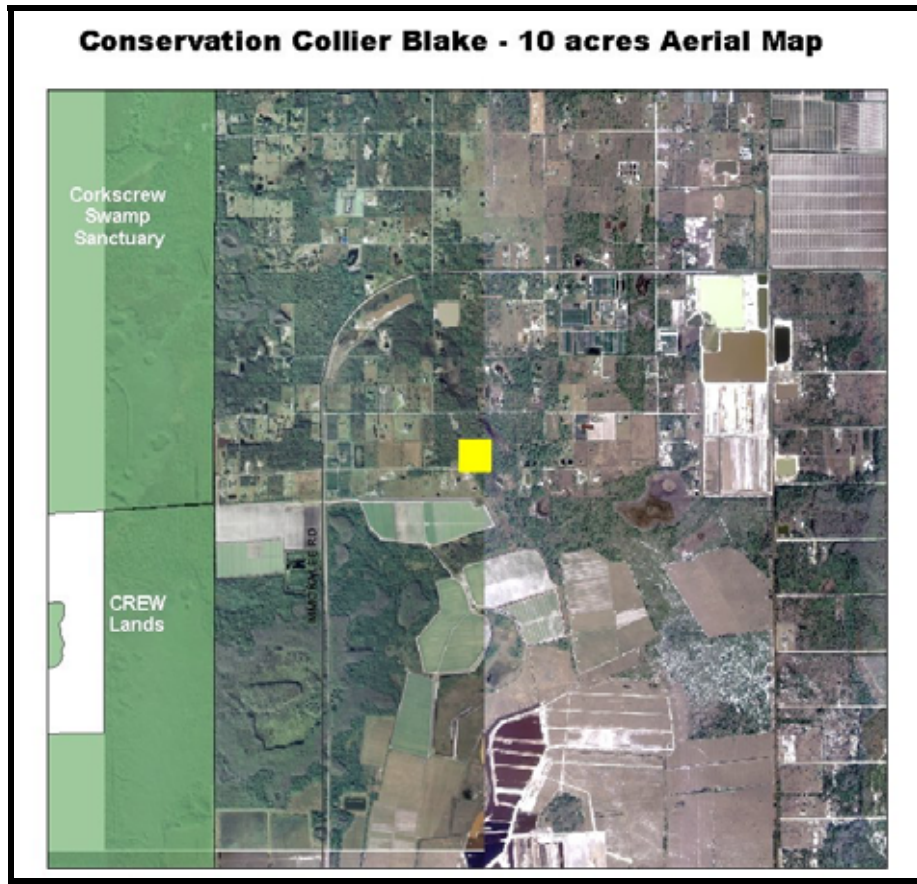


Conservation Collier Initial Criteria Screening Report



Property Name: Blake – 9.54 acres
Folio Numbers: 00107640004

Staff Report Date: October 11, 2004
CCLAAC Approval Date:

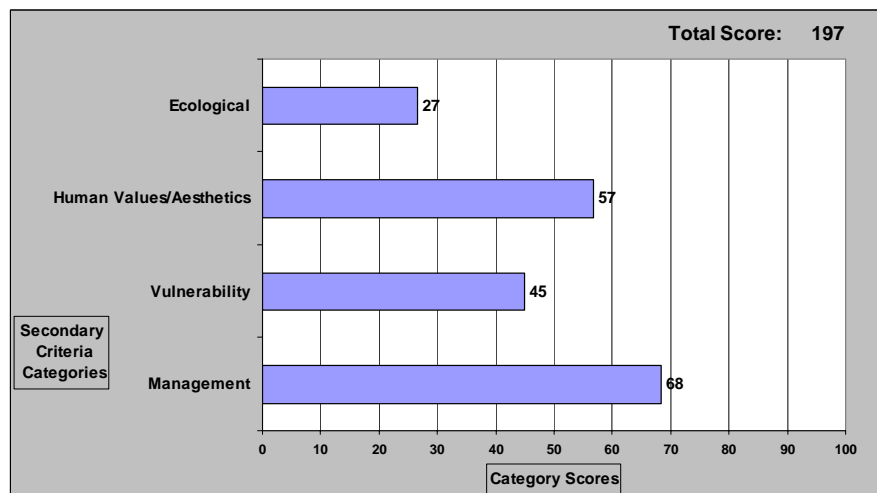


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A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
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I. Summary of Property Information

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	Blake – 10 acres	n/a
Folio Number	00107640004	n/a
Size	9.54 acres	n/a
Zoning Category	A – MHO	Rural agricultural with a mobile home overly – 1 single-family dwelling unit or mobile home/ 5 acres. Current zoning permits conservation and wildlife refuges as a land use.
FEMA Flood Map Category	Zone D	Area in which flood hazards are undetermined, but this may change next July as FEMA is reviewing flood maps of area.
Existing structures	None	n/a
Adjoining properties and their Uses	Agricultural	N, E and W – undeveloped agricultural land SW - developed agricultural land and old pastureland.
Development Plans Submitted	None	No permits or petitions in County computer system
Property Irregularities	A berm exists on the SW corner that is part of an old farm field.	Behind the berm is a ditch that was holding 1 to 2 feet of water when visited

