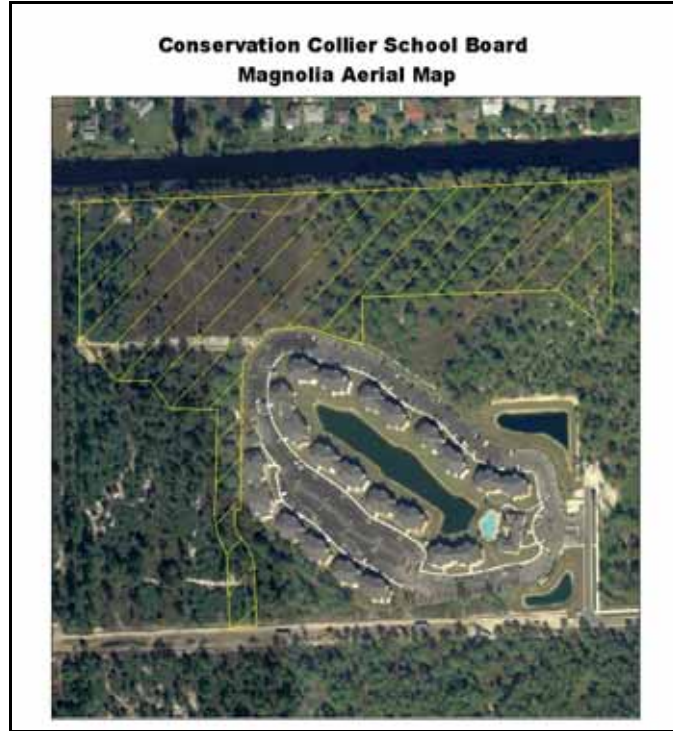
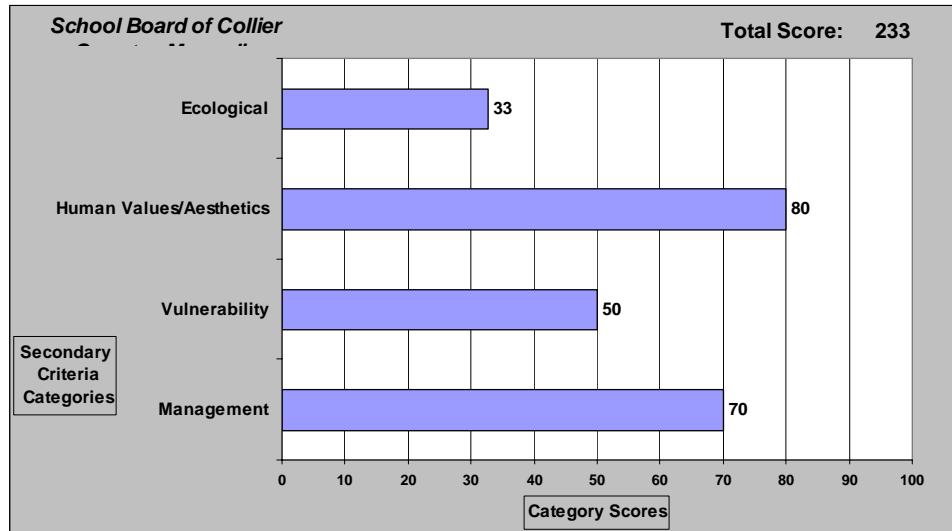


# Conservation Collier Initial Criteria Screening Report



Property Name: District School Board of Collier County  
Folio Numbers: 00298120909

Staff Report Date: July 12, 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>District School Board of Collier County</b>	<b>School properties are not all titled exactly alike</b>
<b>Folio Number</b>	<b>00298120909</b>	<b>n/a</b>
<b>Size</b>	<b>17.58 acres</b>	<b>Irregularly shaped</b>
<b>Zoning Category</b>	<b>PUD ST/WS4</b>	<b>Golden Gate Commerce Park. A small portions on the east side is inside a well field ST overlay – 20 year zone</b>
<b>FEMA Flood Map Category</b>	<b>X</b>	<b>Not in a flood zone</b>
<b>Existing structures</b>	<b>None</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<p><b>Surrounding zoning includes undeveloped PUD and Ag, School site to the west (elementary and middle) – not contiguous with this parcel</b></p> <p><b>Noah’s Landing multi-family housing complex adjacent to the south.</b></p>	<p><b>N – Golden Gate Canal and Golden Gate City</b></p> <p><b>E – Undeveloped PUD lands (Golden Gate Commerce Park) and CR 951</b></p> <p><b>S – Noah’s Landing multi-family housing complex. Vacant PUD (Collier Blvd. Mixed Use Commerce Center) and I-75</b></p> <p><b>W – Undeveloped PUD (Magnolia Pond) and a 5-acre Ag-zoned parcel. An elementary and middle school are under construction west of the Magnolia Pond PUD.</b></p>
<b>Development Plans Submitted</b>	<b>This parcel was originally proposed for an elementary school – as site “G,” which is now being built to the west.</b>	<b>A recent Phase I Environmental Audit has been done on this site.</b>
<b>Property Irregularities</b>	<p><b>Has unusual access configurations</b></p> <p><b>Public Utility Div. wants easements for wells and water lines</b></p>	<b>Parcels have unusual access configurations, but if adjoining Abercia property also purchased, this will no longer be the case as they fit like puzzle pieces together</b>

