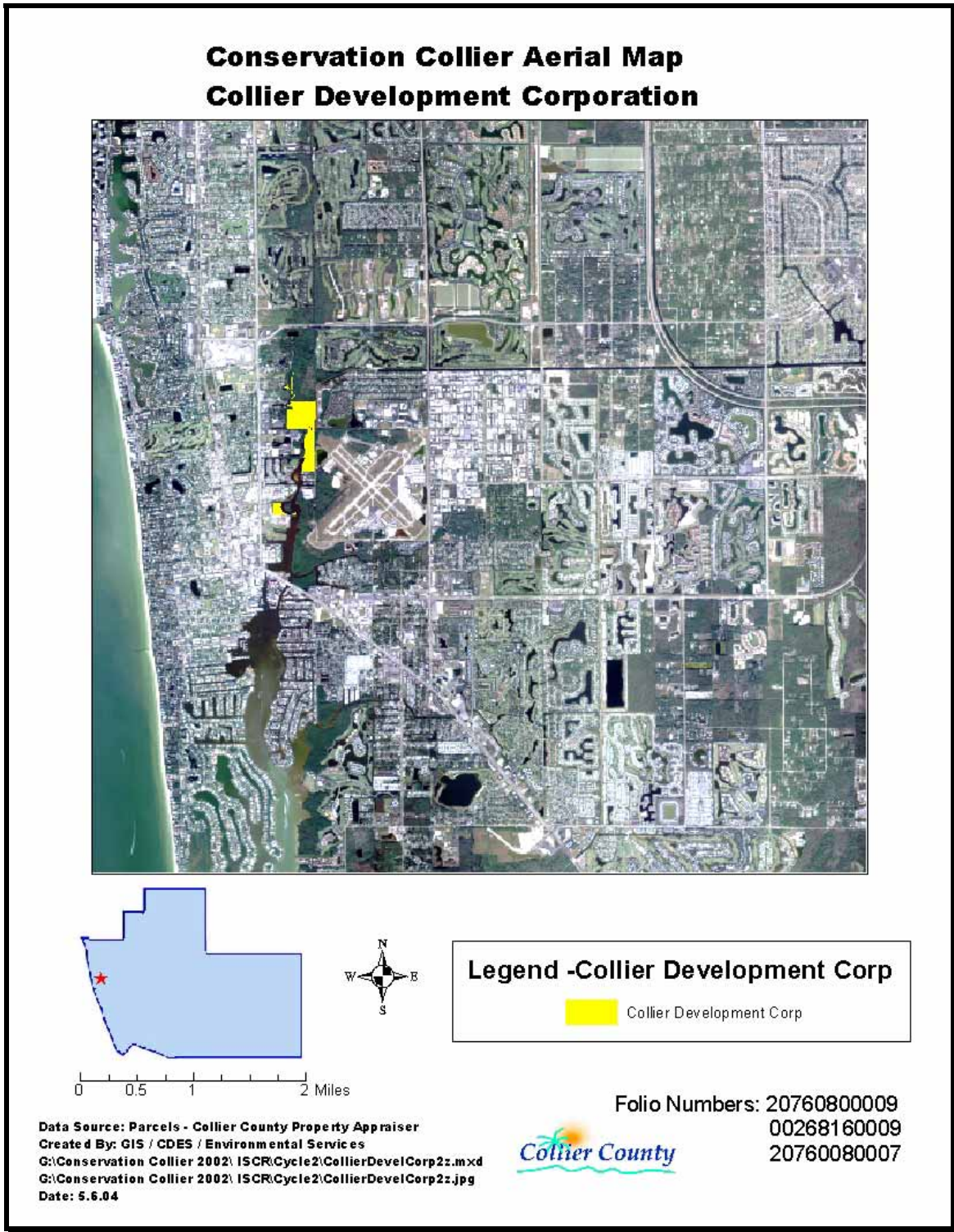


Figure 3. Surrounding Lands Aerial



**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 one appraisal is required for these properties.

<b>Assessed Value: *</b>	<b>20760800009: \$1,317</b>
	<b>00268160009: \$336,055</b>
	<b><u>20760080007: \$8,000</u></b>
	<b>\$345,372</b>

**Estimated Market Value: \*\* \$72,000 - \$144,000**

\* 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 May 6, 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. <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. <b><i>Riverine Oak</i></b>	<b><i>Yes</i></b>
vii. <i>High marsh (saline)</i>	<i>No</i>
viii. <i>Tidal freshwater marsh</i>	<i>No</i>
ix. <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 612 (Mangrove Swamp)
- FLUCCS 437 (Australian Pine)
- FLUCCS 411 (Pine Flatwoods)

#### The following native plant communities were observed:

- FLUCCS 612 (Mangrove Swamp)
- FLUCCS 411 (Pine Flatwoods)
- FLUCCS 630 (Wetland Hardwoods Mixed)

A remnant Wetland Hardwoods Mixed plant community is present in area invaded by Australian pine on folio # 00268160009 landward of mangrove swamp.