Figure 1. Location Map

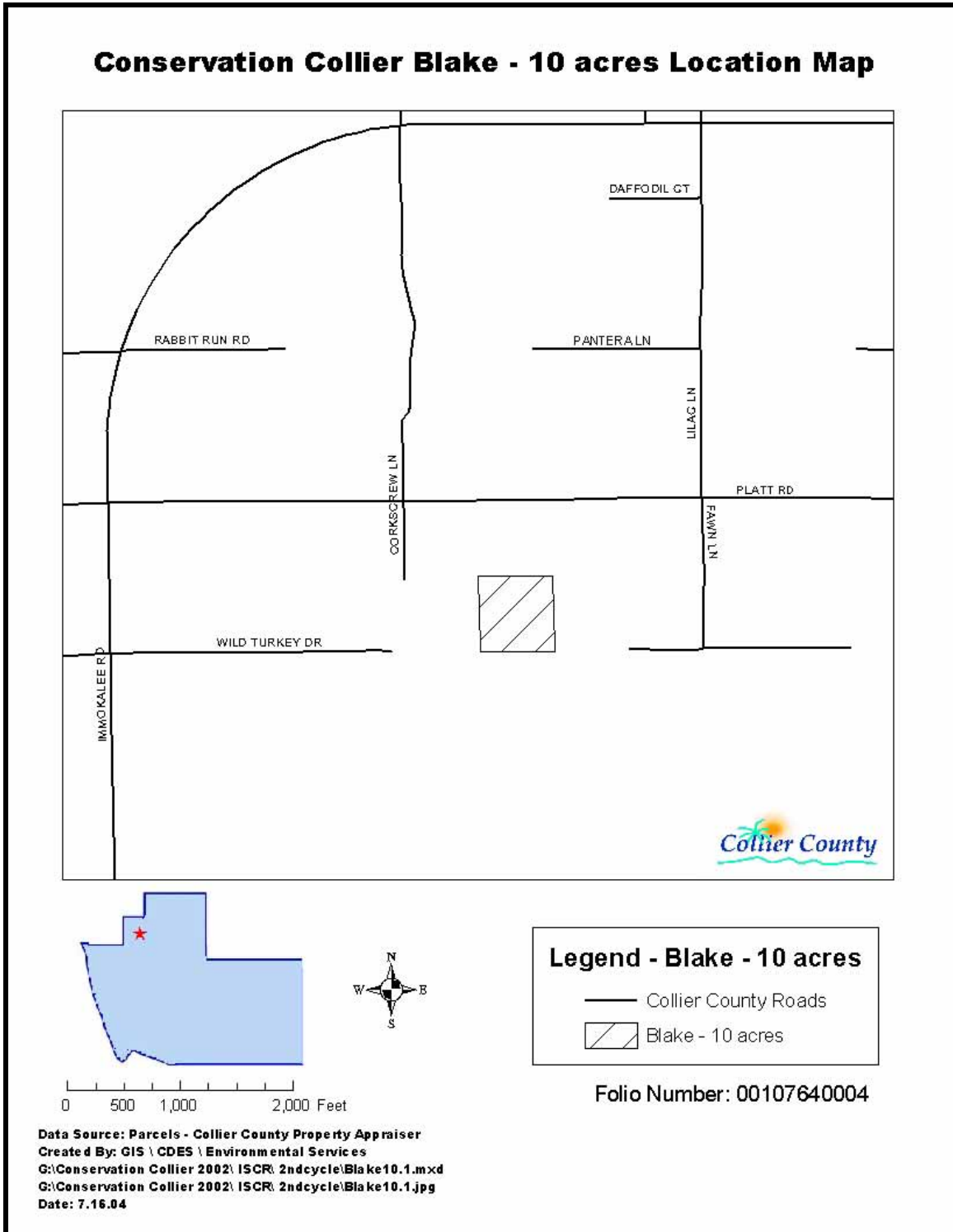


Figure 2. Aerial Map

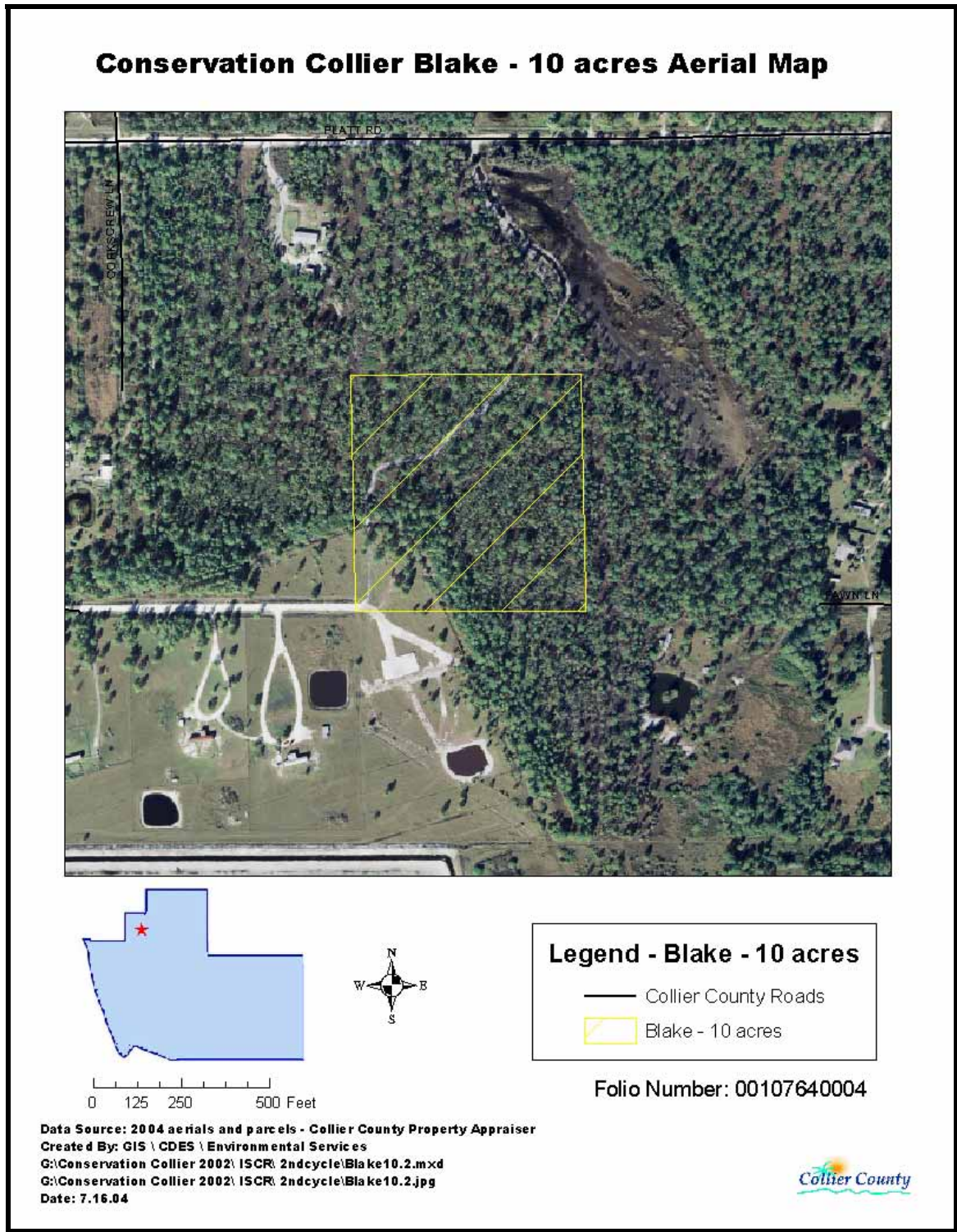
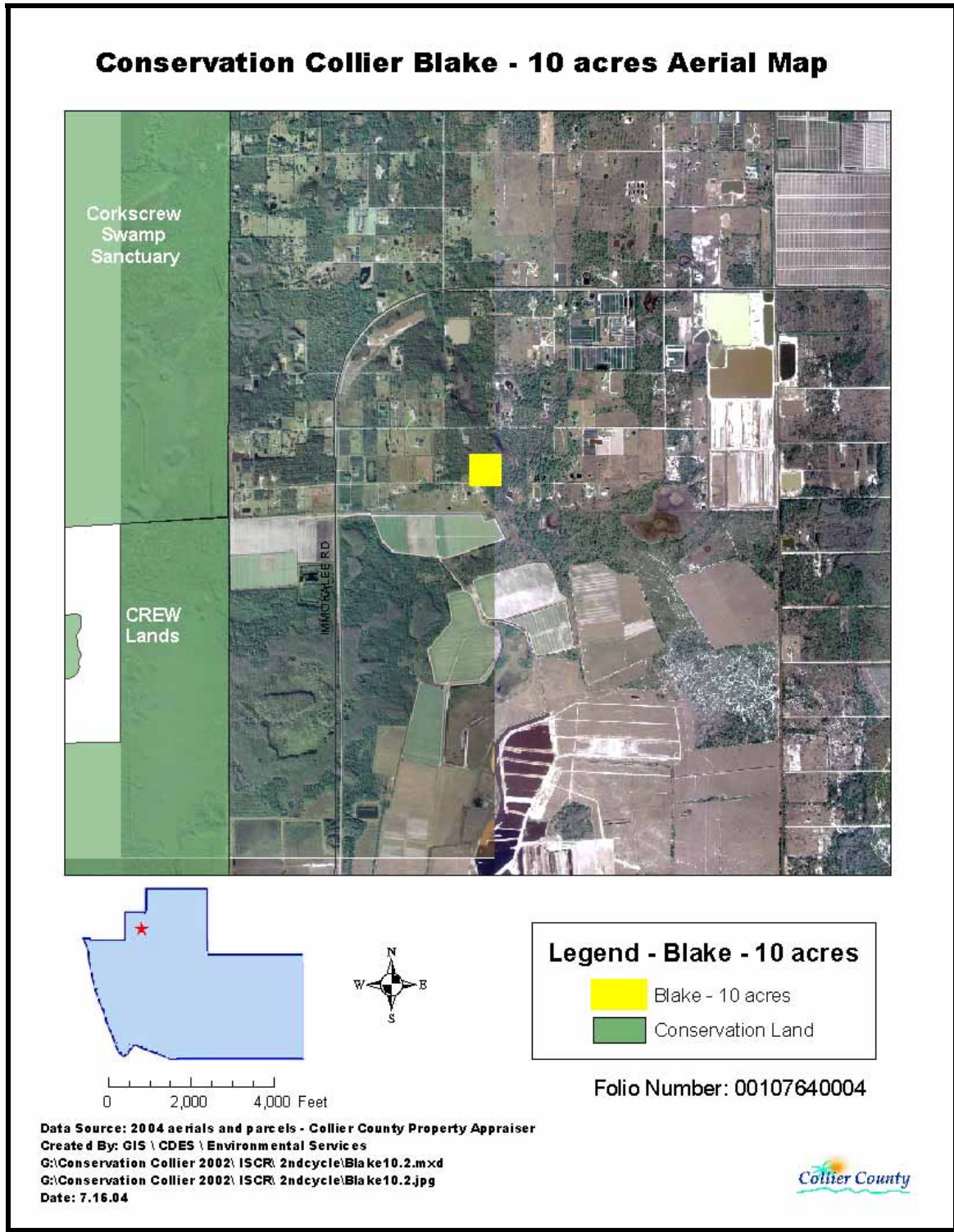


Figure 3. Surrounding Lands Aerial



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 would be required.

Assessed Value: * \$83,952

Estimated Market Value: ** \$84,000

* 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 August 4, 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> | No |
| ii. <i>Xeric oak scrub</i> | No |
| iii. <i>Coastal strand</i> | No |
| iv. <i>Native beach</i> | No |
| v. <i>Xeric pine</i> | No |
| vi. <i>High marsh (saline)</i> | No |
| vii. <i>Tidal freshwater marsh</i> | No |
| viii. <i>Other native habitats</i> | 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 211 (Improved pastures)
- FLUCCS 411 (Pine flatwoods)

The following native plant communities were observed:

- FLUCCS 411 (Pine flatwoods)

A very small section of the southwest corner of the property is old pastureland. It is covered with various species of grasses and native herbaceous plants.

Characterization of Plant Communities present:

Ground Cover: Observed plant species included - paw paw (*Asimina triloba*), blue maidencane (*Amphicarpum muhlenbergianum*), rushes, ferns, sedges, blueberry (*Vaccinium spp.*), hatpins (*Eriocaulon spp.*), runner oak (*Quercus pumila*), dragon-head (*physostegia spp.*), yellow top (*flaveria spp.*), Bloodroot (*Lachnanthes caroliniana*), muhly grass (*Muhlenbergia capillaris*), yellow batchelor's buttons (*Polygala sp.*), St. John's-wort (*Hypericum sp.*)

Midstory: saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), dahoon holly (*Ilex cassine*), wax myrtle (*Myrica cerifera*), primrose willow (*Ludwigia sp.*)

Canopy: slash pine (*Pinus elliotti*)

Statement for satisfaction of criteria:

These data indicate the presence of one native plant community, pine flatwoods.

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 not within a Target Protection Area. It is in a neutral area of the Rural Fringe. The property is accessible by Wild Turkey Dr., an unpaved road, and ¼ of the site can be viewed from this public road. Hiking and nature photography are potential uses for this site. Although it is a good example of a pine flatwoods community, it does not contain any outstanding aesthetic characteristics.

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 a number of wetland dependent plant species were observed, the underlying soils on this parcel are not hydric. Hydric slough soils do exist to the north and east of the parcel and it is likely that surrounding agricultural and residential development have channeled surface water onto this parcel. An historic aerial photo (1974) shows that this parcel was part of a buffer area for an adjacent slough. A few old cypress stumps were observed and there may also have historically been enough soil moisture during rainy season to support some wetland species.