**Figure 1. Location Map**

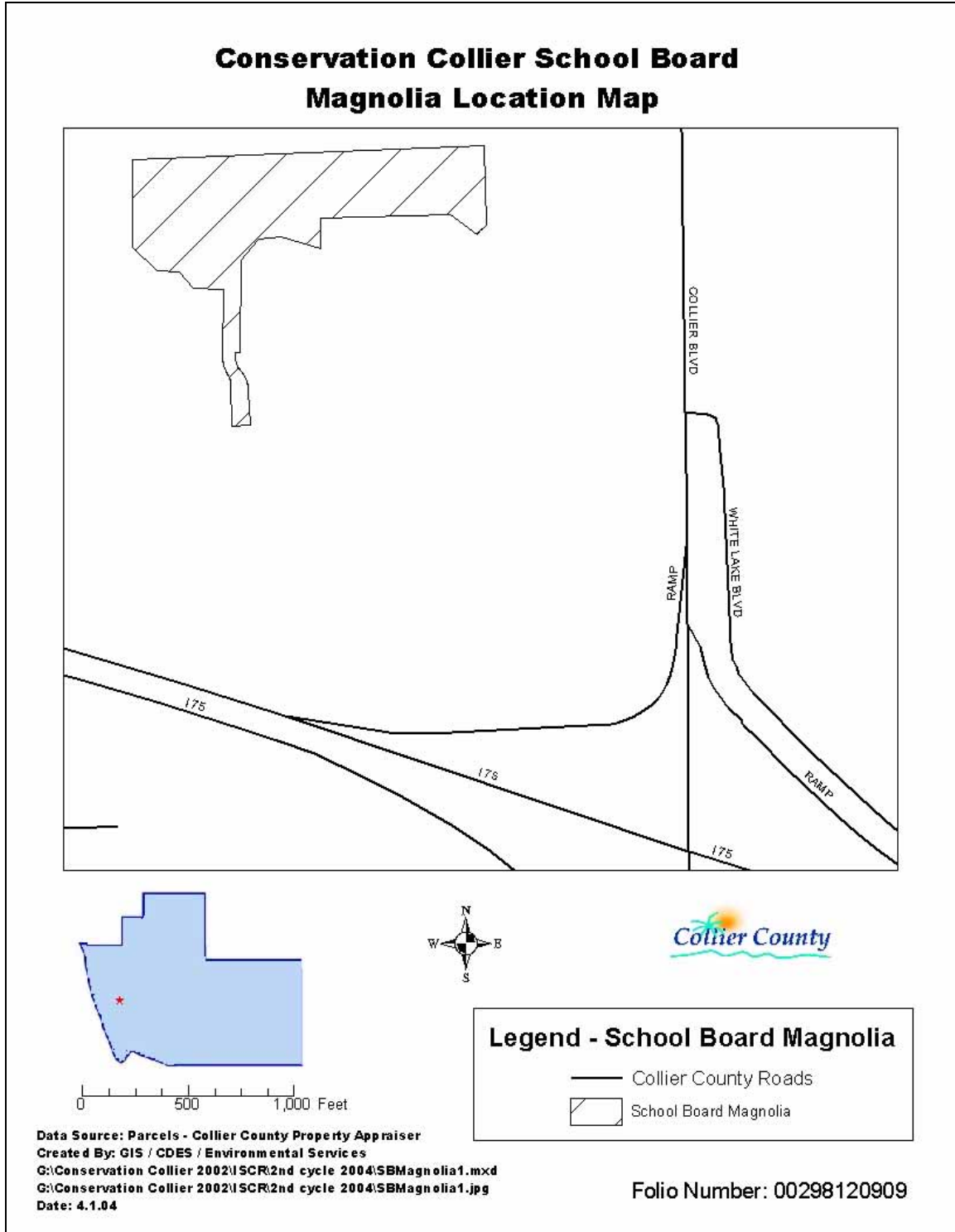


Figure 2. Aerial Map

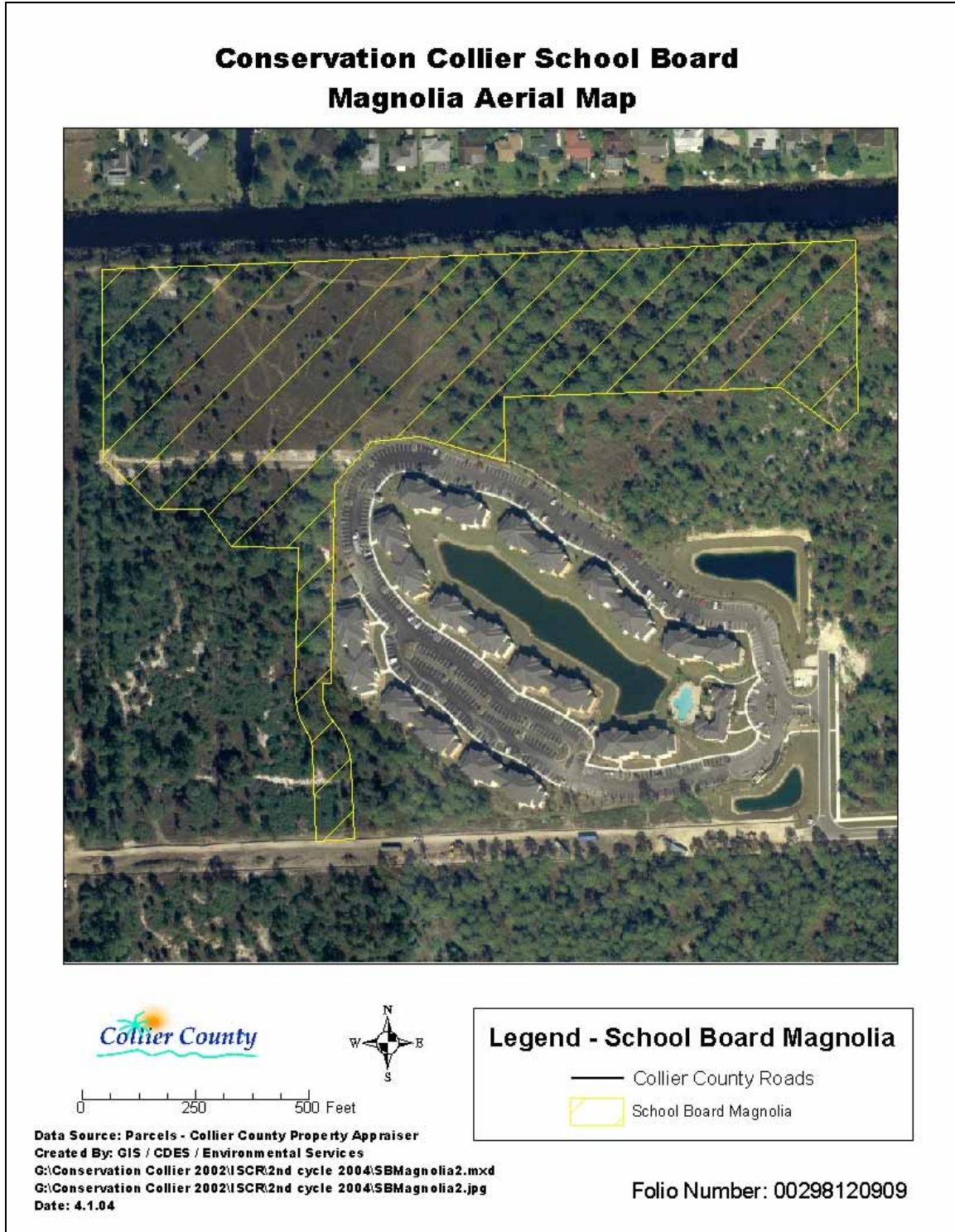
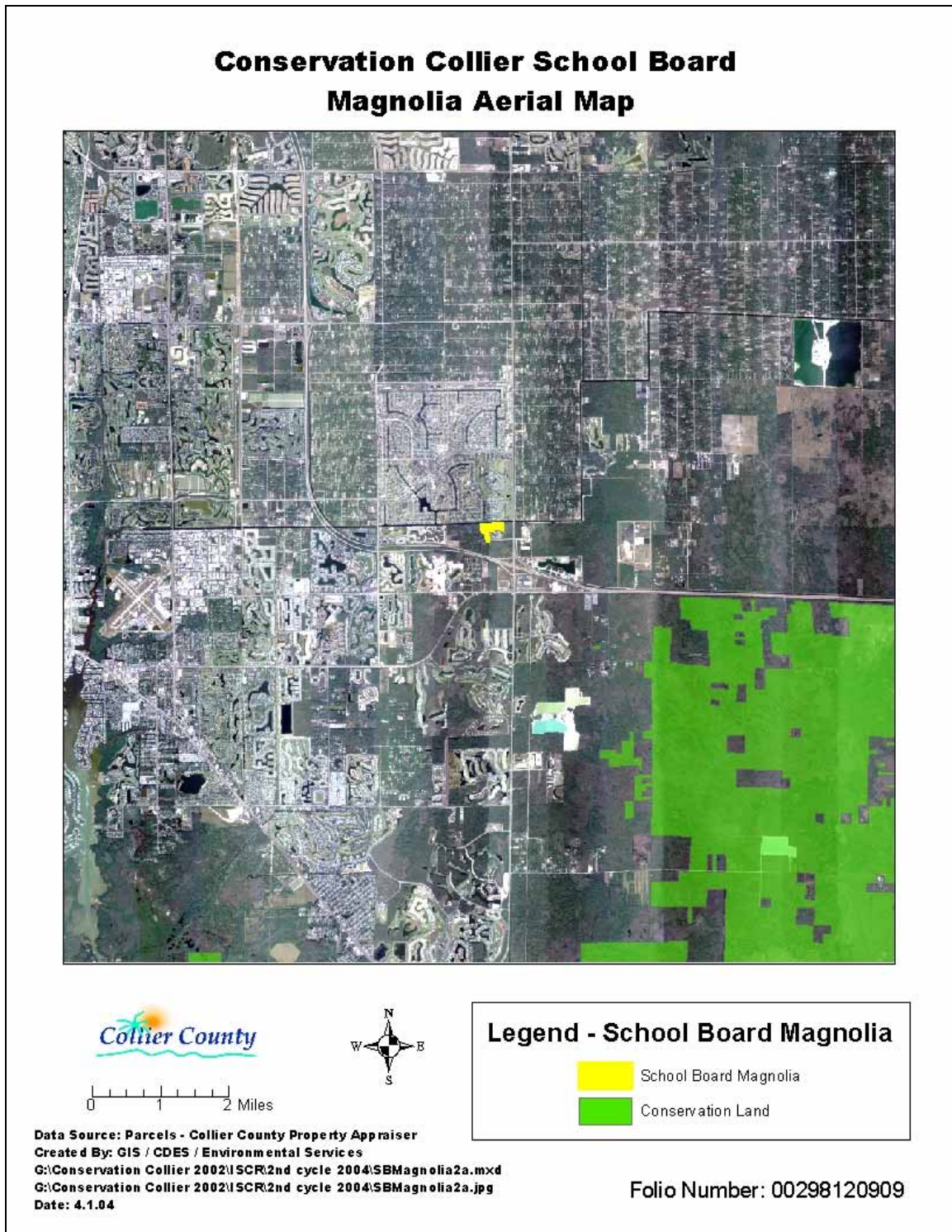


Figure 3. Surrounding Lands Aerial



**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 (how many appraisals required?)

**Assessed Value: \$527,400\***

**Estimated Market Value: \$1,176,000 to \$1,336,000\*\***

\* 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 Services Department staff conducted a site visit on April 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. <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 flatwood - disturbed

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

- FLUCCS – 4119 – pine flatwood - disturbed
- FLUCCS – 6435 – wet prairie - drained

### Characterization of Plant Communities present:

Ground Cover: In forested areas, the ground cover is primarily vines, including: Muscadine grape (*Vitis rotundifolia*), greenbriar, (*Smilax sp.