**Characterization of Plant Communities present:**

Ground Cover: leatherfern (*Acrostichum spp.*), coin vine (*Dalbergia ecastophyllum*), string lily (*Crinum americanum*), swamp fern (*Blechnum serrulatum*), saw palmetto (*Serenoa repens*)

Midstory: myrsine (*Myrsine guianensis*), white mangrove (*Laguncularia racemosa*), Florida privet (*Forestiera segregata*)

Canopy: Red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), buttonwood (*Conocarpus erectus*), royal palm (*Roystonea regia*), strangler fig (*Ficus aurea*), gumbo limbo (*Bursera simaruba*), Australian pine (*Casuarina spp.*), hogplum (*Ximenia americana*); live oak (*Quercus virginiana*)

**Statement for satisfaction of criteria:**

These data indicate that native plant communities exist on the parcels, though the canopy on parcel #00268160009 (43.54 acres) is heavily infested with Australian pine and also has sea-almond (*Terminalia catappa*) present.

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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 property is within the urban boundary and is within a proposed greenway corridor. Currently the only access to the property is Bembury Dr., but that access point is into mangrove wetlands. There is no access to uplands. No landing areas are present along the shoreline, which is mangrove swamp. The creation of a greenway corridor and canoe trail and launch would provide excellent opportunities for educational and recreational use of the property. This would require some point of access and parking.

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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:**

A majority of the parcels are brackish to freshwater mangrove swamps that are most likely tidally influenced. These mangrove areas flood during the rainy season. Both developed and undeveloped parcels and the Gordon River surround the property. Undeveloped parcels contain similar habitat. Developed parcels are clear of most vegetation and provide little to no buffer for the site.

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

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Black mangrove (*Avicennia germinans*) **OBL**  
Buttonwood (*Conocarpus erectus*) **FACW**  
Florida Royal Palm (*Roystonea regia*) **FACW**  
Leatherfern (*Acrostichum spp.*) **OBL**  
Red mangrove (*Rhizophora mangle*) **OBL**  
String-lily (*Crinum americanum*) **OBL**  
Swamp fern (*Blechnum serrulatum*) **FACW**  
White mangrove (*Laguncularia racemosa*) **OBL**

**Wetland dependent wildlife species observed:**

Belted kingfisher (*Ceryle alcyon*)  
Solitary sandpiper (*Tringa solitaria*)  
Tri-colored heron (*Egretta tricolor*)  
Yellow crowned night heron (*Nyctanassa violacea*)

**Other Hydrologic indicators observed:**

Presence of mangrove wetlands

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The majority of the mapped soils on this parcel are Durbin and Wulfert Mucks, which are frequently flooded hydric, tidal soils. Non-hydric, Immokalee Fine Sand is found in a very small section at the northern edge of the 43.54-acre property. An even smaller section of non-hydric, Urban Land Aquents Complex Organic Substratum is present along the very western edge of the southern portion of this property.

**Lower Tamiami recharge Capacity:**

The parcels contribute minimally to the recharge of the Lower Tamiami Aquifer (0" – 7" annually).

**Surficial Aquifer Recharge Capacity:**

The parcels contribute minimally to the recharge of the Surficial Aquifer (31" < 43" annually).

**FEMA Flood map designation:**

The properties are all within Flood Zone AE, which is within the special flood hazard area. The mangrove areas of the parcels flood in the rainy season and protect the adjacent uplands from erosion and flooding.

**Statement for satisfaction of criteria:**

The property is contiguous with and provides a buffer for the Gordon River. Most of the property is wetland, consisting mainly of brackish to freshwater mangrove swamp. Most of the property contains wetland dependant species habitat. The northern section of the property is almost entirely within the outer zone of protection for the City of Naples wellfields along Goodlette Rd., with a 20 year recharge time-frame. The mangrove areas

of the property flood in the rainy season and protect the shoreline from erosion and flooding.

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
Common Wild Pine	<i>(Tillandsia fasciculata)</i>	E	Not listed
Reflexed Wild Pine	<i>(Tillandsia balbisiana)</i>	T	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).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Tri-colored heron	<i>(Egretta tricolor)</i>	SSC	Not listed

SSC= Species of Special Concern

**Bird Rookery observed?**

Several yellow crowned night heron (*Nyctanassa violacea*) rookeries were observed in the mangrove fringe and small mangrove islands along the Gordon River adjacent to these properties.