Wetland dependent plant species (OBL/ FACW) observed:

blue maidencane (*Amphicarpum muhlenbergianum*) **FACW**,
dahoon holly (*Ilex cassine*) **OBL**,
dragon-head (*physostegia sp.*) **OBL** or **FACW**,
hatpins (*Eriocaulon spp.*) **OBL**,
muhly grass (*Muhlenbergia capillaris*) **OBL**,
primrose willow (*Ludwigia spp.*) **OBL**,
horned beakrush (*Rynchospora inundata*) **OBL**,
cypress panic grass (*panicum ensifolium*) **OBL**

Wetland dependent wildlife species observed:

None

Other Hydrologic indicators observed:

Fern communities observed growing in ponded surface water.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel were identified as entirely Immokalee Fine Sand. Although this is a non-hydric soil, ponded surface water was observed in many areas during the site visit. Slough soils adjoin to the north and east.

Lower Tamiami recharge Capacity:

The property does contribute to the Lower Tamiami Aquifer - 7 to 14" annually.

Surficial Aquifer Recharge Capacity:

The property does contribute to the Surficial Aquifer - 43 to 56" annually.

FEMA Flood map designation:

The site is within Zone D, which is an area of undetermined flood hazard.

Statement for satisfaction of criteria:

The site does offer some aquifer recharge and holds water during the rainy season. Several wetland dependent plant species are present on the property. The property does not include any well field protection zones.

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, marginally

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
Reflexed Wild Pine	Tillandsia balbisiana	T	Not listed
Stiff-leaved wild pine	Tillandsia fasciculata	E	Not listed

E=Endangered, T=Threatened

Listed Wildlife Species:

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish

and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed wildlife species were observed.

Bird Rookery:

No bird rookery was observed

FWCC-derived species richness score: ranged from 5 to 6 out of a possible 10, representing average diversity.

Non-listed species observed:

No wildlife was observed.

Potential Listed Species:

The observed habitat and location would support the presence of Florida black bears (*Ursus americanus floridanus*) and possibly Florida panthers (*Felis concolor coryi*). Skeletal remains of two American alligators (*Alligator mississippiensis*) were found on the property during the site visit, though the habitat does not appear to be one that would normally support alligators. The remains were most likely dumped on the site. Bloodroot (*Lachnanthes caroliniana*), found in a stand on the north side of the parcel, is known forage plant for Florida Sandhill cranes (a Threatened species).

Statement for satisfaction of criteria:

Two listed plant species were observed on the property, but no listed wildlife species were observed. The habitat and location would support some listed wildlife species, and species richness scores indicate average biodiversity. The property is a good example of a pine flatwoods community with very few exotic plants present and high restoration potential, although trash dumping appears to be a problem.

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, marginally

Statement for satisfaction of criteria:

An ecological link exists to the northwest and southwest (both link with CREW lands and Corkscrew Swamp), but Immokalee Road crosses that link.

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:

A trail wide enough to drive along currently exists that runs from the southwestern corner through the northwestern corner of the property. The parcel is also crisscrossed by smaller trails. Enhancement of existing trails would offer opportunities for hiking.

Nature Photography:

Nature photography would be an appropriate use of the site.

Bird-watching:

Bird-watching opportunities exists on the site, though no birds were observed during the site visit.

Kayaking/Canoeing:

Kayaking/canoeing is not possible on the site.

Swimming:

Swimming is not possible on the site.

Hunting:

Hunting is not recommended at this site because of its small size and proximity to private property.

Fishing:

Fishing is not possible on the site.

Recommended Site Improvements:

A small public parking area could be created just off of Wild Turkey Dr. in the southwestern corner of the property (old agricultural field). Signs denoting the property as conservation land could be installed near the entrance to the main trail off Wild Turkey Dr. Interpretive signage could be installed along the trails.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the improvement of the existing trail system and trash removal. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Exotic plant infestation on the site is very minimal. Sparse melaleuca, Brazilian pepper and one java plum tree were observed on the property.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be very minimal as there would be no large-scale removal required. Based on the acreage involved, approximately 10 acres, the low level of infestation, and envisioning a kill-in-place chemical treatment, the initial treatment cost is estimated to be \$4,500. Maintenance costs would range from \$1,000 - \$4,500 yearly for the entire parcel. These costs would likely decrease over time as the soil seed bank is depleted. After the initial treatment, it may even be possible for staff to perform follow-up maintenance.

Public Parking Facility:

The property would require an area for visitor parking. Current zoning would allow construction of a parking area. The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$5,000. Associated costs would also include:

- Engineering and Design
- Permitting costs
- Landscaping

Public Access Trails:

Trails currently exist and would only need to be enhanced as necessary.

Security and General Maintenance:

It may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing is approx. \$3.00 per foot. Gates are approx \$250.00. Permitted activities can be denoted on the entrance sign. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$4,500	\$1,000 - \$4,500	It might be possible for staff to perform follow-up maintenance
Parking Facility	\$3,500+	t.b.d	Shell or gravel parking lot for approximately 10 cars. Associated costs would include: Engineering design, landscaping handicapped parking and permitting.
Access Trails	t.b.d	t.b.d	Trails currently exist and could be enhanced and maintained using contracted or volunteer labor
Fencing	\$8,350	t.b.d	Approx. 2,700 feet of fence with one gate. \$3.00 per foot Gates - \$250 ea
Trash Removal	t.b.d.	t.b.d	Large items to be done on a lump sum contract basis with cost being site specific Small items and routine trash barrel emptying can be done by contract
Signs	\$800 each	t.b.d	Sign at gate entrance
	\$400 each	t.b.d	3' X 1.5' metal on post - uninstalled
Total	\$17,550+	\$1,000 - \$4,500+	

t.b.d. To be determined; cost estimates have not been finalized.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2005 funding cycle the award limit per recipient, per cycle, was \$9.9 million. The next funding cycle closes in June of 2005. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of 80 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 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 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