*), poison ivy (*Toxicodendron radicans*) and Virginia creeper (*Parthenocissus quinquefolia*). Other understory components include scattered bracken fern (*Pteris aquilinum*), swamp fern (*Blechnum serrulatum*), and shiny blueberry (*Vaccinium myrsinites*). A few scattered carrotwood (*Cupaniopsis anacardioides*) seedlings were also observed, indicating a recent invasion.

In the wet prairie area, the ground cover includes, but is not limited to gulfdune paspalum (*Paspalum monostachium*), snowberry (*Chiococca parvifolia*), lantana (*Lantana camara*), flowering plants such as pineland petunia (*Ruellia carolinensis*) and black-eyed



Susan (*Rudbeckia hirta*) and finger grass. There are also scattered individual sawgrass (*Cladium jamaciense*) plants.

Midstory: In forested areas the understory includes: beautyberry (*Callicarpa americana*), myrsine (*Myrsine floridana*), wax myrtle (*Myrica cerifera*), dahoon holly (*Ilex cassine*), winged sumac (*Rhus copallina*), Florida trema (*Trema micranthum*) and Brazilian pepper (*Schinus terebinthifolius*).

In the wet prairie area, the midstory includes wax myrtle, winged sumac, buckthorn (*Bumelia reclinata*), beautyberry, palmetto and Brazilian pepper.