**FWCC-derived species richness score:** ranged from 3 to 4 out of a possible 10, representing below-average diversity.

**Non-listed species observed:**

- Yellow crowned night heron (*Nyctanassa violacea*)
- Belted kingfisher (*Ceryle alcyon*)
- Solitary sandpiper (*Tringa solitaria*)
- Great Crested Flycatcher (*Myiarchus crinitus*)
- Swallow-tailed kite (*Elanoides forficatus*)

Boat-tailed grackle (*Quiscalus major*)  
Nine-banded armadillo (*Dasypus novemcinctus*) evidence

**Potential Listed Species:**

The observed habitat and location would support the presence of the following listed species, listed wading bird species, brown pelican (*Pelecanus occidentalis*) GFC SSC, common snook (*Centropomus undecimalis*) GFC SSC and American alligator (*Alligator mississippiensis*) GFC SSC/FWS T(S/A).

**Statement for satisfaction of criteria:**

Although the property's FWCC-derived species richness score is below average, several wildlife species and some listed species were observed on or adjacent to the sites. The properties also contain habitat that would support the presence of several other listed species. The parcels are contiguous to the Gordon River. They are directly connected to the Commons II conservation easement and indirectly connected to the Naples Airport Authority conservation easement via the Gordon River. Despite the presence of quite a bit of invasive exotic vegetation, ecological quality still appears relatively high on these parcels. Restoration of the property would mainly focus on the removal of the invasive exotic vegetation.

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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:**

The parcel is directly connected to the Commons II conservation easement and indirectly connected to the Naples Airport Authority conservation easement via the Gordon River.

<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:**

*Hiking would only be appropriate if a raised boardwalk greenway were created through the mangrove areas.*

**Nature Photography:**

*The property would provide opportunities for nature photography.*

**Bird-watching:**

*Birds, especially wetland dependant bird species, can be observed throughout the property.*

**Kayaking/Canoeing:**

*This property would provide excellent opportunities for canoeing/kayaking in the Gordon River. A canoe/kayak launch must be created, because mangroves currently line the entire shoreline.*

**Swimming:**

*Swimming would not be recommended in the Gordon River due to boat traffic and possible submerged hazards.*

**Hunting:**

*Hunting is not recommended at the site.*

**Fishing:**

*Opportunities for fishing at the site are numerous. A pier or cleared area would need to be created to make fishing a possible recreational activity.*

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

Site improvements should be limited to those necessary to facilitate limited public access via a canoe/kayak launch or boardwalk. Until plans can be made and permitting and mitigation requirements are known, plans for public access should remain minimal.

#### **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/boardwalk system to allow the public to have access to selected portions of the property, and potentially, a canoe or kayak launch. 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:**

Australian pine (*Casuarina spp.*), Brazilian pepper (*Schinus terebinthifolius*), carrotwood (*Cupaniopsis anacardioides*), shoebuttan ardisia (*Ardisia elliptica*), downy rosemyrtle (*Rhodomyrtus tomentosus*), schefflera (*Schefflera actinophylla*), java plum (*Syzygium cumini*), air potato (*Dioscorea bulbifera*), sansevieria (*Sansevieria hyacinthoides*), guinea grass (*Panicum maximum*), castor bean (*Ricinus communis*) and pothos (*Epipremnum pinnatum cv. Aureum*).

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

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 (40-70% for approximately 36 acres) to cut, treat the stumps and remove the debris to a waste facility are estimated at the highest cost due to difficulty in access, at \$3,750 per acre or a total of \$135,000. Mobilization of a barge would likely be required to access the majority of the exotics and remove them, which could drive costs up significantly.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year. This estimate only covers approximately 36 acres upland acreage, as that is where the exotics exist. The estimate is done at a midpoint between high and low - \$275 per acre – for a yearly estimate of \$9,900. These costs would likely decrease over time as the soil seed bank is depleted.

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

For the public to use a boardwalk or launch facility, a parking area is necessary. Considering only these three parcels, and limiting parking to upland areas, it is not realistic to think this can be accomplished. Only one of these parcels, the 43.54-acre parcel, has uplands. However, the upland areas are not directly accessible from a public road. The closest access is to a 16+ acre upland area on the west side of the Gordon River, behind Lot 5 at the Commons Professional Park, and even here, assuming legal access could be secured, a wetland ditch separates the two properties. Achieving access at this point appears unrealistic. The next best access is from the end of Bembury Drive, a residential street, however, the portion of property adjacent to this road is all mangrove swamp. Placing an access road or parking area on this portion of the property would be difficult and expensive, if not impossible, to permit. Additionally, residents along

Bembury Drive could object to opening up what is now a dead-end residential street to increased public traffic. A more realistic public access scenario would be likely achieved on the east side of the Gordon River and involve access through the Fleischmann parcel to the north – if that potential is realized.