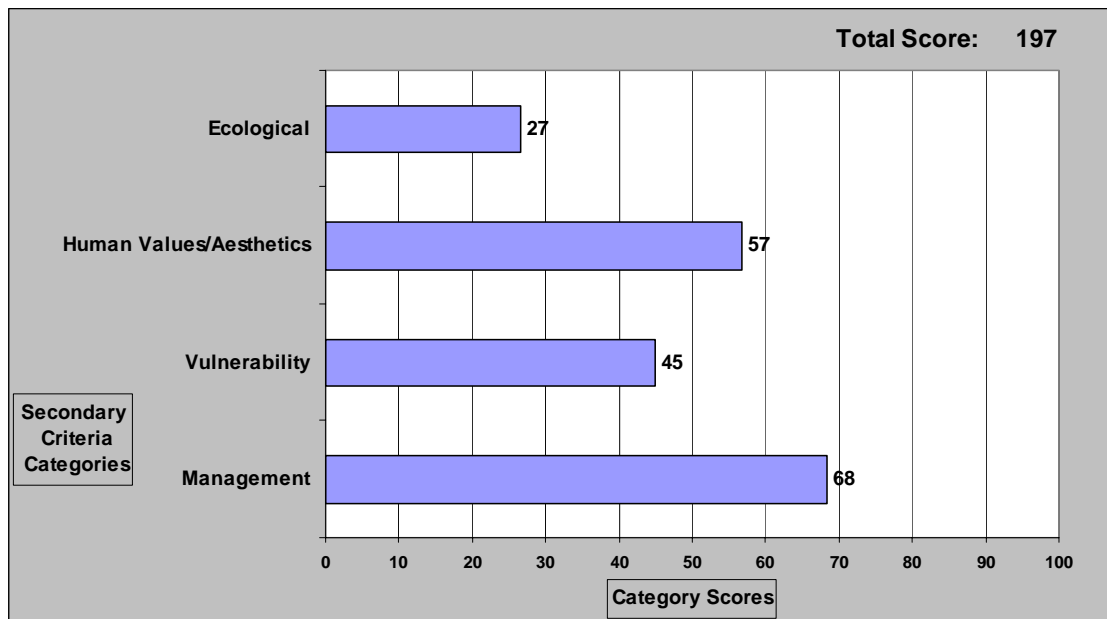
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 197 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	27	27%
Human Values/Aesthetics	100	57	57%
Vulnerability	100	45	45%
Management	100	68	68%
Total Score:	400	197	49%

Percent of Maximum Score: 49%

Figure 4. Secondary Screening Criteria Scoring



Ecological 27: This score was achieved because the property only contains one native plant community, and this community is not prioritized by program criteria as unique or endangered. The parcel did gain some points, because it contains wetlands (though the parcel may be wetter than historically was the case), has endangered plants, contributes to both aquifers and has high restoration potential.

Human Values/Aesthetics 57: This score was achieved because the site is accessible by an unpaved road and it would provide for land-based, natural resource-based recreation opportunities. Approximately $\frac{1}{4}$ of the property is visible from a public roadway.

Vulnerability 48: This parcel is zoned for agriculture with a mobile home overlay. This would allow for one single-family dwelling unit or mobile home every 5 acres. Because the parcel is slightly less than 10 acres, its development potential appears to be only one single-family residence, however, it could be totally cleared for farming.

Management 68: The parcel received this score because management would be somewhat minimal to moderate. Very few exotics are present on the property, although the neighboring properties do contain a seed source. The old berm in the southwest corner may need to be removed and trails would need to be maintained. Use of prescribed fire as a management tool would be beneficial and appears to be a possibility as there are a few surrounding residential properties, although neighbors have not been contacted to ask. Old farm equipment has been abandoned on the property, and construction materials have also been dumped. Initial management actions would include the removal of this debris.

Parcel Size: This parcel is approximately 10 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 similar to The School Board Section 24 property (65 acres), though smaller.