Canopy: In forested areas, the canopy is primarily slash pine (*Pinus elliottii*), with cabbage palm (*Sabal palmetto*) being a lesser component and cypress (*Taxodium distichum*) scattered throughout. Remnants of dead cypress were observed, indicating that at one time, cypress was a more common component. A moderate number of mature earleaf acacia (*Acacia auriculiformis*) exist in forested areas, and numerous seedlings and saplings were observed.

In the wet prairies area there is little to no canopy other than scattered cabbage palms and a few stunted bay trees (*Persea sp.*)

The above data indicate that this area has been disturbed and that hydrology has changed over time to become drier. The presence of hydric soils in forested areas with transitional species such as slash pine, wax myrtle, saltbush and exotics like Brazilian pepper and earleaf acacia, in addition to a heavy invasion of vine species, indicates a changed hydrology. The presence of both bay trees and beautyberry in the prairie indicates that this area has become drier over time, as well. This undoubtedly occurred with the digging of the Golden Gate Canal, which lowered the water table, and development of Golden Gate City, which cut off surface water flow from the north. These hydrology changes appear to be permanent and this area appears to be in a long, slow transition to a more upland plant community. There are no jurisdictional wetlands on site.

**Statement for satisfaction of criteria:**

These data verify that native plant communities are present on the parcel, though these communities have been disturbed in the past due to hydrology changes and may still be in transition.

- 
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:**

As the program has just begun to purchase lands, it is not possible to say whether the acquisition of this parcel would serve equitable geographic distribution, however, it is within a designated Target Protection area – Urban. There is appropriate access for nature-based recreation from a paved road – Magnolia Pond Dr.- and potential for fishing

and canoe/kayak access to the Golden Gate canal, if legal uncertainties can be resolved regarding this specific use.

- 
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:** Although some wetland dependent plant species were observed, and wetland soils do exist on portions of the property, no actual wetlands or wetland buffer lands were observed.

**Wetland dependent plant species (OBL/ FACW) observed:** Sawgrass - OBL – scattered individual plants

**Wetland dependent wildlife species observed:** none

**Other Hydrologic indicators observed:** Staff visited this site on 9/24/03. At that time the prairie area soils appeared saturated.

**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, Hallandale fine sand (approx. 50%) and Pineda fine sand (Hydric, slough) (approx. 50%)

**Lower Tamiami recharge Capacity:** Moderate, at 14 to 21 inches yearly.

**Surficial Aquifer Recharge Capacity:** High, at 56” to 67” yearly.

**FEMA Flood map designation:** X – not in a designated flood zone.

**Statement for satisfaction of criteria:**

While there were no wetlands or wetland dependent species (besides a few scattered sawgrass plants) observed on site, and this area is not in a flood zone, the parcel does offer moderate Lower Tamiami aquifer recharge and significant surficial aquifer recharge potential.

- 
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 -Marginal**

**Listed Plant Species:**

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

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
Everglades Poinsettia	<i>Poinsettia pinetorum</i>	E	Not listed

E=Endangered

**Listed Wildlife Species:**

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed wildlife species were observed.

**Bird Rookery observed?** No rookery was observed on site.

**FWCC-derived species richness score:** ranged from 2 to 5 out of a possible 10, representing low to medium diversity.

**Non-listed species observed:** One blue heron was observed flying over the parcel. A beekeeping operation had been observed during the October 2003 site visit on the NE corner of the parcel, next to the canal, but this was gone at the time of this site visit.

**Potential Listed Species:** The observed habitat and location would support presence of the following listed species: Big Cypress Fox Squirrel (*Sciurus niger avicennia*) and Gopher frog (*Rana capito*). The parcel could potentially support listed snake species. While the habitat itself might support Florida black bear, it is too small and too urban a parcel to be considered viable for that use by such larger and more wide-ranging species.

**Statement for satisfaction of criteria:**

The parcel does have one listed plant species, however, beyond that it has low biodiversity, marginal restoration potential, as plant communities appear to be in transition, and marginal 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)*                      *No*

**Statement for satisfaction of criteria:**

The parcel does not function as an enhancement, buffer, corridor or ecological link to current conservation lands. The neighboring PUD may have preserve lands configured to connect in the future.

***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:** *This property is adjacent to the future Parks and Recreation Dept. greenway proposed along the Golden Gate canal. This greenway is not part of the Transportation Department's Greenways Paths Plan.*

**Nature Photography:** *Nature photography is a potential use for this property, though somewhat limited, as the parcel is relatively small.*

**Bird-watching:** *Bird watching is a potential use for this property.*

**Kayaking/Canoeing:** *This property abuts the Golden Gate canal. It is possible to add a small launch for canoes and kayaks, though there is a legal question about recreational use of the Golden Gate Canal system that has not been resolved.*

**Swimming:** *Swimming is not a potential use for this site.*

**Hunting:** *Hunting is not a potential use for this site.*

**Fishing:** *Fishing is a potential use for this site.*

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

It is recommended that if a small parking area were desired, it be placed on the adjacent parcel if purchased (Abercia), which would also serve this parcel and provide parking along Magnolia Drive. If the Abercia parcel is not purchased, a small parking area can be placed on this parcel, closer to the canal, which would also serve as access to the proposed greenway trail, which is planned along the canal bank. If legal issues are resolved regarding recreational use of the Golden Gate Canal, a small canoe/kayak launch could also be developed, which could provide access for fishing. Because it was noted that vehicles are accessing the property and traveling down a dirt path adjacent to the canal, fencing of some sort to prevent unauthorized vehicle access would be important.

## 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 parking area (if the adjacent Abercia parcel cannot be purchased) and a small canoe/kayak launch and fishing dock. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

**Exotic, Invasive Plants Present:** Brazilian pepper, earleaf acacia, carrotwood, lantana, and downy rosemyrtle – 15 to 20% estimated.

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

The initial cost of exotic removal is estimated to be approximately \$2,000 per acre. This estimate is based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, and costs for the level of infestation observed for light equipment and hand crews to cut, treat and remove debris to a waste facility.

Based on the acreage involved, total initial removal costs would likely be close to \$34,000 for the entire parcel. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$3,400 for 17 acres, figures at a medium rate of \$200 per acre. 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. The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$3,500. Associated costs, which have the potential to substantially exceed construction costs, would include

- Land clearing
- Engineering and design
- Permitting and review

### **Public Access Trails:**

Simple mulched trails can be constructed using a combination of contract and volunteer labor. Rough trails can be cleared as part of initial exotic removal, providing access for contractors and later, there is potential to use the Sheriff's weekend work groups to remove brush and lay mulch.