**Public Access Trails:**

Simple cleared and mulched trails could be developed through the uplands; however, to have any kind of access and destination for the public, parking would need to be developed first, which would involve acquisition of the Fleischmann property to the north, or a footbridge crossing the Gordon River at the southeast corner. There is a pending plan for a footbridge over the Gordon River near the southeast corner of the large parcel, which is planned to lead to a path connecting out to Goodlette Road. There is some potential for connecting with this path, depending on its exact location. There is also some potential that the Fleischmann parcels to the north may be acquired and trails or a boardwalk could be constructed joining this property via a footbridge. None of this is certain and if it does not come to pass, the potential for realistically accessing these properties and developing a viable trail system would be low. If the other plans do come to pass, rough trails can be cleared as part of initial exotic removal. Later, there may be potential to use the Sheriff's weekend work groups to remove brush and lay mulch.

**Security and General Maintenance:**

These parcels would not likely require significant security arrangements, due to inaccessibility and wetland characteristics. If there was a trail, the trailhead could have a gate and sign. Management activities, like trash removal and trail maintenance would be required. Because this area sits at the border of the City of Naples and unincorporated County area, and would likely be used by city residents, staff would seek partnership with the City for management.

**Table 2. Summary of Estimated Management Needs and Costs**

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$135,000++	\$9,900	This amount is for 36 acres and may be low due to access problems. This is for cutting, treatment and stacking of much of the debris on-site and would require mobilization of a barge. Removal of all debris would be difficult, if even possible, and could easily add \$25,000 to this cost.
Parking Facility	t.b.d.	t.b.d.	t.b.d.
Access Trails	t.b.d.	t.b.d.	Mulch \$2.00 per bag – for area 3” X 2’(length) X 4’(width) – double cost for labor if contracted
Fencing	\$1,000	n/a	Gates - \$250 ea with support fencing (2)
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 or partnership with City
Signs	\$1,600	n/a	Small interpretive signs-\$100 each (10); Conservation Designation sign - \$600 each (1).
<b>Total</b>	<b>\$137,600++</b>	<b>\$9,900+</b>	

**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 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 have potential 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 all funds for this program are committed to CERP and Kissimmee River projects.

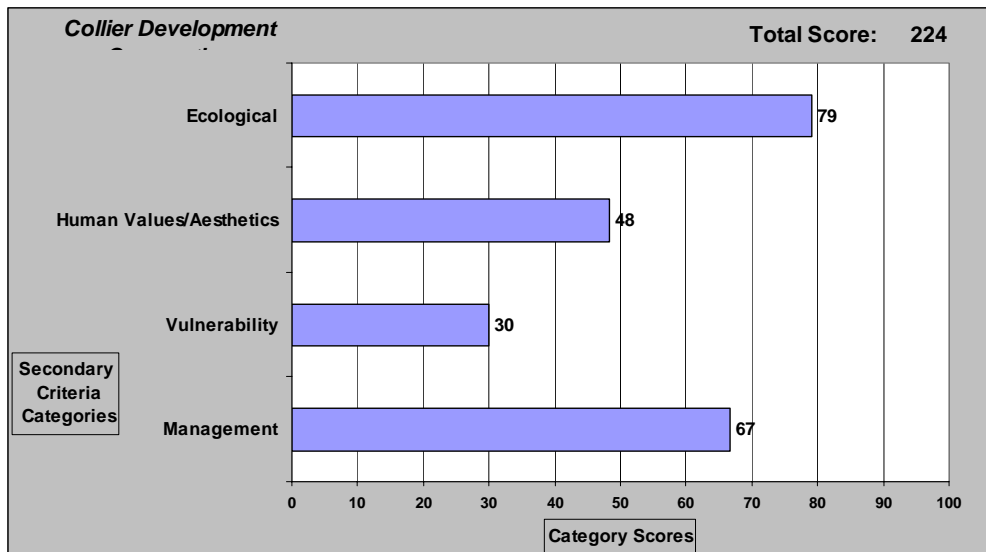
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 224 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: Collier Development Corporation			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	79	79%
Human Values/Aesthetics	100	48	48%
Vulnerability	100	30	30%
Management	100	67	67%
<b>Total Score:</b>	<b>400</b>	<b>224</b>	<b>56%</b>
<b>Percent of Maximum Score:</b>			<b>56%</b>

**Figure 4. Secondary Screening Criteria Scoring**



**Ecological:** This above average score was achieved because these sites contain 3 different FLUCCS native plant communities, one of which is a remnant riverine oak plant community (one of the program's priority habitats) and one of which is a mature mangrove swamp community. The properties also would provide significant water resources. Most of the properties are wetlands, a large section of the larger property is within a wellfield protection zone, and all buffer the Gordon River and protect the shoreline from erosion and flooding. Listed plant species, listed wildlife species and a yellow-crowned night heron rookery were observed on or adjacent to the properties. All properties are contiguous to 2 conservation easements via the Gordon River. The score was lowered slightly because of the presence of many invasive exotic plants including mature Australian pine trees on the upland portions.

**Human Values/Aesthetics:** This score is relatively low because the properties are not accessible. However, there is potential for multiple types of natural resource-based recreation if these properties can be joined with other properties to make a greenway corridor along the Gordon River. The aesthetic setting of Collier County would be enhanced by outstanding river views.