Exhibit A. FLUCCs Map

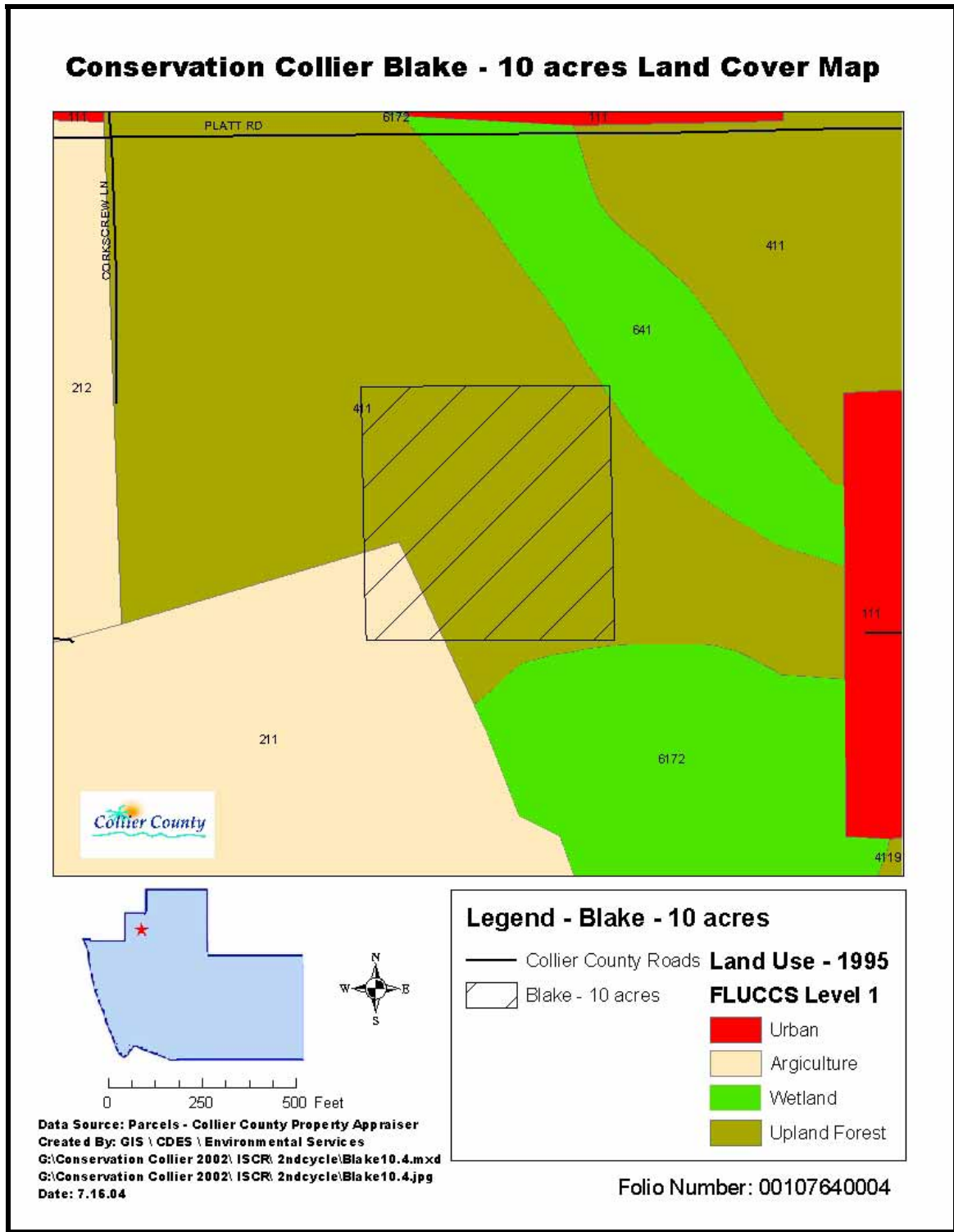


Exhibit B. Soils Map

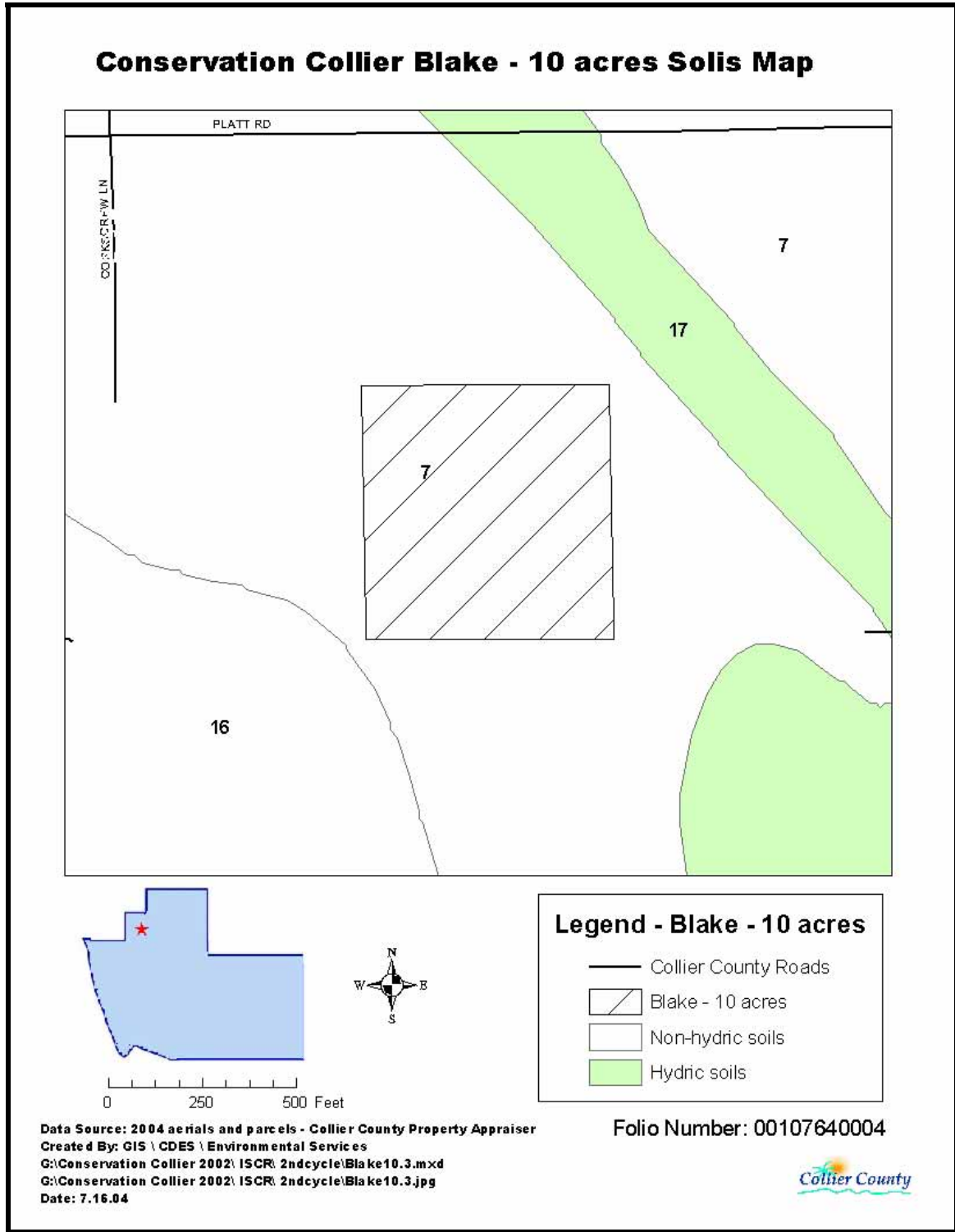


Exhibit C. Species Richness Map

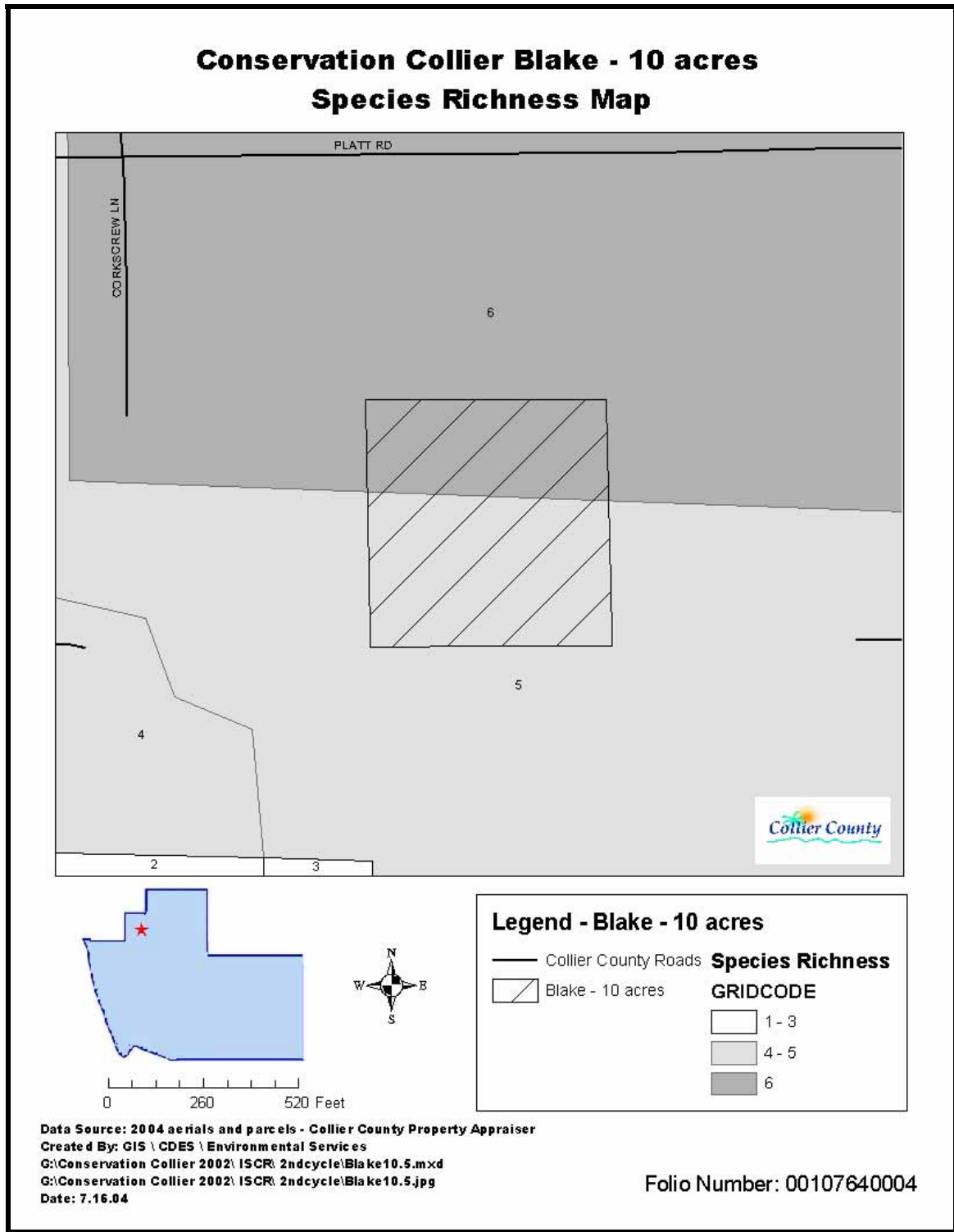


Exhibit D. Wellfield Protection and Aquifer Recharge Map

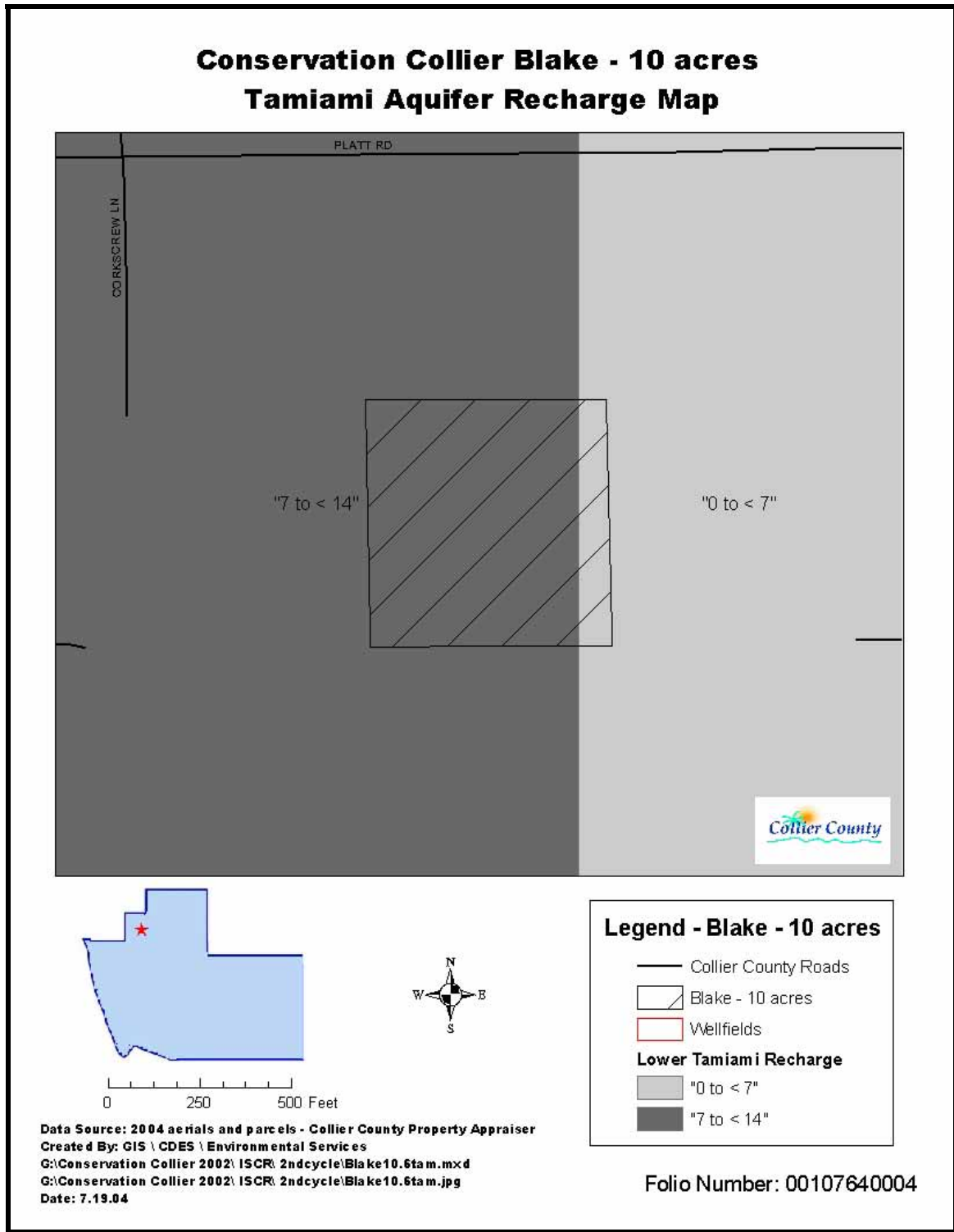


Exhibit D., cont'd

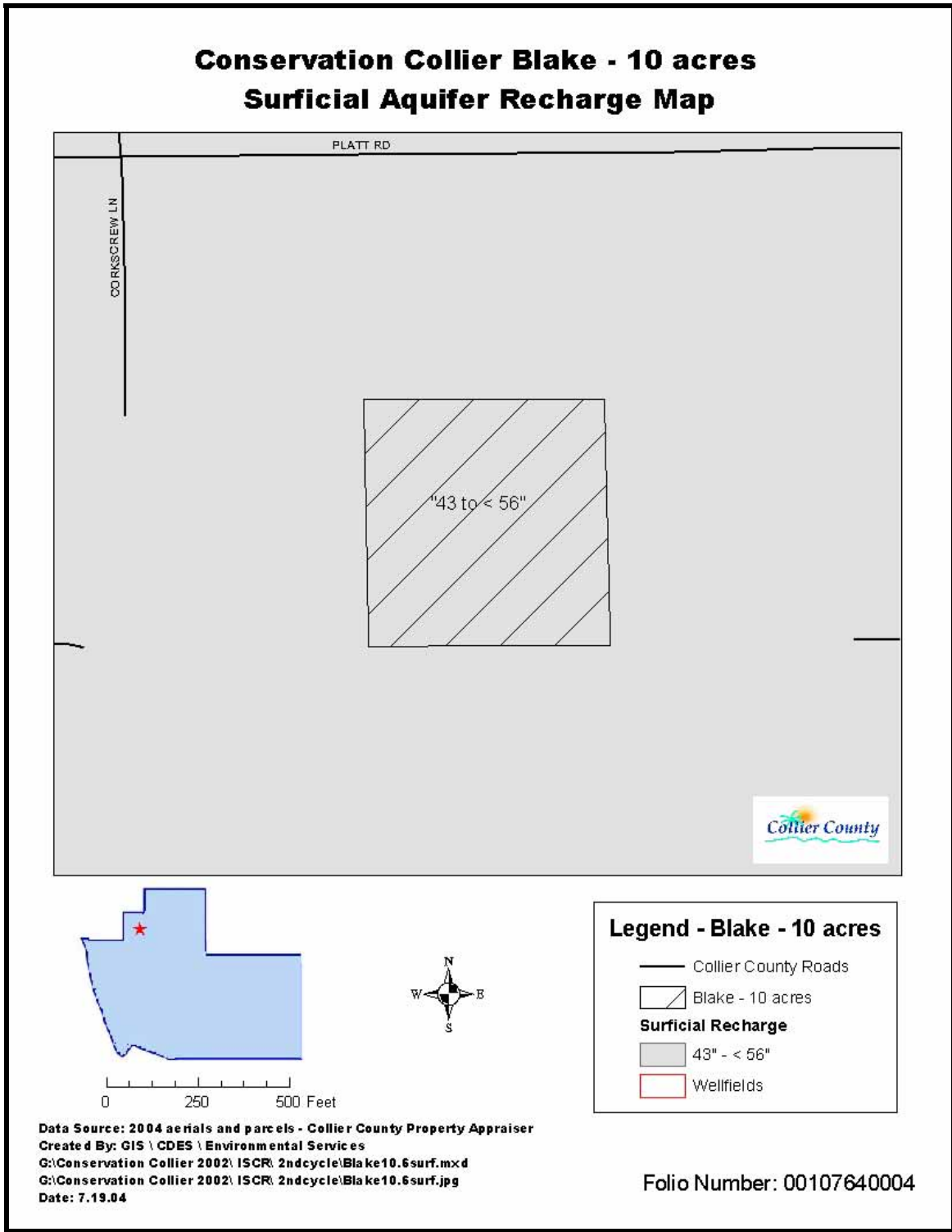


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Blake - 9.54 acres		Folio Numbers: 00107640004	
Geographical Distribution (Target Protection Area): n/a (in Neutral area)			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Rivine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Pine flatwood - 411
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		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	surficial - 43 to 56" yearly; lower tamiami - 7 to 14" yearly
c. Parcel would contribute minimally to aquifer recharge location	25		
	0		
2. Surface Water Quality (<i>Select the Highest Score</i>)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	There was 2 to 6 inches of standing water over most of the site and wetland plants observed
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	soils are Immokalee Fine Sands - hot hydric, but standing water was observed
Subtotal	300	95	
1.B Total	100	32	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25	25	411 - Pine Flatwood
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source -</i>
b. Listed wildlife species have been documented on the parcel by	70		
c. Species Richness score ranging from 10 to 70	70	38	Score is prorated from 10 to 70 based on the FWCC Species Richness map - Score achieved 5.5 - approx half 5 and half 6.