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

It may be desirable to fence the property with a type of fencing that would identify boundaries, yet restrict vehicular access. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost, including installation for this type of fencing, is approx. \$3.00 per foot. Gates are approx. \$250.00 each. A sign can be placed along Magnolia Pond Dr. and at a canoe launch, if developed. Minimal management activities, like trash

removal, can be accomplished using both contracted and volunteer labor. The owners of the adjacent development, Noah's Landing, have been contacted and staff will work with them to see if any volunteer efforts from residents might be possible.

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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$34,000	\$3,400	Based on removal with light machinery and hand crews to cut, treat and remove debris to a waste facility. Recurring costs based on an estimated \$200 per acre.
Parking Facility	\$3,500+	t.b.d.	Property is zoned PUD, which allows development of a parking area. One parking area could serve both this and the adjacent Abercia parcel. Costs to develop parking would be substantial.
Access Trails	\$7,200	t.b.d.	Mulch \$2.00 per bag – for area 3” X 2’(length) X 4’(width) – double cost for labor if contracted. Projection developed using estimated length of 1,800 feet and assuming contract labor.
Fencing	\$4,750	t.b.d.	\$3.00 per foot Gates - \$250 ea. Estimate based on 1,500 feet of fencing and one gate.
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	\$200	n/a	3’ X 1.5’ metal on post – uninstalled \$100 each
<b>Total</b>	<b>\$49,650+</b>	<b>t.b.d</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, assuming purchase of the adjacent Abercia parcel also nominated, gives this parcel a score of 150 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 a potential candidate 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/is not inside a Florida Forever project boundary

### Save Our Rivers Program / South Florida Water Management District

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

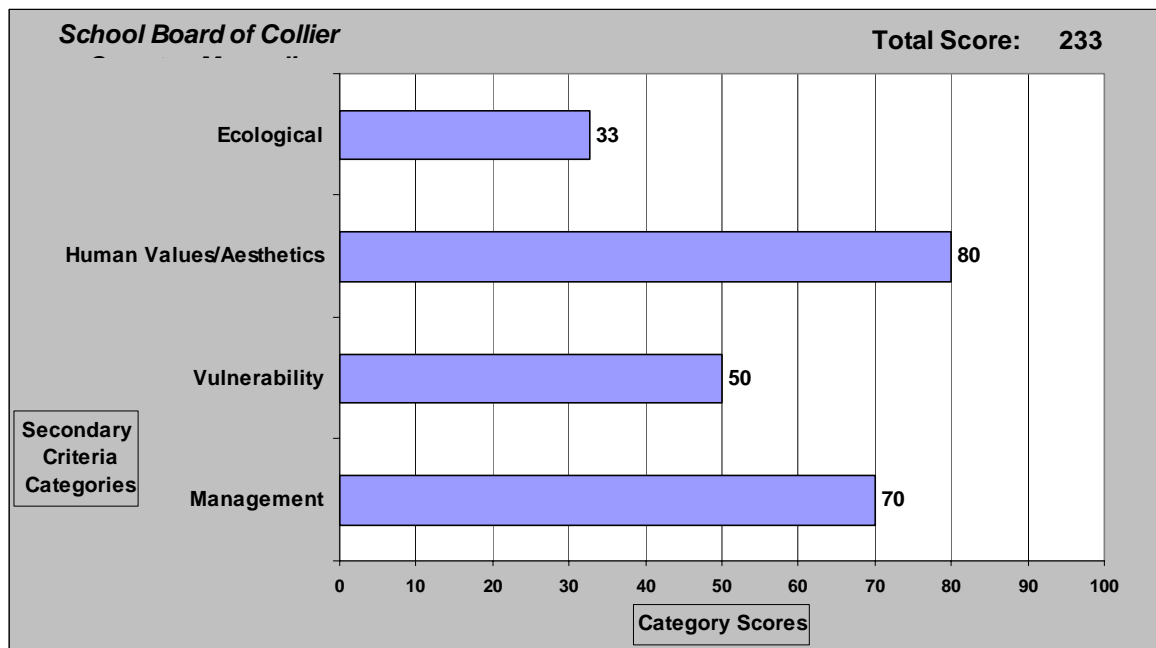
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 233 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: School Board of Collier County -			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	33	33%
Human Values/Aesthetics	100	80	80%
Vulnerability	100	50	50%
Management	100	70	70%
<b>Total Score:</b>	<b>400</b>	<b>233</b>	<b>58%</b>
<b>Percent of Maximum Score:</b>			<b>58%</b>

**Figure 4. Secondary Screening Criteria Scoring**



**Ecological:** This score is relatively low, reflecting the urban nature of the parcel. There is native habitat present, but it is not one of the unique and endangered habitats listed by the ordinance as preferred. The parcel does provide moderate Lower Tamiami Aquifer recharge, does buffer the Golden Gate canal, and has some wetland soils present. However, it is not biologically diverse and provides no connection, protection or enhancement to current conservation lands.