**Vulnerability:** This project is comprised of 3 parcels. Sections of it are zoned differently and present different vulnerabilities. Over half of Folio # 00268160009 (east of the Gordon River) is zoned agricultural with a Special Treatment Overlay for a wellfield protection zone. The other section of Folio # 00268160009 (west of the Gordon River) is zoned RMF-6. The uplands portion of this property, 16.8+/- acres, has development potential for 6 units per acre (or roughly 100 units) if Conservation Collier does not purchase it and if, subsequently, the Conservancy and the owner do not come to an agreement for purchase. The settlement agreement advises that if Conservation Collier does not purchase it, the owner shall negotiate with The Conservancy for acquisition of the entire parcel. Folio # 20760080007 is zoned for Agriculture but only 1 acre of mangrove fringe is being offered. Folio # 20760800009 is within the City of Naples and is zoned for conservation. All three parcels have an agreement covering them that they must be offered for sale to Conservation Collier by Feb. 10, 2005. This agreement advises that if Conservation Collier does not buy most of the parcels (exclusive of the 16.8+/- upland acres), they must have a conservation easement placed over them and may be used for mitigation purposes.

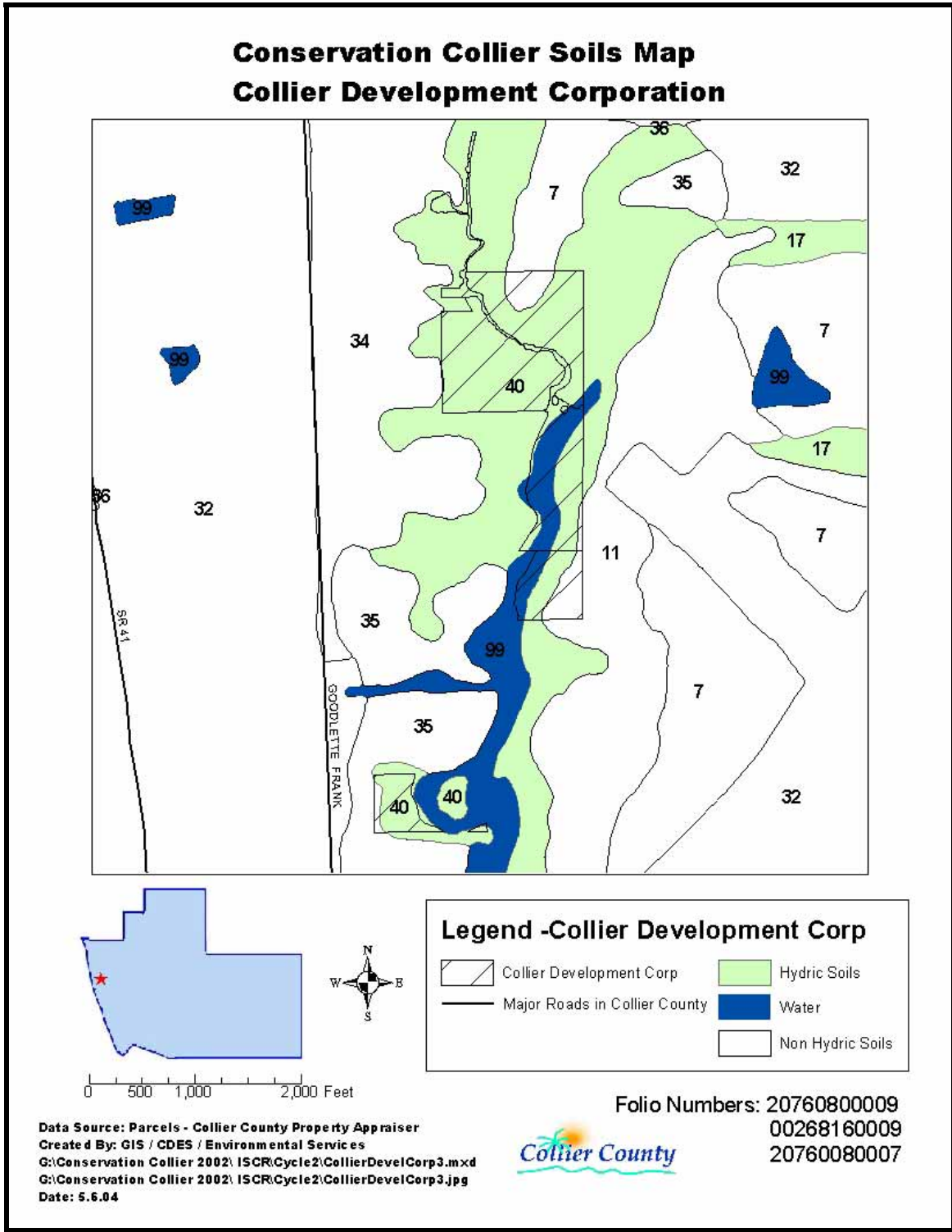
**Management:** The parcel scored just slightly above average in this category. No hydrological restoration is required, but all upland areas are heavily infested with many invasive exotic species, including substantial amounts of mature Australian pine. Access for initial removal is a problem and would require a barge, which would be very expensive. The property will require minimal maintenance once the exotics are removed, though access problems would remain. If a boardwalk or path is added, access could be improved but maintenance needs would increase. *Note: If Conservation Collier does not purchase these parcels and they are placed under a conservation easement and used as mitigation for other projects, exotic removal and management would be required of the owner.*