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	assorted Tillandsia species - Tillandsia balbisiana & T. fasciculata

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	exotic removal would be necessary and removal of old farm field berm may be considered.
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	133	
1.C Total	100	44	<i>Divide the subtotal by 3</i>
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed.	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20	20	There is an intact ecological link to the south and west, but Immokalee Road crosses that link.
1.D Total	100	20	
1. Ecological Total Score	100	27	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Wild Turkey Dr runs along south boundary of the parcel.
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		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	Hiking and nature photography are potential uses for this site
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	60	20	<i>Score between 0 and 60 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</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 - mature pines and native orchids, along with canal frontage make this an aesthetically appealing parcel.</i>
Subtotal	300	170	
2. Human Social Values/Aesthetics Total Score	100	57	<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/L and Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	A-MHO
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		
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	45	
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		
2. Minimal hydrologic changes are required to restore function, such as a cut in an existing berm	75	75	There is a berm on the sw corner, part of an old farm field that could be removed, but it is not critical for site hydrology
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		
4.A Total	100	75	
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	Very few exotic present - a few sapling Melaleuca and seedlings observed starting to invade - few Brazilian pepper along S boundary
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		
f. Significant 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	adjacent seed sources exist primarily to the west and north
4.B Total	100	60	
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	80	There are some trails, but maintenance and management would be minimal and neighbor conflicts regarding prescribed burning are expected to be low.
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		
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	old farm equipment abandoned property and dumping of construction materials noted
4.C Total	100	70	
4. Feasibility and Management Total Score	100	68	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	197	

Exhibit F. Photographs

Photo 1. Entrance from Wild Turkey Dr. showing old farm field and some of the abandoned farm equipment – most which is along the berm line or just inside the property along the main trail



Photo 2. Pine flatwoods – typical vegetation community



Photo 3. grassy area with ponded surface water



Photo 4. Abandoned farm equipment along berm



Photo 5. Dumped roofing material on the interior – ponded surface water present



Photo 6. Dumped trash in interior



Photo 7. Fence along north boundary in area where ponded water observed over most of the surface up to approx. 1 foot deep.