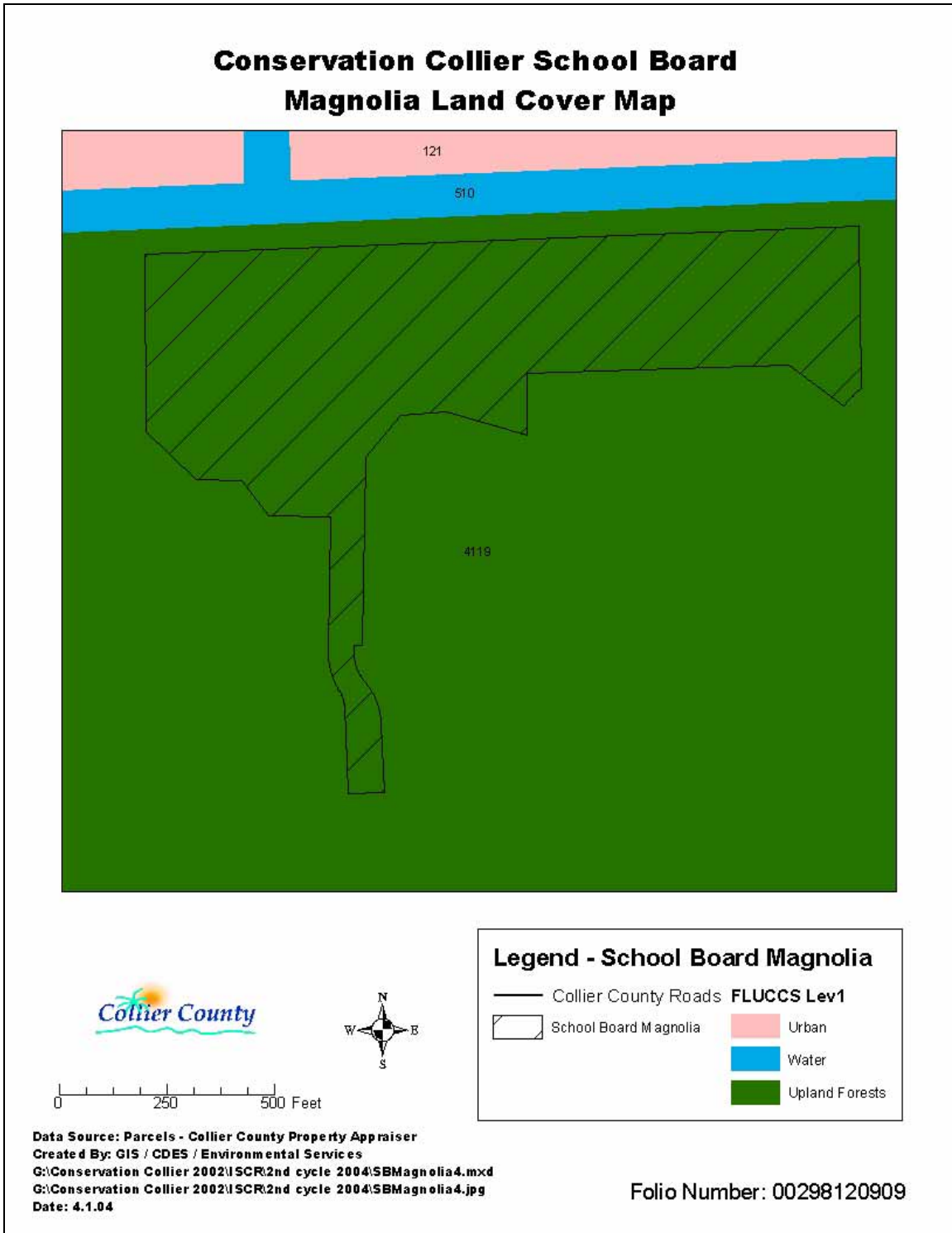
**Human Values/Aesthetics:** This high score was achieved because the parcel can be easily accessed from a paved road, has potential for multiple natural resource-based uses, including water related ones, and it can be seen from a public thoroughfare, enhancing the aesthetic setting of Collier County.

**Vulnerability:** This parcel is zoned for PUD and could be developed with residential and commercial uses, however, no permit or rezone requests have been made as yet. A medium score was assigned due to this potential.

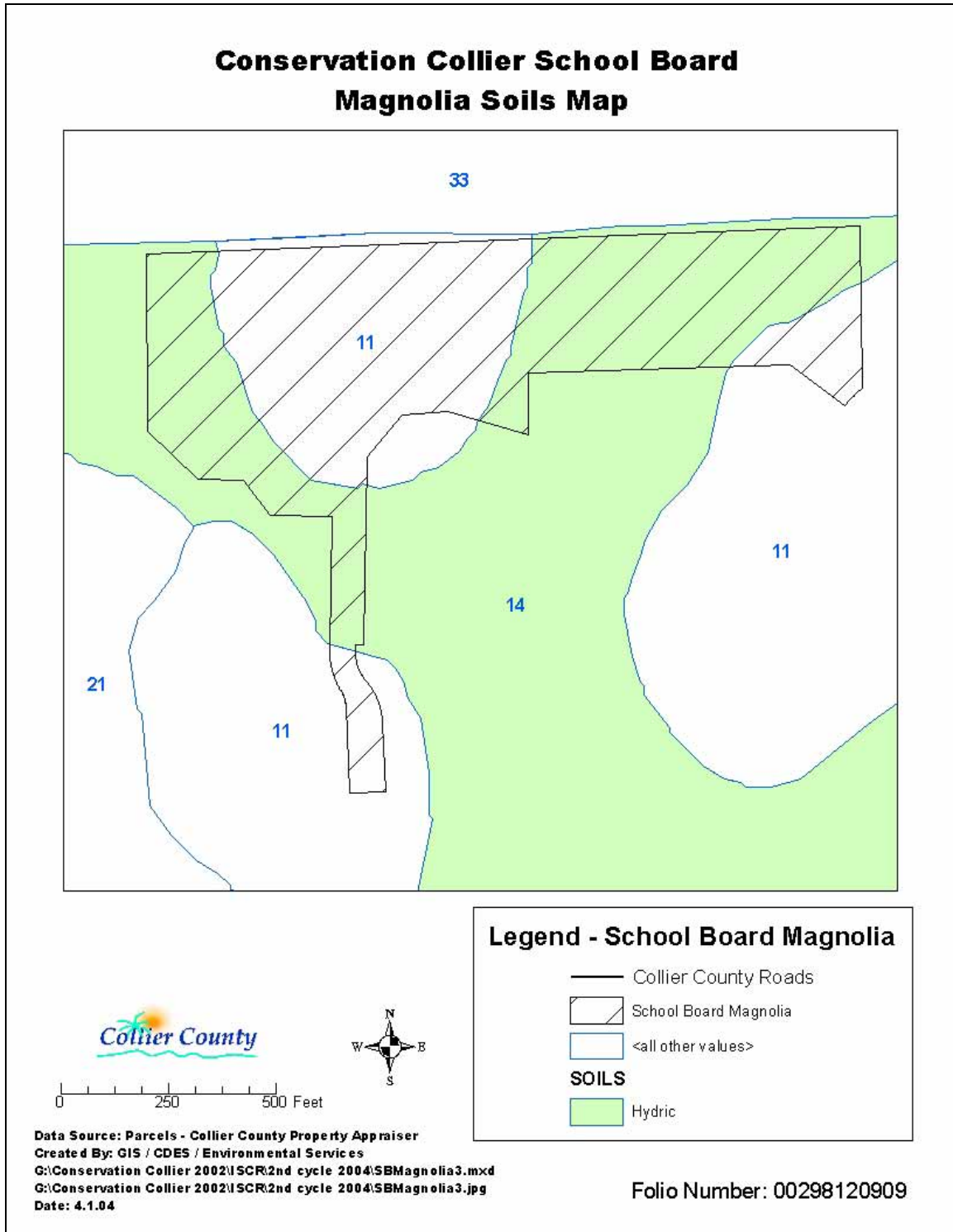
**Management:** The parcel scored moderately high because hydrologic changes are not required to maintain current qualities, though the property is likely in a slow succession from a wetland to upland community. Additionally, exotic plant infestation levels are low and projected maintenance needs would be moderate. If a dock is constructed, maintenance needs would be higher, including structural maintenance, trash removal and parking area maintenance.