**Parcel Size:** 49 +/- acres. While parcel size is not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is somewhat similar to the Watkins-Jones parcel, which is 27 acres.

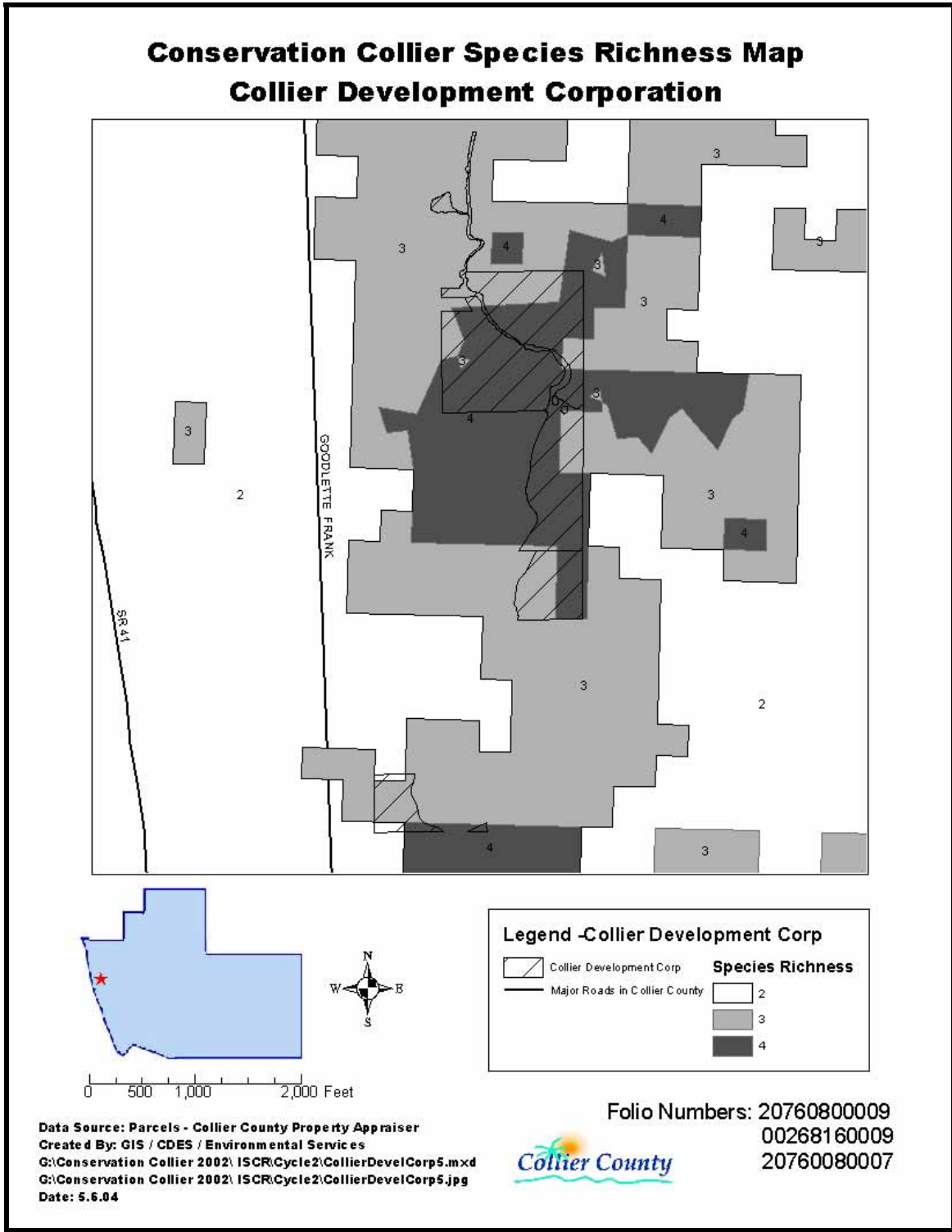
### Exhibit A. FLUCCs Map



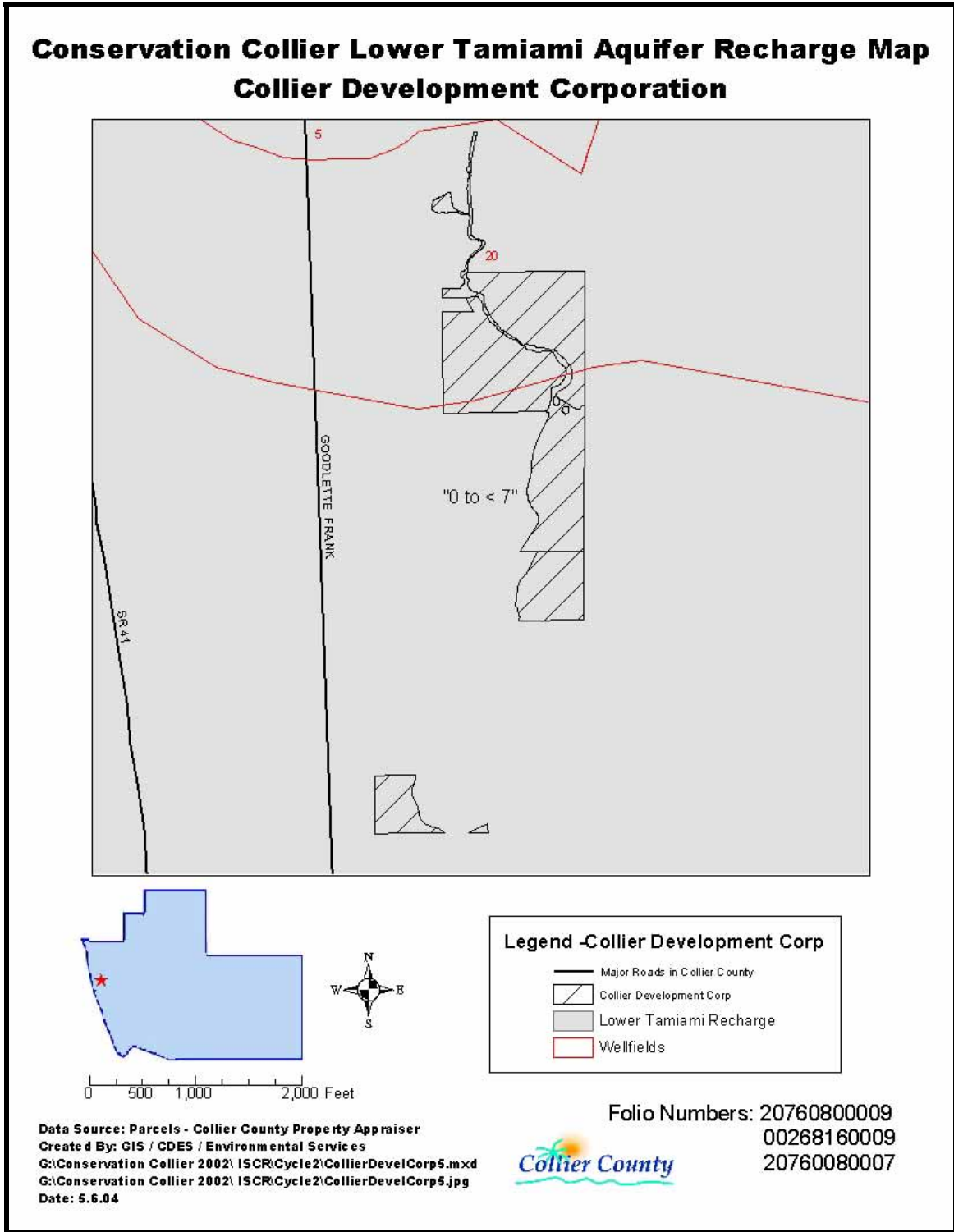
### Exhibit B. Soils Map



### Exhibit C. Species Richness Map

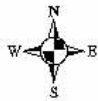


### Exhibit D. Wellfield Protection and Aquifer Recharge Maps





### Conservation Collier Surficial Aquifer Recharge Map Collier Development Corporation



0 500 1,000 2,000 Feet

#### Legend -Collier Development Corp

- Major Roads in Collier County
- Collier Development Corp
- Surficial Recharge
- Wellfields

Data Source: Parcels - Collier County Property Appraiser  
Created By: GIS / CDES / Environmental Services  
G:\Conservation Collier 2002\ISCR\Cycle2\CollierDevelCorp5.mxd  
G:\Conservation Collier 2002\ISCR\Cycle2\CollierDevelCorp5.jpg  
Date: 5.6.04