**Parcel Size:** This parcel is 17.58 acres in size. While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to adjacent Abercia property, which is smaller, and the School Board property in the rural fringe, neutral lands, which is larger.

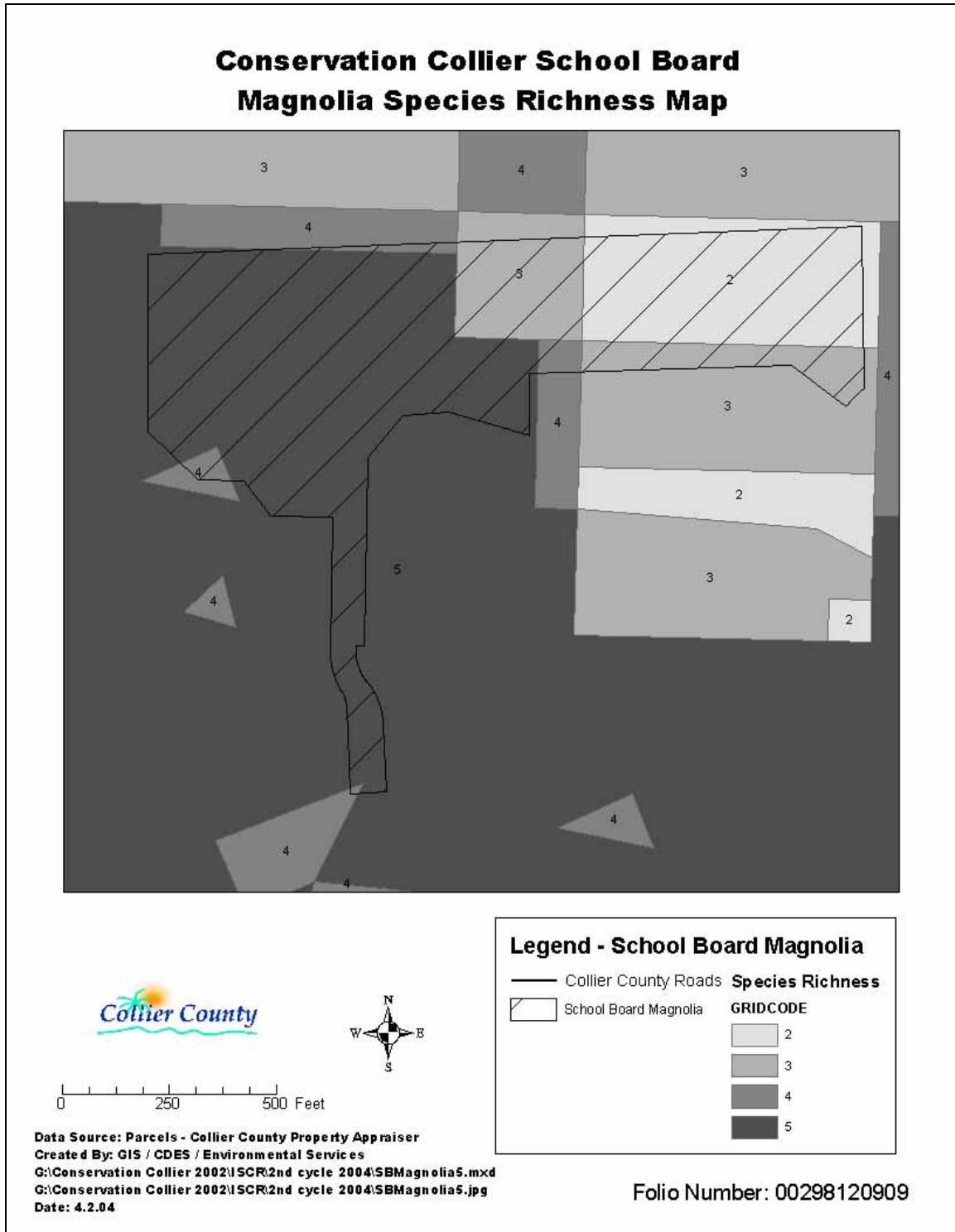
### Exhibit A. FLUCCs Map



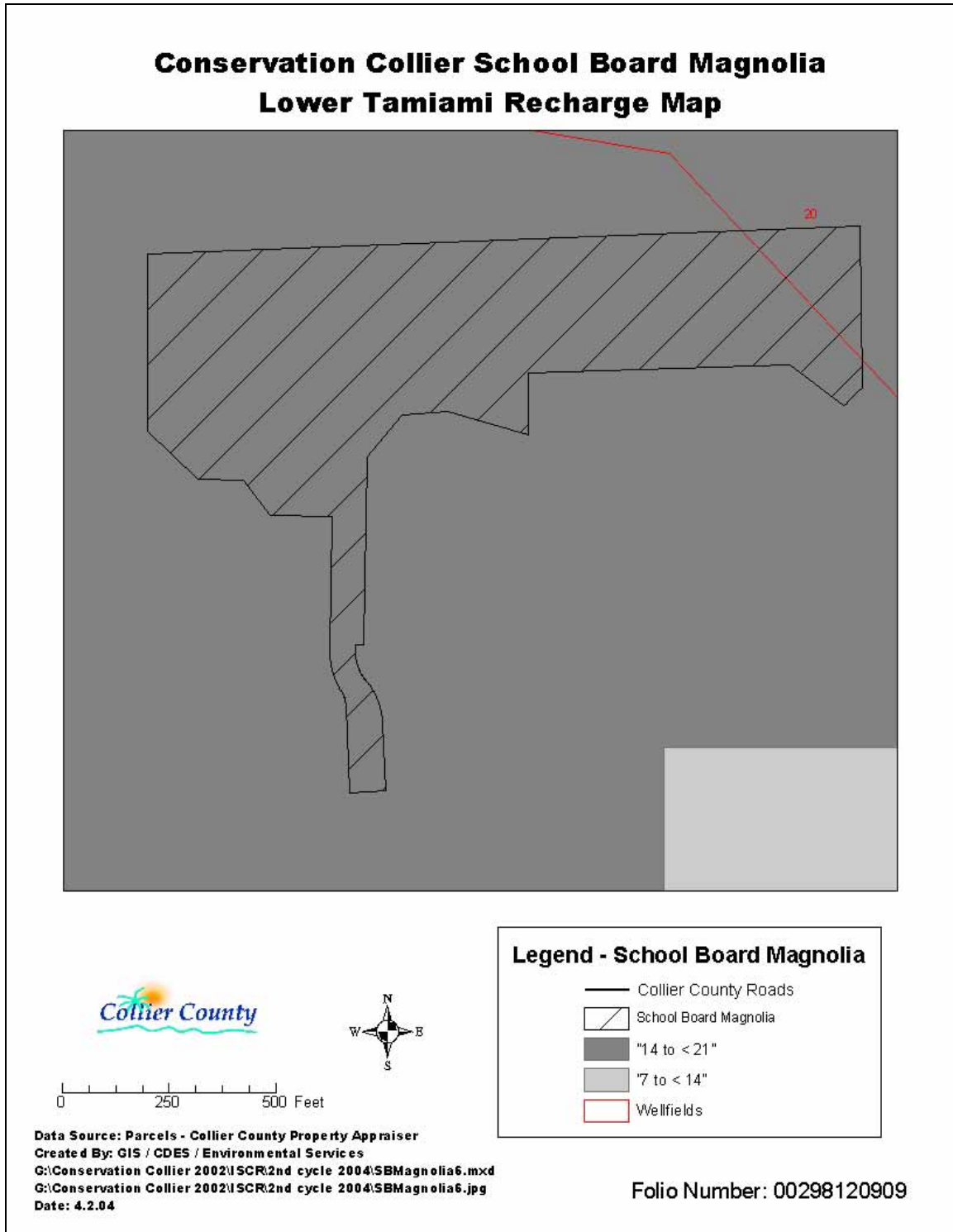
### Exhibit B. Soils Map



### Exhibit C. Species Richness Map



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



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

Property Name: <i>School Board of Collier County - Magnolia Pond Rd.</i>		Folio Numbers: <i>298120909</i>	
Geographical Distribution (Target Protection Area): <i>Urban</i>			
<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>
<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		pine flatwood and wet prairie
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>-</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Aquifer Recharge ( <i>Select the Highest Score</i> )			
a. Parcel is within a wellfield protection zone	100	100	Parcel is within STAWS4 in NE corner and contributes substantially to both the surficial aquifer (43 to 65" yearly) and to the Lower Tamiami aquifer (14 to 21" yearly)
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. <b>Surface</b> 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	75	Parcel Provides buffering for the Golden Gate Canal
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		prairie is dry most of the year, but can be seasonally wet. Pine flatwoods are moist - though both have been drained by nearby canal and are likely wet only when water table is high.
e. Acquisition of parcel will not provide opportunities for <b>surface</b> water quality enhancement	0		
3. Strategic to Floodplain Management ( <i>Calculate for a and b; score c if applicable</i> )			
a. Depressional soils	60		( <i>Prorate site based on area of Slough or Depressional Soils</i> )
b. Slough Soils	40	20	Approx. 50% 14-Pineda FS, Limestone substratum - hydric slough soil
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	195	
<b>1.B Total</b>	<b>100</b>	<b>65</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Biodiversity ( <i>Select the Highest Score for a, b and c</i> )			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	411-Pine flatwood; 310-dry prairie
d. <b>The parcel has 1 FLUCCS code native plant communities</b>	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	60		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source</i>
b. <b>Listed wildlife species have been documented on the parcel</b>	70		<i>Score is prorated from 10 to 70 based on the FPWCC Species Richness map - site is 50% 5, 20% 2 and 30% 3 - average to 4 (4x7=28)</i>
c. Species Richness score ranging from 7 to 70	70	28	
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20	20	20	Poinsetta pinetorum (E)