Folio Numbers: 20760800009  
00268160009  
20760080007



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

<b>Property Name:</b> Collier Development Corporation	<b>Folio Numbers:</b> 20760800009 00268160009 20760080007 - a 1.0 acre portion		
<b>Geographical Distribution (Target Protection Area):</b> Urban			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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	40	Remnant plant community in area invaded by Australian Pine and other exotics on 00268160009 landward of mangrove swamp
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	mangrove swamp, pine/palmetto 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	5	mature mangrove community
<b>1.A. Total</b>	<b>100</b>	<b>55</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100	100	The larger parcel is almost entirely within the outer zone for protection for the City of Naples wellfields along Goodlette Rd., with a 20 year recharge time-frame.
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge location	25		
	0		
2. Surface Water Quality (Select the Highest Score)			
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	75	Contiguous with and provides buffering for the Gordon River
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	most of the parcels are brackish to freshwater mangrove swamp
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	80	75	(Prorate site based on area of Slough or Depressional Soils) - 95% Durban and Wallert Mucks
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	mangrove area floods in rainy season and protects shoreline from erosion and flooding
Subtotal	300	295	
<b>1.B Total</b>	<b>100</b>	<b>98</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Biodiversity (Select the Highest Score for a, b and c)			
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) ,612 (Mangrove swamp) & 630 (Wetland Hardwoods mixed)
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	80	If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source - observed tri-color heron
b. Listed wildlife species have been documented on the parcel	70		Score is prorated from 10 to 70 based on the FPWCC Species Richness map
c. Species Richness score ranging from 10 to 70	70		Observed yellow-crowned night heron rookeries in fringe mangroves
d. Rookery found on the parcel	10	10	
e. Listed plant species observed on parcel - add additional 20	20	10	Tillandsia balbisiana; Tillandsia fasciculata

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

<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		
c. Parcel will require major alterations to be restored to high ecological function.	15	15	Exotic removal for upland acreage will be expensive and difficult due to lack of access
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	190	
<b>1.C Total</b>	<b>100</b>	<b>63</b>	Divide the subtotal by 3
<b>1.D Protection and Enhancement of Current Conservation Lands</b>			
<b>1. Proximity and Connectivity</b>			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Conservation easements to the south and a small preserve area to the west, connected by Gordon River
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>79</b>	Sum of 1A, 1B, 1C, 1D then divided by 4
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</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	50		
d. Parcel does not have physical or known legal access	0	0	No good access is available at this time, even though property borders Bembury Drive, as this section is all mangrove wetlands and not feasible for public access.
<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	100	Multiple opportunities for water-based recreation and if acquisition can help create greenway, these parcels offer an outstanding opportunity for educational and recreational use. Obtaining permits and providing mitigation for impacts may be expensive and problematic.
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		
<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	80	25	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	Provide a description and photo documentation of the outstanding characteristic - Outstanding River views
Subtotal	300	145	
<b>2. Human Social Values/Aesthetics Total Score</b>			
	<b>100</b>	<b>48</b>	Obtained by dividing the subtotal by 3.
<b>3. Vulnerability to Development/Destruction</b>			
<b>3.A Zoning/Land Use Designation</b>			
16.8+/- acres on one of the parcels is zoned RMF-6 (approx. 100 units) and could potentially be developed if Conservation Collier or the Conservancy do not buy the property, which must be offered to both entities under the Hamilton Harbor agreement. The other parcels are zoned agricultural and conservation. A legal agreement requires conservation easements on all parcels if not sold to Conservation Collier			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	
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 per 5 acres	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20	-20	ST/WS4
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		
<b>3. Vulnerability Total Score</b>			
	<b>100</b>	<b>30</b>	

## 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	
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>
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	60	All upland areas (approx 33 acres or just over 50%) are heavily infested with many exotic species - including substantial amounts of mature Australian Pine. The southernmost mangrove parcel has significant exotics from the old horticultural dump.
d. Exotic plants constitute between 50% and 75% of plant cover	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 rosemyrtle)	-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>
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	Parcel will require minimal maintenance once exotics are removed, but if a boardwalk or path is added, maintenance needs will increase. Access for exotic removal will be difficult and increase costs.
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		
<b>5.C Total</b>		<b>100</b>	<b>40</b>
<b>4. Feasibility and Management Total Score</b>		<b>100</b>	<b>67</b> <i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>		<b>400</b>	<b>224</b>

## **Exhibit F. Photographs**

**Photo 1. At River Reach boat launch, looking south along the Gordon River – shoreline to the right is 43.54-acre parcel**



**Photo 2. At River Reach boat launch looking north along the Gordon River. Shoreline on the left is 43.54-acre parcel – note Australian pines**



**Photo 3. Entrance to Gordon River channel at SE corner of 43.54-acre parcel – Heron Rookeries in shoreline mangrove fringe**



**Photo 4. Heron Rookeries (Hard to see birds but they are there)**



**Photo 5. Gordon River channel as it cuts through 43.54-acre property**



**Photo 6. Australian pine in southwest upland area on 43.54-acre parcel**



**Photo 7. Remnant Mixed wetland hardwood and palm community on uplands portion of SW side of 43.54-acre parcel**



**Photo 8. Air potato and other exotics at old horticultural dump site on 4.39-acre parcel**





**Photo 9. Shoreline of 1-acre section of parcel #20760080007**