## 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	100	Given permanent changes resulting from canal construction
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		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	190	
<b>1.C Total</b>	<b>100</b>	<b>66</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>
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0	0	Substantial barriers to wildlife (except birds) movement exist - 1-75 to the South, CR 951 to the east, GC canal to the north, developed lands to the east
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>0</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>33</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>
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Magnolia Pond Dr.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100	100	Potential exists for access to canal for canoeing/kayaking and fishing, though there are unresolved legal issues regarding providing public access to boats - but this is mostly in regards to motorized boats. There is no access to the Naples Bay through the canal at present.
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public	80	40	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	240	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>80</b>	<i>Obtained by dividing the subtotal by 3.</i>

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

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 commercial	50	50	PUD - Golden Gate Commerce Park
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	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>4. Vulnerability Total Score</b>	<b>100</b>	<b>50</b>	
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	Given historic hydrologic alterations due to construction of canal system.
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	80	15% - 20% estimated - Brazilian pepper, earleaf acacia, lantana, downy rosemyrtle and carrotwood
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
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	-20	Magnolia PUD undeveloped at this time - across Magnolia Pond Dr. there is significant Melaleuca source and no removal requirements at present
<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	60	Moderate maintenance would include trash removal, exotic plant maintenance and maintenance of any potential launch facilities. Minimal trail maintenance would be required
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 blows in from Noah's Landing and dumping is occurring
<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>233</b>	

## **Exhibit F. Photographs**

**Photo 1. Drained prairie – note evidence of vehicle access**



**Photo 2. Trail along canal on NW side of parcel**



**Photo 3. Vehicle trail along canal on NE side of parcel**



**Photo 4. Pine flatwood on east side of property**



**Photo 5. Looking NW over prairie to pine flatwood – canal at top of photo**



**Photo 6. Native flowering plant – Black-eyed Susan (*Rudbeckia hirta*)**

